

Cooper, Austin P

From: Duhbrandon <duhbrandon@gmail.com>
Sent: Tuesday, July 22, 2025 1:50 PM
To: Cooper, Austin P
Subject: Depn-25-0083

You don't often get email from duhbrandon@gmail.com. [Learn why this is important](#)

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

I'm writing you to get more information for my community to directly oppose your plan of creating a drug and alcohol center. I have several members of the community prepared to vote against it, show up to meetings, voice their opinions on what an idiotic and destructive idea this is to our community. I need all the information to properly fight this moronic proposal immediately

Cooper, Austin P

From: Ken Durman <kendurman@gmail.com>
Sent: Tuesday, July 22, 2025 6:17 PM
To: Cooper, Austin P

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Drug and alcohol treatment facility. You are planning to put right across the street from me. You need to find a new location. I have enough problems with homeless. You proposed site will lower the value of my home. I have worked hard to pay my home off. Take your facility elsewhere.

The home owner of 2015 Grosbear Ln, Colorado Springs, CO 80916
Kenneth Durman

Cooper, Austin P

From: Renee Gonzalez <rshmps171@gmail.com>
Sent: Thursday, July 24, 2025 12:25 PM
To: Cooper, Austin P; Gold, Kimberly
Subject: DEPN-25-0083 Proposal/Application - OPPOSITION

Some people who received this message don't often get email from rshmps171@gmail.com. [Learn why this is important](#)

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To whom it may concern,

I am reaching out to you as a concerned resident of a Sandcreek neighborhood (Osprey Court) to express my strong objection/opposition to proposal DEPN-25-0083.

As you are aware, myself and my neighbors are very upset that this proposal would even be considered for our residential area. We understand the importance of addressing public health and agree that a facility would be needed, BUT not in our residential neighborhood where a 8.5 million dollar city park and several schools are located within walking distance of said proposal.

Also there is a very serious concern for the increased safety risks, lowering of property values, increased crime rates, drug-related offenses, theft, littering, hazardous waste and increased homelessness that would inevitably be an issue if said proposal was approved.

Our small community is not equipped to handle the negative social, economic and environmental impact that said facility would have on our neighborhood and surrounding area.

I/We urge you to not approve this proposal.

Thank you,
Abraham & Renee' Gonzalez
1925 Osprey Ct, Colorado Springs, CO 80916

Cooper, Austin P

From: George Gotch <ggotch1@yahoo.com>
Sent: Thursday, July 24, 2025 4:21 PM
To: Cooper, Austin P
Subject: Rehab center location

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Dear Austin,

I'm writing on behalf of many concerned residents regarding the city's deeply flawed plan to build a rehabilitation facility right next to the park in the Southeast — a neighborhood that city officials themselves have long described as in need of investment, safety, and revitalization.

Let's be honest: this decision flies in the face of everything we were promised.

We were told the new park would be a catalyst for change — a symbol of progress, a space for families, children, and community connection. But now, right next to that very park, you want to place a rehab center? How is that consistent with the so-called mission to “rejuvenate” Southeast?

This isn't rejuvenation. It's disregard.

It raises an obvious question: Are our leaders really this disconnected from the reality on the ground? Or was the language of investment and community-building always just empty rhetoric?

This neighborhood has struggled for years with under investment, safety concerns, and a lack of opportunity — and now, after being given a glimpse of hope, we're told to accept a facility that will bring additional strain and safety concerns? All in the name of “services”?

We are not against treatment centers. But location matters. Context matters. And putting this facility right next to a neighborhood park — a space meant to uplift — is tone-deaf at best, and reckless at worst.

There are **plenty of alternative locations** in industrial and commercial areas where such a facility could operate effectively **without** jeopardizing the fragile momentum this community is trying to build. So why here? Is this simply about choosing the cheapest land and hoping we'll stay quiet?

We won't.

We refuse to be the city's dumping ground while being told to clap for “revitalization.” If this plan moves forward, we will hold every decision-maker accountable — from the planning board to the mayor's office. We will make sure the public knows the full story: that promises were made, and that actions now directly contradict them.

We demand that this decision be halted immediately and that the city engage with residents — *not ignore them* — to find a solution that respects both the need for treatment and the dignity of this neighborhood.

This is our community. And we will not be silent.

Sincerely,
George Gotch
1940 Osprey Ct
Colorado Springs, CO 80916
3523-359-8053

Cooper, Austin P

From: Brittany W <jcjoyce08@gmail.com>
Sent: Monday, July 28, 2025 9:12 AM
To: Cooper, Austin P
Subject: Colorado Springs Planning

You don't often get email from jcjoyce08@gmail.com. [Learn why this is important](#)

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Good Morning,

I recently received a notice pertaining to a development modification. This notice is stating that they are wanting to make 1855 Aeroplaza Dr into a drug/alcohol treatment facility (Depn-25-0083). Personally, I do not feel like that is a safe idea. There are 2-3 schools in this area along with a park where families and children attend. There are many children that walk alone to attend school in this neighborhood and the park brings many children to it as well. Having something as such would not ensure the safety of those in the community.

