CITY OF COLORADO SPRINGS

SPECIAL MEETING

DOWNTOWN REVIEW BOARD
MEETING AGENDA

WEDNESDAY, OCTOBER 22, 2014
8:30 A.M.

CITY HALL
COUNCIL CHAMBERS
107 NORTH NEVADA AVENUE
COUNCIL CHAMBERS, SUITE 325
COLORADO SPRINGS, CO 80903

DOWNTOWN REVIEW BOARD MEETING PROCEDURES

The Downtown Review Board will hold *a special meeting* on **Wednesday, October 22, 2014 at 8:30 a.m** in the Council Chambers of City Hall located at 107 North Nevada Avenue, Colorado Springs, Colorado 80903.

The Consent Calendar will be acted upon as a whole unless a specific item is called up for discussion by a Board Member, a City staff member, or a citizen wishing to address the Downtown Review Board.

When an item is presented to the Downtown Review Board the following order shall be used:

- City staff presents the item with a recommendation;
- The applicant or the representative of the applicant makes a presentation;
- Supporters of the request are heard;
- Opponents of the item will be heard;
- The applicant has the right of rebuttal;
- Questions from the Board may be directed at any time to the applicant, staff or public to clarify evidence presented in the hearing.

APPEAL INSTRUCTIONS

If you do not agree with a decision of the Downtown Review Board and wish to appeal that decision you must do so by filing an appeal with the City Clerk's Office (located at 30 S. Nevada Avenue, Colorado Springs, CO 80903) no later than ten (10) days after the hearing date. Accordingly any appeal relating to this Downtown Review Board meeting must submitted to the City Clerk by 5pm on:

Monday, November 3, 2014

The appeal letter, along with the required $176 fee, should address specific code and/or regulating plan requirements that were not adequately addressed by the Downtown Review Board. City Council may elect to limit discussion at the appeal hearing to the matters set forth in your appeal letter. Unless a request for postponement is made, City Council will hear the appeal at its next regular meeting occurring at least nineteen (19) days after the Downtown Review Board meeting (Zoning Code Chapter 7.5.906).

DOWNTOWN REVIEW BOARD MEETING AGENDA

1. COMMUNICATIONS

- Selection of the Chair and Vice Chair

3. CONSENT CALENDAR - (No items)

NEW BUSINESS CALENDAR –

Item No. 4…… Page 4

File No.: CPC CU 14-00104 (Quasi-Judicial)

A request by the Salvation Army for the Salvation Army Winter Shelter Conditional Use to allow a human service shelter to operate seasonally from November 1st through April 15th. Additionally, relief from the minimum human service establishment separation requirement is also necessary. The proposal would provide an emergency shelter for up to 100 unsheltered persons during cold weather months. The shelter is to be located within 505 S. Weber Street in what was formerly the Salvation Army Thrift Store location. The site totals roughly 1.4 acres, is zoned FBZ-T2B (Form-Based Zone - Transition Sector 2B), and located on the east side of S. Weber Street south of E. Cimarron Street.

Item No. 5…… Page 22

File No. CPC CU 14-00105 (Quasi-Judicial)

A request by Terry Anderson on behalf of the Springs Rescue Mission for the Springs Rescue Mission - Winter Shelter Conditional Use to allow a human service shelter to operate seasonally from November 1st through April 15th. The proposal would provide an emergency shelter for up to 60 unsheltered persons during cold weather months. The shelter is to be located within the building at 25 W. Las Vegas Street which is roughly 5,300 square feet in size. The site totals approximately 0.4 acres, is zoned FBZ-COR (Form-Based Zone - Corridor Sector), and located on the south side of W. Las Vegas Street, west of S. Tejon Street.

