

Hubble, Logan K

From: Odom, Ann M
Sent: Thursday, April 4, 2024 12:54 PM
To: Hubble, Logan K
Subject: FW: Record Number NVAr-24-0002

From: patricia ruwoldt <patty@rhmarketing.biz>
Sent: Thursday, April 4, 2024 12:02 PM
To: Odom, Ann M <Ann.Odom@coloradosprings.gov>
Cc: Joan Hamilton <joanzhamilton@gmail.com>; Patty <PATTY@RHMARKETING.BIZ>
Subject: Record Number NVAr-24-0002

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We received your notice that a nonuse variance is being asked for. This nonuse is to allow for group living of 2 separate facilities. We own the vacant land on Northpark next to the hotel parking lot and 402 Garden of the Gods Road medical building.

We are objecting to this variance for several reasons.

First off, the potential for loitering that will exist as there is no yard for the people in the group living facility would and can put a strain on the outward form in the area. We have the medical facility that requires parking for our customers, and we feel that this could scare some of them away when there are people loitering around. We also have a piece of vacant land that is by the hotel, and we feel that we will now have to put a fence around that as people could and will use that land for all kinds of things. We have already had to hire security guards to patrol the area because of the homeless. We have also had to hire people to clean the feces and urine from the homeless. By adding additional people for long-term residency verses a hotel which is nightly, we feel this would just encourage more of this type of behavior thus creating safety concerns.

Parking. Where are people going to park? Especially guests of the residents that come to visit. This could affect our facility with encroachment to our space.

We understand that the group living will consist of a halfway house and adults with emotional and dependence issues. How will they be separated if at all? What assurances do we have that there will not be any fighting or loud confrontations? Will there be people staying the night? Who will monitor the adults? Will it be a full service, lock down type of facility. Again, we are a medical facility and if there are people just hanging outside that smoke or loiter or cause ruckus' will that be visible and or heard by our facility? We have concerns that the loitering could affect our customers. I do not recall that the hotel has a privacy fence around it so that this would not be visible to the surrounding businesses.

Overall, we have concerns with the safety and well-being of our customers as well as the surrounding neighborhood. Again we oppose the variance for 2 separate group living uses.

Thank you for hearing our objections.



Patty Ruwoldt

Chief Financial Officer
Por Venir/Hamilton Properties

303-941-0129