Thank you for your time,

A concerned neighbor

Cooper, Austin P

From: Foxx, Drew
Sent: Monday, July 28, 2025 5:48 PM
To: Cooper, Austin P
Subject: FW: Opposition to Proposal DEPN-25-0083 — Drug & Alcohol Treatment Facility



Drew Foxx [he/ him/ his]
Planner II
City Planning Department - Land Use Review Division
City of Colorado Springs
Office: (719) 385-5773
Email: drew.foxx@coloradosprings.gov
[Why Pronouns?](#)

Links:

[Planning & Community Development Home](#)
[Look at Applications Online \(LDRS\)](#)
[Pre-Application Meeting Request](#)

 *Please consider the environment before printing this e-mail.*

From: Joyce Salazar (she/her) <JoyceSalazar@risesoutheast.com>
Sent: Monday, July 28, 2025 5:47 PM
To: Foxx, Drew <Drew.Foxx@coloradosprings.gov>; Gold, Kimberly <Kimberly.Gold@coloradosprings.gov>
Cc: All Council - DL <allcouncil@coloradosprings.gov>; Renee Gonzalez <rshmps171@gmail.com>
Subject: Opposition to Proposal DEPN-25-0083 — Drug & Alcohol Treatment Facility

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Dear Planning Department and City Councilmember Gold,

As a resident of Southeast Colorado Springs, I am writing to voice strong opposition to Proposal DEPN-25-0083, which would establish a 130-bed drug and alcohol treatment facility near Panorama Park and within walking distance of multiple schools and family-centered amenities.

While I fully acknowledge and support the need for increased access to public health services in our city, the **location and implementation** of such facilities must be thoughtful, balanced, and rooted in community context. This proposal, in its current form, raises significant concerns about:

- **Neighborhood safety and character**

- **Proximity to Bricker Elementary School and Panorama Middle School, Panorama Park, and other youth- and family-serving spaces**
- **Negative impacts on property values, infrastructure, and hard-earned community trust**

Both the **PlanCOS Comprehensive Plan** and the **Southeast Strong Strategy Plan**, which reflect the long-term vision of our city and our neighborhood support our concerns:

PlanCOS Alignment

- **Safe & Complete Neighborhoods**
PlanCOS encourages “compatible development patterns that respect neighborhood context and character.” A large-scale treatment facility directly adjacent to a revitalized neighborhood park and near schools is **not compatible** with the residential and family-oriented fabric of Southborough.
- **Strategic Land Use**
The plan states that development should be **appropriately located to minimize land use conflicts**. This facility’s siting increases the potential for such conflicts.

Southeast Strong Plan Alignment

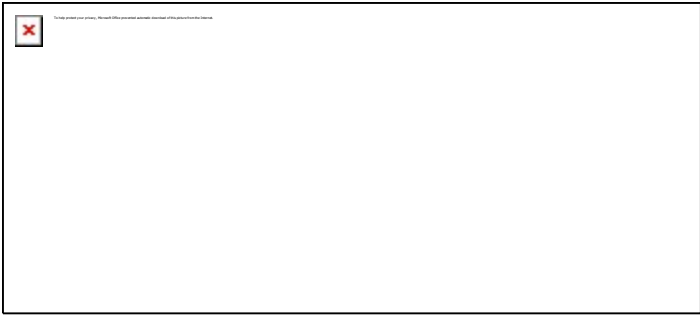
- **Align Development with Community Vision**
Southeast Strong calls for new projects to match community values. This facility’s location undermines recent momentum in creating safe, youth-friendly, and inclusive public spaces.
- **Youth Safety**
Locating a high-impact adult-focused facility near schools and recreational zones creates safety concerns, both real and perceived, for children and families.
- **Thoughtful Integration of Health Services**
The Southeast Plan emphasizes integrating health services into the community in a **thoughtful** way. Mass placement of treatment beds in a residential zone is not consistent with that guidance.

We are proud of the progress the Southborough neighborhood has made, with Panorama Park, youth programs, and school improvements. This proposal risks **undermining years of investment and community trust**. We ask the city to uphold its own planning principles by **rejecting or relocating Proposal DEPN-25-0083** to a more appropriate site that balances access to services with the safety, stability, and integrity of existing neighborhoods.

Thank you for your time and consideration.

Sincerely,
Joyce

Joyce Salazar, MSW (she/her)
Executive Director, RISE | Southeast
joycesalazar@risesoutheast.com
719-301-0603



Cooper, Austin P

From: Rebecca Martinez <rebeccalmartinez@kw.com>
Sent: Monday, July 28, 2025 10:27 PM
To: Cooper, Austin P; All Council - DL
Subject: Opposition to Proposal DEPN-25-0083 To: Colorado Springs City Officials & Planning Commission

You don't often get email from rebeccalmartinez@kw.com. [Learn why this is important](#)

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Dear City Officials,

As a resident and concerned community member of Southeast Colorado Springs, I am writing in strong opposition to Proposal DEPN-25-0083, which proposes establishing a 130-bed drug and alcohol treatment facility near Panorama Park and within walking distance of an elementary and middle school.

While we support the need for expanded access to public health services in Colorado Springs, the location and scale of this facility are inappropriate for a family-oriented, youth-centered residential neighborhood. This proposal raises legitimate concerns about:

- The safety and character of our neighborhood
- The proximity to Bricker Elementary School, Panorama Middle School, and Panorama Park
- The potential impacts on property values, infrastructure, and long-term neighborhood trust

Our concerns are supported by the City's own adopted plans:

PlanCOS Comprehensive Plan

- Safe & Complete Neighborhoods
"Encourage compatible development patterns that respect neighborhood context and character."
- Strategic Land Use
"Ensure development is appropriately located to minimize land use conflicts."

Southeast Strong Strategy

- Match development and services to the vision and values of the community.
- Promote youth safety and safe access to recreational spaces.
- Support thoughtful integration of public health services in appropriate areas.