6. ANNUAL ETHICS TRAINING

NEW BUSINESS CALENDAR

ITEM NO: 4

STAFF: RYAN TEFERTILLER

FILE NO:
CPC CU 14-00104 – QUASI-JUDICIAL

PROJECT: SALVATION ARMY EMERGENCY WINTER SHELTER

APPLICANT: SALVATION ARMY

OWNER: SALVATION ARMY

PROJECT SUMMARY:

1. Project Description: This proposal is to allow the Salvation Army to utilize an existing building for an "emergency winter shelter" providing temporary housing for local unsheltered populations. The proposed use would allow for the organization to provide 100 additional beds for "human service shelter" use from November 1st through April 15th. The 1.42-acre property is zoned FBZ-T2B (Form-Based Zone – Transition Sector 2B) and is addressed as 505 S. Weber St. and is generally located southeast of E. Cimarron St. and S. Weber St. **(FIGURE 1)**

2. Applicant's Project Statement: **(FIGURE 2)**

3. Planning & Development Department's Recommendation: **Approval of the application with multiple technical modifications.**

BACKGROUND:

1. Site Address: 505 S. Weber St.
2. Existing Zoning/Land Use: FBZ-T2B (Form-Based Zone – Transition Sector 2B) / The site is developed with an existing building and private parking lot.
3. Surrounding Zoning/Land Use:
   North: FBZ-T2B / Office, commercial, and service uses
   South: FBZ-T2B / Office, commercial, and light industrial uses
   East: FBZ-T2B / Office, commercial, and service uses
   West: FBZ-T2B / Office, commercial, and service uses
4. Comprehensive Plan/Designated 2020 Land Use: Regional Center
5. Annexation: Town of Colorado Springs, 1872
6. Master Plan/Designated Master Plan Land Use: Imagine Downtown Master Plan (2009) / Activity Center
7. Subdivision: Salvation Army Subdivision (1982)
8. Zoning Enforcement Action: None
9. Physical Characteristics: The site is flat and is developed with an existing building and private parking lot.

STAKEHOLDER PROCESS AND INVOLVEMENT:

Forty-eight surrounding property owners were notified of the proposal shortly after the application was submitted. That notification provided basic information regarding the application as well as instructions of how to submit comments to Staff. Staff has received numerous formal comments in response to the notification; most comments are opposed to the proposed use **(FIGURE 3)**. Additionally, Land Use Review Staff presented the application to the Downtown Partnership's Development Committee on October 6th, 2014; the Committee submitted a letter supporting a two-year approval of the proposed shelter **(FIGURE 4)**. Notices will inform neighboring property owners of the date, location, and time of the Downtown Review Board's public hearing will be mailed roughly 10 days prior to the day of the hearing.

ANALYSIS OF REVIEW CRITERIA AND MAJOR ISSUES

The Salvation Army has owned the subject property for over 30 years and has used the property for a variety of their services in the past. The total 1.42 acre site includes two primary buildings. The northern building, which is not within the scope of this project, was built in 1977, is two-stories tall, and includes roughly 17,180 square feet. The southern building, where the winter shelter is proposed to operate, was built in 1983, is also two stories tall, and includes

roughly 40,440 square feet. In the past the site has site has been used for a variety of Salvation Army related uses including general office/administrative services, client support services, shelter operations, retail sales of second hand goods, and warehousing of merchandise and supplies. However, both buildings have been largely vacant over the last five years.

When the Downtown Colorado Springs Form-Based Code (FBC) was adopted in the summer of 2009 there were only a few uses that required the Downtown Review Board's approval of a conditional use permit (e.g. auto repair, bars, detention facilities, sexually-oriented businesses, and others). However, shortly after the FBC's adoption there was considerable discussion among downtown stakeholders about the prospect of a new homeless campground or shelter downtown. The FBC, as adopted, did not specifically address human service facilities. Therefore, Staff moved quickly to amend the City's human service establishment regulations to apply to the downtown form-based zone. This code amendment, approved in April of 2010 via ordinance 10-42, requires approval of a conditional use permit for human service shelters in the form-based zone. The Downtown Review Board has the authority to review and approve all conditional use permit applications within the current boundaries of the form-based zone.

Although a human service shelter operating on a daily basis requires a conditional use permit, City Staff, working together with social service providers, have allowed "emergency" shelters to operate on a limited basis without a conditional use permit. This policy allows churches, civic organizations, and existing human service facilities to add shelter beds during emergency situations that have a direct threat to public health, safety, and welfare. Examples of qualifying emergencies include: extreme cold, wildfire, flood, and other natural or human disasters. Given the lack of available shelter beds this winter, the subject property could operate on an emergency only basis (temperatures below 38 degrees Fahrenheit) without the approval of the proposed conditional use permit and still be in compliance with local codes and policies.

The proposed project aims to add an additional 100 shelter beds to the community's inventory. Based on the annual Point in Time survey conducted by the United Way, a recent decrease in services have resulted in fewer beds available for the coming winter season than in past years. More specifically, the study found that on January 26, 2014 there were 269 unsheltered residents with no additional beds available. (**FIGURE 5**). The City has been working throughout much of 2014 to obtain resources and partnerships to help address this issue. While long-term solutions remain elusive, two winter shelters are currently proposed; the first being off Las Vegas on the southern edge of downtown and the other being at the Salvation Army's building on S. Weber Ave. and E. Cimarron St. (the subject property).

The current proposal as part of this application is to utilize the Salvation Army's former thrift store portion of the vacant building at the south end of their property to provide an additional 100 beds to help meet the demand for winter shelter resources (**FIGURE 6**). The use of the subject property will be limited to an "emergency winter shelter" operation only from November 1st through April 15th. The shelter will open daily at 7:00 PM and will close at 7:00 AM daily. In addition to temporary housing, the Salvation Army will provide a dinner meal via their mobile food truck which currently operates at America the Beautiful Park, and a continental-style breakfast. Other services include referrals to other local providers and the opportunity for case management and access to regular sheltering programs. While still in the discussion phase, the Salvation Army is also exploring the ability to offering kenneling of pets which allow the pet owners to utilize the shelter when they are currently turned-away.

The Form-Based Code Section 2.5.4.7. empowers City Code Section 7.3.105.F.2.a. which requires 1,000 feet of separation between human service facilities to avoid clustering these

types of uses in one area. Although the site has been used as a shelter in the past, the fact that the use has been terminated for many years requires full compliance with current regulations. As such, Staff must evaluate separation requirements from nearby human service facilities. In this case there is one human service facility currently present within the 1,000 foot buffer – the Crawford House owned and operated by the Colorado Veteran's Resource Coalition on the southeastern corner of S. Weber St. and Pueblo Ave. Although this facility is small, housing only 16 residents (all of whom are military veterans), and operates under a significantly different operation model (residents enroll in the program and reside at the facility for months at a time), the property is only 273 feet from the subject property. This proximity requires relief from Section 2.5.4.7. of the Regulating Plan and Section 7.3.105.F.2.a. of City Code. A formal variance will be processed administratively should the Downtown Review Board approve the Conditional Use application. It is noteworthy that with the Crawford House was formally approved in 2001 a non-use variance was approved allowing them to operate within 1,000 feet of the nearest human service facility – which at the time was the Salvation Army operating at the subject property.

The Downtown Review Board must find that the project substantially complies with the following conditional use criteria:

A. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.

B. Intent Of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.

C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.

Planning Staff finds that the proposed shelter meets criterion B., intent of the zoning code, by providing much needed resources to at-risk populations. The denial of the proposed shelter could jeopardize the health, safety, and general welfare for the City's unsheltered populations. Likewise, Planning Staff finds that the proposed shelter meets criterion C., conformance with the City's Comprehensive Plan. The Comprehensive Plan supports the provision of services in the locations where they are known to be needed. And while efforts must be made to ensure compatibility and harmoniousness, it is widely recognized that while Downtown Colorado Springs has many resources for homeless populations (e.g. counseling, soup kitchen, etc.) there is a shortage of shelter beds.