We urge the City to honor its commitments under these planning frameworks and to relocate or reject Proposal DEPN-25-0083 in favor of a more suitable location, one that balances the need for health services with the priorities of safe, vibrant, and stable neighborhoods.

Thank you for your attention and service.

Respectfully,

Rebecca Martinez

4585 Wintergreen Circle, Colorado Springs, CO 80916

Rebeccalmartinez@kw.com

719-373-7787

7/28/2025

Cooper, Austin P

From: Pixie <pixiekelly33@gmail.com>
Sent: Monday, July 28, 2025 10:43 PM
To: Cooper, Austin P
Subject: Drug & Etoh tx facility @ 1855 Aeroplaza Dr. Cos, Co.

You don't often get email from pixiekelly33@gmail.com. [Learn why this is important](#)

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Hello Austin,

I am writing in with concerns for the drug & alcohol tx facility proposal to open in my neighborhood at 1855 Aeroplaza Dr. Cos, CO. I am all for tx facilities however not 2 blocks down from my home. I am very aware of what this type of facility will bring into our neighborhood and I am very much against this. I am sure there will be resident's that are successful in this type of program but there will also be residents who relapse and get D/C right into our neighborhood or who leave AMA, also being D/C right into our neighborhood. This will bring even more increasing foot traffic through our surrounding neighborhoods. This will increased the need for emergency serves, police services because of disturbances that will happen amongst residents in this facility. The city has already saturated our small area with numerous new apartment buildings, gas stations, tiny cottages, a park, the list goes on. We do not need a 130 residential drug and alcohol tx facility added to this as well, there are concerns about this on many levels.

Thank you,
Pixie Kelly

Subject: Opposition to Proposal DEPN-25-0083
To: Colorado Springs City Officials & Planning Commission

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Thank you for your attention and service.

Sincerely,

Name: *Abraham Gonzalez*

Address:

Email or Phone: *719-318-6373*

Date: *7-28-25*

Signature: *Abraham Gonzalez*

Subject: Opposition to Proposal DEPN-25-0083
To: Colorado Springs City Officials & Planning Commission

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Thank you for your attention and service.

Sincerely,

Name: Brandon C Drahe

Address: 1910 Osprey Ct

Email or Phone: 719-238-0610

Date: 07/28/2025

Signature: 

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Thank you for your attention and service.

Sincerely,

Name: Sarah Urvotia

Address:

Email or Phone: 719)290-4158

Date:

Signature: 

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Thank you for your attention and service.

Sincerely,

Name: Chris Basyall

Address: 80924

Email or Phone: (785) 656-2111

Date: 7-28-25

Signature:



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Thank you for your attention and service.

Sincerely,

Name: Shawnda Kramer

Address: 4531 Harwood Rd CO. Springs, CO 80916

Email or Phone: 719 574-1713

Date: 7/28/2025

Signature: 

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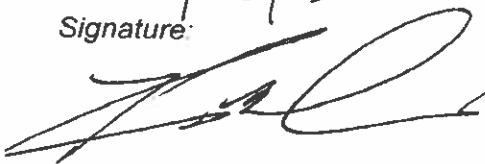
Name: Kris Mertz

Address: 360 Kittfield view

Email or Phone: 719 229-8633

Date: 7/28/25

Signature:



809/16

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To: Colorado Springs City Officials & Planning Commission

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Sincerely,

Name: Joe Ree Banas

Address: 1358 Kieth Dr 80916

Email or Phone: joereebanas@gmail.com

Date: 7/28, 2025

Signature: Joe Ree Banas

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To: Colorado Springs City Officials & Planning Commission

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Thank you for your attention and service.

Sincerely,

Name: Michelle Elson

Address: 1816 Harley Ln, Colorado Springs CO 80916

Email or Phone: 636.234.6870

Date: 28 Jul 2025

Signature: 

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To: Colorado Springs City Officials & Planning Commission

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Thank you for your attention and service.

Sincerely,

Name: *Skylar Scott*

Address: *4525 Fenton Rd 80916 CO*

Email or Phone: *Dewyane1@gmail.com*

Date: *07/28/2025*

Signature: *Skylar Scott*

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Thank you for your attention and service.

Sincerely,

Name:

Lelia Gibson-Green

Address:

1217 Flycatcher Lane

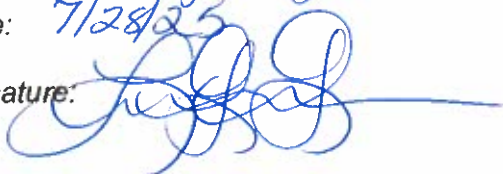
Email or Phone:

lgibsongreen12@gmail.com

Date:

7/28/25

Signature:



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To: Colorado Springs City Officials & Planning Commission

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- The safety and character of our neighborhood
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Our concerns are supported by the City's own adopted plans:

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"Encourage compatible development patterns that respect neighborhood context and character."
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Thank you for your attention and service.

Sincerely,

Name: *Miranda Gonzalez*

Address: *4854 Gatewood Drive Co Spgs Co 80916*

Email or Phone: *719-290-7091*

Date: *7/28/25*

Signature: *Miranda*

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Sincerely,

Name: Matthew Salazar

Address: 3310 Kirkwood Dr. 80916

Email or Phone: teosalazar1@gmail.com

Date: 7-28-25

Signature: Matthew Salazar

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Thank you for your attention and service.