While criteria B. and C. are relatively easy to evaluate, criterion A, impact to the surrounding neighborhood, is more complicated. Many of the property owners and residents that spoke with Staff expressed concern of existing problems with homelessness in the southeastern quadrant of Downtown. The underutilized alleyways, empty warehouses, vacant properties, and creek corridors provide attractive sleeping and loitering locations for some unsheltered residents. Unfortunately, this has led to littering, loitering, and potentially even increased crime in the area. Many property owners and residents in the adjacent neighborhood believe that an increase in the number and density of service recipients in one area could lead to an increase in these impacts. However, the provision of a significant shelter in this area could actually decrease some of these problems by taking residents off the street and into the facility where counseling and other resources are available. So while debate is likely, and only time and monitoring will reveal the true outcome, Staff finds that criterion A is met and that the proposed emergency

winter shelter will not substantially injure the value and qualities of the surrounding neighborhood.

Staff finds that the project substantially complies with the required Conditional Use criteria.

STAFF RECOMMENDATION:

ITEM NO: 4 CPC CU 14-00104 – SALVATION ARMY EMERGENCY WINTER SHELTER
Approve the proposed conditional use based on the findings that the conditional use criteria found in section 7.5.704 of the City Code will be substantially met once the following modifications are made:

Technical modifications to the conditional use plan:

1. Add the file number CPC CU 14-00104 to the bottom right-hand corner of the plan.
2. Correct the “project summary” note to clarify that the proposed shelter is an “emergency winter shelter” not a “bad weather” shelter.