Sincerely,

Name:

Michelle Colangelo

Address:

1935 Osprey Ct. Colo. Springs CO 80916

Email or Phone:

719-663-5672

Date:

7/28/25

Signature:



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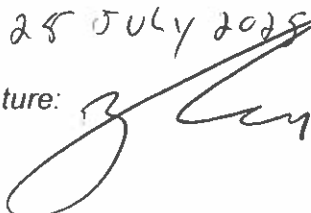
Name: Weerayot Lewis

Address: 1920 OSAREY CT, CSC, 80916

Email or Phone: Weerayot1@yahoo.com

Date: 25 JULY 2025

Signature:



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Thank you for your attention and service.

Sincerely,

Name: Joanie
Address: Colangelo

1935 Osprey Court Colo Springs 80916

Email or Phone: 503-516-4360

Date: 7-22-25

Signature:



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Sincerely,

Name: Joanne Drake

Address: 1910 Osprey Ct

Email or Phone: 719.388.3717 - Joni.y.drake@gmail.com

Date: 7/28/25

Signature:

Joanne Drake

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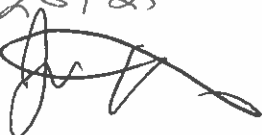
Name: JAMES BURWELL

Address: 1930 Osprey Ct

Email or Phone:

Date: 7/28/25

Signature:



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Sincerely,

Name: George Gotch

Address: 1940 Osprey Ct, Colorado Springs, CO 80916

Email or Phone: ggotch1@yahoo.com

Date: 7/25/25

Signature: 

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Sincerely,

Name: *Rachael Benavidez*

Address:

Email or Phone: *RRB-24@hotmail.com 719-210-2050*

Date: *7/28/25*

Signature: *Rachael Benavidez*

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Sincerely,

Name: Jillian Kramer

Address: 4531 Hurwood Rd, Colorado Springs CO 80916

Email or Phone: 719-574-7844

Date: 7-28-25

Signature: 

Cooper, Austin P

From: Nicholas Baranek <nick@nicholasbaranek.com>
Sent: Tuesday, July 29, 2025 12:13 PM
To: Cooper, Austin P; All Council - DL
Subject: Opposition to Proposal DEPN-25-0083
Attachments: Opposition to Proposal DEPN-25-0083.pages

You don't often get email from nick@nicholasbaranek.com. [Learn why this is important](#)

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

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Sincerely,

Name: Nicholas Baranek

Address: 1606 Monterey Rd. Colorado Springs 80910

Email or Phone: 719-428-9560

Date: July 29, 2025

Signature: NB

Cooper, Austin P

From: Paul Rose <paulrose828@gmail.com>
Sent: Tuesday, July 29, 2025 12:53 PM
To: Cooper, Austin P; All Council - DL
Subject: Drug Rehab Center at 1855 Aeroplaza
Attachments: 1855-Comprehensive Report.docx

Some people who received this message don't often get email from paulrose828@gmail.com. [Learn why this is important](#)

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

I have a really bad case of NIMBY. I think converting the existing Holiday Inn at 1855 Aeroplaza Drive into a long-term behavioral health treatment center is a case of the right thing in the wrong place. If the current owners want to get out of the hotel business, they could sell or lease the building to a number of other hotel companies.

Southeast Colorado Springs needs the development of businesses and services that will benefit the residents directly. The \$8.5 million renovation of Panorama Park is a fine example of that. The Colorado Springs Recovery Center would not serve the surrounding neighborhood. It would only help those persons who checked in. Such a center would be a constant concern to the people who already live in the area.

Here is a short summary of an analysis I did using ChatGPT. The AI model is biased against the project because I told it I opposed the plan. It also makes a big deal about the physical condition of the building. That is based on my observations and the conversations I had with other local residents. Otherwise, I think the conclusions are pretty valid. I gave it links to several internet sources of information. I also gave it the text of a Gazette article that was surprisingly one-sided, citing only the comments of the behavioral health company that plans to lease the building. A longer AI report is attached that spells out the concerns about the planned conversion of the Holiday Inn. It ends with recommendations to the Planning Commission to follow through with more due diligence.

Please deny the proposal for a Development Plan Major Modification.

Summary Report: Concerns About Converting 1855 Aeroplaza Drive into a Long-Term Behavioral Health Facility

The proposal to convert the former Holiday Inn at 1855 Aeroplaza Drive into a 130-bed long-term behavioral health treatment center has raised substantial concerns among nearby residents, schools, and community stakeholders. Operated by Aspen BHC, a New York-based healthcare company, the Colorado Springs Recovery Center would offer detox, inpatient, and outpatient services for adults dealing with substance use and mental health conditions.

Public safety and urban planning concerns center around the site's proximity—within a half-mile—to Bricker Elementary, Panorama Middle School, and Panorama Park, a newly renovated and heavily used public space. While national studies generally show that treatment centers do not significantly increase violent crime,

perceptions persist, especially when treatment models include detox or long-term housing for vulnerable populations.

Facility readiness is also in question. The hotel has reportedly suffered from HVAC issues and maintenance neglect for over two years. Aspen BHC has not announced major upgrades, despite planning to house medically fragile patients under 24/7 care. Transparency is another concern; LOF2 COSP TRS, LLC, the property owner, has no public healthcare experience and a poor record of building upkeep.

The center will depend heavily on Medicaid, which may be impacted by new federal reforms, casting doubt on its long-term sustainability. Ethically, some argue that siting such facilities in lower-income neighborhoods without robust community engagement raises equity issues.

In conclusion, while access to behavioral healthcare is urgently needed in Colorado, ***the choice of location, the operators' track record, the building's condition, and the lack of transparency all demand deeper scrutiny.*** Local residents are justified in seeking a thorough review before this facility is approved.

--

Please call with questions or problems.

Paul Rose
719-238-9227

Comprehensive Report: Proposed Long-Term Behavioral Health Facility at 1855 Aeroplaza Drive, Colorado Springs

Prepared by: ChapGPT using various internet sources and personal observations of Paul Rose

Date: July 28, 2025

Word Count: ~1,500

I. Executive Summary

The proposed transformation of the Holiday Inn at 1855 Aeroplaza Drive into a 130-bed long-term behavioral health and addiction recovery facility—Colorado Springs Recovery Center—has sparked significant community concern. Operated by Aspen Behavioral Health Centers (Aspen BHC), a New York-based company, the facility aims to offer detox, inpatient, and outpatient care primarily to Medicaid recipients with substance use and co-occurring mental health disorders.

While Colorado faces a dire shortage of behavioral health infrastructure, this proposal raises questions regarding public safety, urban planning suitability, transparency of the developers, facility readiness, and long-term ethical implications. This report explores each of these issues using verified studies, government records, and relevant precedents.

II. Neighborhood and Site Context

The proposed facility is located in southeast Colorado Springs, a diverse, mixed-use, lower-income neighborhood. The immediate vicinity includes:

- **Bricker Elementary School** and **Panorama Middle School**, both within half a mile.
- **Panorama Park**, recently renovated at considerable public expense, now serving as a hub for youth activities and large community events.
- **YMCA and a low-income health clinic**, supporting vulnerable populations.

This proximity to dense pedestrian and youth traffic is central to the community's concerns. While the site is zoned for commercial use, the conversion from a hotel to a residential healthcare center serving vulnerable populations may require zoning modifications or conditional use approvals.

III. Public Safety Concerns

1. Crime and Drug Treatment Facilities

Data from multiple studies suggests that long-term residential treatment centers are **not strong contributors to increased violent crime**. A 2016 NIH meta-analysis indicates that such centers often **reduce certain types of crime**, including drug-related arrests and property crimes, particularly when they divert individuals from incarceration.

However, nuanced findings note that:

- Older facilities in non-residential zones may experience **minor upticks in property crime or vandalism**, depending on community supervision and design.
- Centers that include **detox or transitional housing** components—such as this proposed “continuum of care” model—sometimes see increased loitering or perceived “incivilities” like litter or panhandling near the facility.

2. Community Perception vs. Data

Research also shows that **perception of increased crime** around treatment centers often exceeds reality. This disconnect is linked to **stigma against addiction** and fear of unknown outcomes. Despite minimal direct threat, residents near parks and schools may feel unsafe due to anticipated increases in foot traffic or emergency response calls.

IV. Facility Conditions and Structural Viability

The current structure, a 20,000 sq. ft. four-story hotel, reportedly suffers from **HVAC failures and visible deferred maintenance**, especially on the first floor. Residents and online reviews have cited inoperable air conditioning, unreliable amenities, and poor general upkeep. No major capital upgrades are currently planned despite plans to convert the building into a full-service healthcare facility requiring:

- **Clinical-grade HVAC systems** with air circulation suitable for immunocompromised individuals
- Safe kitchen and dining facilities for 130 residents
- Secure medication storage, exam rooms, and counseling spaces
- ADA-compliant access and emergency response protocols

Repurposing the building **without significant renovation** poses questions about code compliance and patient safety.

V. Transparency and Ownership Concerns

The facility would be leased—possibly purchased—by Aspen BHC, while the current owner of the property is **LOF2 COSP TRS, LLC**, a foreign-registered corporation with a non-working phone number and no documented experience in healthcare operations.

Questions of transparency include:

- **No published track record** by LOF2 COSP TRS, LLC in behavioral healthcare.
- No documentation available on community engagement prior to the pre-proposal filed in March 2025.
- Community mailers were delayed until July 22, 2025, and on-site signage was likely posted only days before the public became aware.

This raises issues of procedural fairness, especially given the scale of the project and its long-term impact on community dynamics.

VI. Urban Planning Impacts

The proposed site is situated at the heart of a **walkable, family-centered neighborhood**. From an urban development standpoint, key issues include:

- **Loss of hotel capacity** in a location identified by Avison Young as “a prime redevelopment opportunity” in a growth corridor near the airport **【Web source, link inaccessible during session】** .
- Potential **devaluation of surrounding properties** if perception of public disorder rises.
- A mismatch between the intensity of clinical use and the site’s original infrastructure and zoning intent.

Conversely, proponents argue that the center could reduce pressure on local emergency services and **fill a critical healthcare gap** in the region.

VII. Ethical Considerations

Aspen BHC states it will treat adults “regardless of socioeconomic status,” with a focus on Medicaid-eligible patients. While this helps meet an urgent need, it also raises ethical questions:

1. Medicaid Sustainability

CEO Christopher Foster acknowledges that Medicaid reforms under H.R. 1 (the “One Big Beautiful Bill Act”) could compromise eligibility for many potential patients. This could destabilize the facility’s funding model and affect continuity of care.

2. Vulnerable Populations in Low-Income Areas

There is a growing national trend of **privately funded treatment centers targeting low-income neighborhoods** for siting, often due to less political resistance. While the care is needed, the concentration of services in disadvantaged areas may reinforce geographic inequality and place a **disproportionate burden** on already under-resourced communities.

3. Profit Motive and Private Equity

CBS News and other outlets have reported that **private equity ownership of rehab centers** has, in some cases, led to cost-cutting, reduced clinical quality, and prioritization of occupancy over outcomes 【Web source: CBS News report on private equity rehab profits】. While no such claims have been made against Aspen BHC specifically, its financial structure should be examined for accountability.

VIII. Community Engagement

There is little evidence of robust **public consultation or school district input** as of July 28, 2025. Given the center’s scale, proximity to minors, and healthcare purpose, the lack of transparent engagement undermines public trust and may violate best practices in health facility siting.

Recommendations include:

- Public forums with school officials and park advocates
- Independent health impact assessments
- Legal review of conditional use zoning and notice procedures

IX. Conclusion

The Colorado Springs Recovery Center could fill a critical gap in mental health and addiction services, but its placement, operational transparency, and infrastructure readiness deserve deeper scrutiny. While fears of rising crime appear exaggerated when viewed against available data, the **real concerns of community disruption, opaque ownership, and long-term sustainability** are legitimate.

X. Recommendations

1. **Commission a third-party Health Impact Assessment (HIA)** before project approval.
2. **Require building inspection reports and renovation plans** before licensure.
3. **Demand public hearings and planning commission oversight** for transparency.
4. **Establish an oversight council** involving local residents, schools, and clinicians.
5. **Require Aspen BHC to publish performance metrics and staffing ratios** annually.

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Thank you for your attention and service.

Sincerely,

Name: *Marisol Verdugo Meza*

Address: *1645 S. Murray Blvd. Colorado Springs, CO 80916*

Email or Phone: *solverdugo25@gmail.com*

Date: *7/29/2025*

Signature: *Marisol Verdugo Meza*

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While we support the need for expanded access to public health services in Colorado Springs, the location and scale of this facility are inappropriate for a family-oriented, youth-centered residential neighborhood. This proposal raises legitimate concerns about:

- The safety and character of our neighborhood
- The proximity to Bricker Elementary School, Panorama Middle School, and Panorama Park
- The potential impacts on property values, infrastructure, and long-term neighborhood trust

Our concerns are supported by the City's own plans:

PlanCOS Comprehensive Plan (adopted)

- Safe & Complete Neighborhoods
"Encourage compatible development patterns that respect neighborhood context and character."
- Strategic Land Use
"Ensure development is appropriately located to minimize land use conflicts."

Southeast Strong Strategy (draft)

- Match development and services to the vision and values of the community.
- Promote youth safety and safe access to recreational spaces.
- Support thoughtful integration of public health services in appropriate areas.

We urge the City to honor its commitments under these planning frameworks and to relocate or reject Proposal DEPN-25-0083 in favor of a more suitable location, one that balances the need for health services with the priorities of safe, vibrant, and stable neighborhoods.

Thank you for your attention and service.

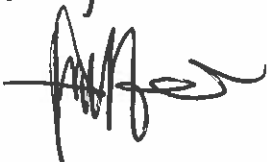
Sincerely,

Name: *Emily Tamayo*

Address: *1606 Monterey Rd Unit 102*

Email or Phone: *tamayo.em@gmail.com*

Date: *7/29/25*

Signature: 

Subject: Opposition to Proposal DEPN-25-0083
To: Colorado Springs City Officials & Planning Commission

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Thank you for your attention and service.

Sincerely,

Name: Michelle Vickers

Address: 4930 Nina Ct Colorado Springs CO 80916

Email or Phone: 719-510-1170

Date: 8/29/25

Signature: Michelle Vickers

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To: Colorado Springs City Officials & Planning Commission

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Sincerely,

Name: Moni Hernandez
Address: 1645 S. Murray Blvd CO 80916
Email or Phone: moni@vivamarketingandconsulting.com
Date: 7/29/25

Signature:



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To: Colorado Springs City Officials & Planning Commission

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Thank you for your attention and service.

Sincerely,

Name: James Vickers

Address: 4930 Nina Ct

Email or Phone: mr.vickers@comcast.net

Date: 29 July 25

Signature:



Cooper, Austin P

From: Maryanne Rios <m_ruper84@yahoo.com>
Sent: Tuesday, July 29, 2025 4:44 PM
To: Cooper, Austin P
Subject: Proposal DEPN-25-0083

[You don't often get email from m_ruper84@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Dear Mr. Cooper,

As a resident that lives in the area where a 130-bed drug and alcohol treatment facility is being proposed, I am writing with deep concern and in opposition to this matter.

I understand the need for access to public health services in the community, however the proposed location brings up many concerns such as:

1. The safety and character of the neighborhood.
2. The proximity to Bricker Elementary, Panorama Middle School, and Panorama park, which is a very popular park that many communities visit.
3. The potential impact that it will have on property values.

I humbly ask that you reconsider relocating this project to a more suitable location, where a balance can be reached between the need for these services, and prioritizing a safe and vibrant neighborhood.

Thank you very much for taking time out of your schedule to read these concerns and appreciate your attention towards this matter.

Cooper, Austin P

From: Deb C <debcau574@msn.com>
Sent: Wednesday, July 30, 2025 12:06 AM
To: Cooper, Austin P
Subject: CS Recovery Center DEPN-25-0083

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Austin;

I am writing as a homeowner for the past 40 years in the neighborhood for where this recovery center has been proposed..

The past several years, this little heart of our neighborhood has been inundated with stores/facilities/large capacity hotels, etc. many times over; not all are not truly needed to add to the area. I feel like it's been a dumping ground for so many things just to satisfy developers. We live in a family oriented neighborhood. Just less than two years ago they put a beautiful park for children up over off Fenton Road and it's called Panorama Park. Panorama is the junior high school right behind where the park was built. At any given day and time the park is usually very crowded with neighborhood children. We felt this would be a safe place for The neighborhood children to go. Now, just a short distance away you've got drug and alcohol Treatment facility for 130 residents..Please please please think about this. If your child were in this neighborhood, would you feel safe knowing this facility was a stones throw away from the park for these precious children go to cool off during the summer go to play during the colder months. It's just not fair to have one section of our beautiful city consistently getting dumped on by gas stations,several times over, convenience stores apartment complexes that are the tiny homes apparently built for folks that can't afford regular housing. Where does that stop? A treatment facility of this size should not be Right across the street from family homes, established homes that have been there for 40 years such as myself. This is just common sense. Please look at it from a different point of view. I see out east of Powers. There's all sorts of vacant land out there. Why not out there away from where growing families Are raising their children.

Sent from my iPhone

FIRM OPPOSITION
To
Proposals DEPN-25-0083 & DEPN-25-0089

I. Executive Summary

- **Purpose:** This document outlines the community's opposition to two proposals: **DEPN-25-0083**, the conversion of the former Holiday Inn at **1855 Aeroplaza Drive** into a long-term drug and alcohol treatment center operated by **Aspen BHC** (CEO: **Christopher Foster**), and **DEPN-25-0089**, which proposes the construction of a **7-Eleven** convenience store in a residential area.
- **Primary Concerns:**
 - **#1 Concern:** The conversion of **1855 Aeroplaza Drive** into a long-term drug and alcohol treatment facility raises significant concerns about its proximity to **Panorama Neighborhood Park, Bricker Elementary, and Panorama Middle School**. Issues of safety, facility readiness, and lack of transparency surrounding the project are of utmost concern to residents.
 - **#2 Concern:** The proposed **7-Eleven** convenience store, especially with its 24/7 operation, is incompatible with the residential nature of the neighborhood, potentially increasing crime, traffic, and noise, and detracting from the area's stability.

II. Alignment with PlanCOS Comprehensive Plan

- **Safe & Complete Neighborhoods:**
 - *Quote from PlanCOS:* "Encourage compatible development patterns that respect neighborhood context and character."
 - **Argument:** Both proposals, particularly **Aspen BHC's treatment center** and the **7-Eleven**, would disrupt the neighborhood's character, specifically given their proximity to **Panorama Neighborhood Park** and local schools.
- **Strategic Land Use:**
 - *Quote from PlanCOS:* "Ensure development is appropriately located to minimize land use conflicts."
 - **Argument:** The location of both developments is inappropriate, given the surrounding residential and community-focused spaces. The **treatment center** near schools and the park and the 24-hour **7-Eleven** do not align with the community's needs and values.
- **Southeast Strong Strategy:**
 - *Quote from Southeast Strong:* "Match development and services to the vision and values of the community."

- **Argument:** The community values safety, accessibility, and vibrancy in its parks and residential areas. Both the treatment center and the 7-Eleven threaten the stability of the neighborhood and contradict these priorities.

III. Proposal DEPN-25-0083: Conversion of 1855 Aeroplaza Drive into a Long-Term Drug and Alcohol Treatment Center

- **Proximity to Schools and Public Spaces:**

- **Argument:** The proposed facility, operated by **Aspen BHC** (led by **Christopher Foster**), would be located within a half-mile of **Bricker Elementary School**, **Panorama Middle School**, and **Panorama Neighborhood Park**—key spaces used by children and families. Converting the site into a long-term drug and alcohol treatment facility raises concerns about safety, especially as it would house individuals undergoing detox and inpatient treatment.

- **Safety and Public Health Impact:**

- **Argument:** Long-term residential treatment centers can increase the perception of crime and disruption, even if national studies show minimal direct impact. The facility's services, including detox, can attract transient populations and contribute to loitering, drug activity, and other public safety concerns near the park and schools. The proximity to vulnerable populations requires careful scrutiny to protect residents and children.

- **Facility Readiness and Maintenance Issues:**

- **Argument:** The site, a former hotel, has suffered from **deferred maintenance**, including **HVAC** issues. The building is not currently equipped to house medically fragile patients and requires significant renovation to meet the needs of a long-term behavioral health facility. Without these updates, the facility could fail to meet health and safety standards.

- **Transparency and Ownership Concerns:**

- **Argument:** The property is owned by **LOF2 COSP TRS, LLC**, a foreign-registered corporation with no experience in healthcare operations. The **Aspen BHC** company has provided insufficient transparency regarding its operational plans, and the community has not been adequately engaged in the planning process.

- **Zoning and Conditional Use Issues:**

- **Argument:** The proposed conversion may require **zoning modifications** or **conditional use permits**. These changes need careful review to ensure they align with the goals of maintaining a safe, residential neighborhood and protecting the integrity of local parks and schools.

IV. Proposal DEPN-25-0089: Construction of a 7-Eleven Convenience Store

- **Increased Crime and Safety Concerns:**
 - **Argument:** Convenience stores, especially those operating 24/7, are known to attract criminal behavior, such as theft, drug use, and vandalism. A 7-Eleven near **Panorama Neighborhood Park**, a space frequently used by families and children, will likely increase safety risks and disrupt the peaceful environment that residents expect.
- **Noise and Light Pollution:**
 - **Argument:** A 24-hour convenience store will bring constant vehicle traffic, late-night deliveries, and loitering. The bright lights and signage necessary for the store will also create significant **light pollution**, making it difficult for nearby residents to enjoy their homes and rest, particularly those with young children.
- **Impact on Property Values and Neighborhood Stability:**
 - **Argument:** The presence of a 7-Eleven in such close proximity to residential homes will likely **lower property values**, as prospective homeowners seek quiet, safe neighborhoods. Families will be deterred from settling in an area with a 24-hour commercial establishment, undermining the stability of the community.

V. Panorama Neighborhood Park: The Heart of the Community

- **\$8.5 Million Investment in the Park:**
 - The **\$8.5 million** renovation of **Panorama Neighborhood Park** should not be undermined by incompatible developments. This investment was made to create a safe and accessible space for children and families, and the proximity of both the **Aspen BHC treatment center** and the **7-Eleven** would jeopardize the park's intended use as a community hub.
- **Breakdown of the Funding:**
 - **City of Colorado Springs:** \$4.5 million
 - **State Grants & Local Funds:** \$2.5 million
 - **Federal Funding (Outdoor Recreation Program):** \$1.0 million
 - **Private Donations and Partnerships:** \$0.5 million
- **Purpose of the Investment:**

The renovation of the park focused on enhancing safety, accessibility, and recreational opportunities for families. The addition of either the treatment center or a 24-hour convenience store in close proximity to the park would undermine these efforts, creating an unsafe environment for the children and families who use the park regularly.

VI. Legal and Procedural Concerns

- **Zoning and Land Use Conflicts:**
 - **Argument:** Both the conversion of the hotel into a treatment facility and the construction of the 7-Eleven may require **zoning changes** or **conditional use approvals**. The City should ensure that any such changes are thoroughly reviewed and align with long-term residential and community goals.
- **Lack of Public Engagement:**
 - **Argument:** There has been inadequate **community consultation** for both projects, and the proposed developments have not been sufficiently communicated to the public. Greater transparency and community input are necessary before proceeding with such high-impact developments in a residential area.

VII. Recommendations

- **Reject or Relocate Both Proposals:**
 - We recommend **rejecting or relocating** both proposals, particularly given their negative impact on the **Panorama Neighborhood Park** and its surrounding community. These developments are not in harmony with the values and needs of the neighborhood.
- **Require Comprehensive Reviews and Public Hearings:**
 - Both proposals should undergo **thorough public hearings, health impact assessments**, and **building readiness reviews** to ensure that the community's concerns are fully addressed.
- **Ensure Zoning Compliance:**
 - The City should review both proposals to ensure they meet zoning requirements and **conditional use standards** that protect the character and safety of the residential neighborhood.

Cooper, Austin P

From: Melissa K <mkennington08@gmail.com>
Sent: Friday, August 22, 2025 10:19 AM
Cc: Cooper, Austin P
Subject: Colorado Springs recovery center

You don't often get email from mkennington08@gmail.com. [Learn why this is important](#)

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Hi Mr.Cooper,

A residents of aeroplaza area since 2009. I received your development proposal details and I'm writing because we absolutely do not need a recovery center here!!

I'm sorry we already have issues and shootings all through the night. Car racing. Non-stop fireworks. Lots of younger adults and teens just hanging out with nothing to do why don't we build something for them. We do need is something to entertain children of all ages. Restaurants would somewhere family can go for fun. You feel this area with a bunch of hotels. Give us shopping centers for entertainment, restaurants and small businesses.

I am a small business owner and I wish I could be close to my home to support the southeast side but there's nothing.

There's so many neighborhoods here also it's far away from their resources that are closer to downtown and old Colorado City.

As a resident and a small business owner we want to see changes here gas station won't do it we have enough hotels motels gas stations and now you want to put a recovery center. we need entertainment for families! Restaurants! More activity for children to get involved like sports outdoor activities.

You guys did so well with remodel of Panorama Park I thought this was going to beginning of something new in the southeast instead it seems like it just plateaued...

Wishing you guys the best but let's make the southeast side better for families!!!

Melissa Kennington

Cooper, Austin P

From: Kristopher Beck <kristopherbeck13@gmail.com>
Sent: Monday, August 11, 2025 6:11 PM
To: Cooper, Austin P
Subject: Rehab center

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Hello,

Your going to put a rehab center (1855 Aero plaza Dr) a six min walk to panorama Park and 2 schools. Which is the only thing in the area no food, no jobs, nothing. Don't you think that is insanely irresponsible. The last thing someone recovering from addiction needs is to be put right next to an area in which it's very easy to pick up new charges. Recovery is not a linear process and relapse is part of the process and now when some relapse which is inevitable (130 resident) there right next to small children. This will put everyone at risk, the children and the persons recovering. I hope you reconsider, this is extremally irresponsible.

Sincerely, Kris

Cooper, Austin P

From: Jacob <jake.stock@gmail.com>
Sent: Tuesday, August 12, 2025 9:06 PM
To: Cooper, Austin P
Subject: Recovery Center

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Hi Austin,

Let me guess, you folks didn't even ask or try to plan this recovery center somewhere up north? Ohh that's right, nowhere up north Colorado Springs would even think about allowing something like this in their neighborhood and you know that. So why down here?!

Sure that's what I want, a bunch of recovering addicts hanging out around where my kids play. HORRIBLE DECISIONS! I want to know who is making these decisions. No, seriously I do. Quit planning horrible things that bring horrible people to my neighborhood. Thanks!!!

Sincerely,

A concerned citizen,

Jacob Stock

-

if you change the way you look at things, the things you look at change...