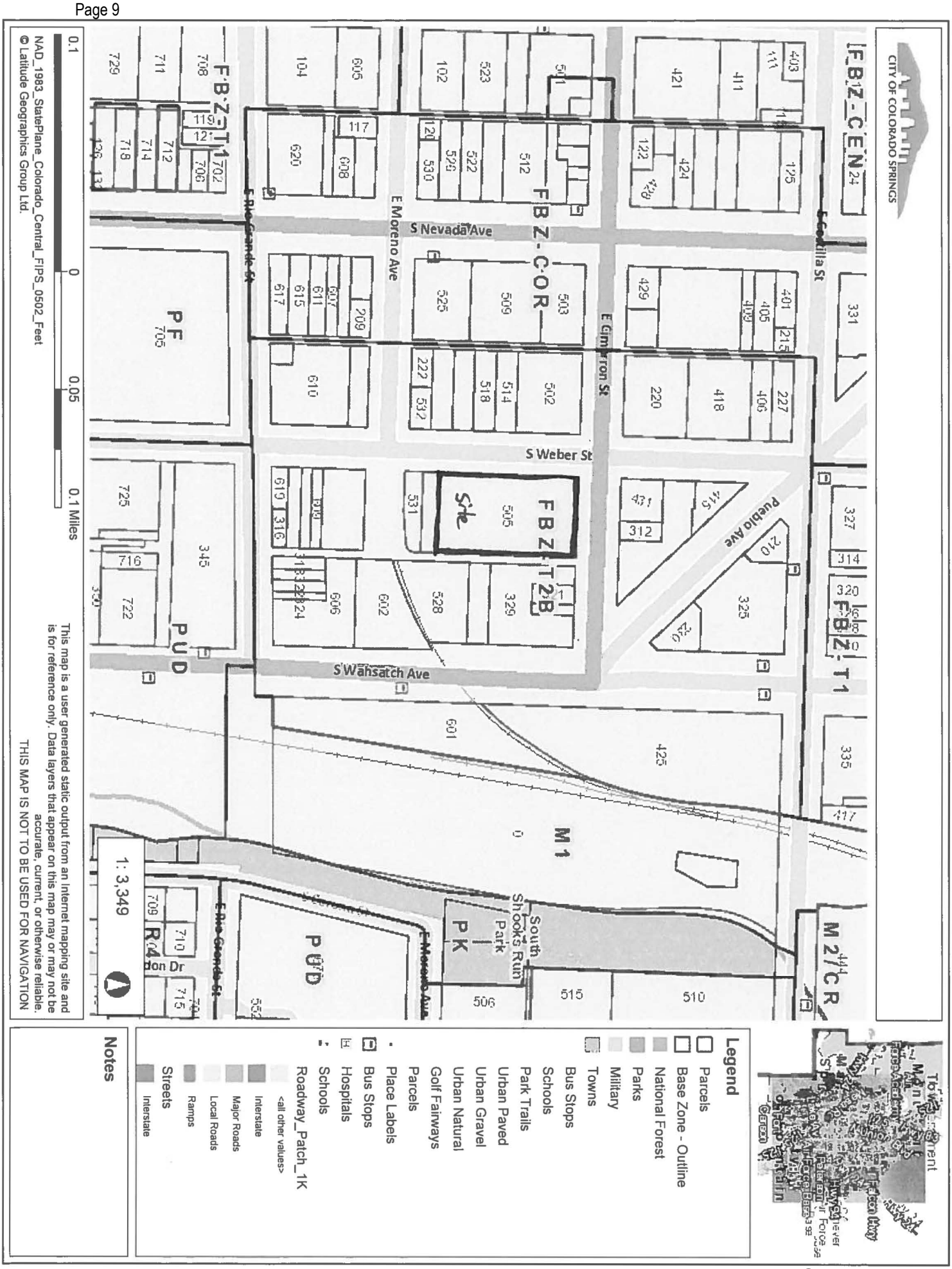

CITY OF COLORADO SPRINGS
FBZ-CEN
FBZ-T1
FBZ-COR
FBZ-T2B
Site
PF
PUD
M1
M2/CR
PK
South Shooks Run Park
E Cucilla St
S Nevada Ave
E Moreno Ave
E Cimarron St
S Weber St
Pueblo Ave
S Wahsatch Ave
E Rio Grande St
Legend
Parcels
Base Zone - Outline
National Forest
Parks
Military
Towns
Bus Stops
Schools
Park Trails
Urban Paved
Urban Gravel
Urban Natural
Golf Fairways
Parcels
Place Labels
Bus Stops
Hospitals
Schools
Roadway_Patch_1K
<all other values>
Interstate
Major Roads
Local Roads
Ramps
Streets
Interstate
Notes
0.1 0 0.05 0.1 Miles
NAD_1983_StatePlane_Colorado_Central_FIPS_0502_Feet
© Latitude Geographics Group Ltd.
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION
1: 3,349

FIGURE 1

The Salvation Army
Emergergency Cold Weather Shelter

PROJECT STATEMENT

Contact
Major Richard Larson, El Paso County Coordinator
910 Yuma Street, Colorado Springs, CO 80909
719-636-3891
richard.larson@usw.salvationarmy.org

Gene Morris, RJ Montgomery Center Director
709 S. Sierra Madre, Colorado Springs, CO 80903
(719) 955-8407
gene.morris@usw.salvationarmy.org

Project Location
505 S. Weber Street, Colorado Springs, CO
(Formerly The Salvation Army ARC Thrift Store)

Purpose

The **purpose** of the Emergency Cold Weather Shelter is to provide a safe emergency shelter environment for up to 100 unsheltered persons during cold weather months.

Project Summary

Currently, The Salvation Army, working in partnership with the City of Colorado Springs, offers 25 spaces for emergency cold weather shelter during the winter months of November 1 through April 15 at The Salvation Army RJ Montgomery Center located at 709 S. Sierra Madre, Colorado Springs, CO 80903. These beds are in addition to the normal program which can accommodate 100 men and 100 women/children.

By moving the location to the former The Salvation Army ARC Thriftstore on Weber Street, the program will be able to provide emergency shelter for up to 100 individuals during cold weather months. There is a main area large enough to accommodate single men and women as well as a separate room to accommodate women with children. Restroom facilities are also available in the building.

The Salvation Army ARC Command has verbally agreed to allow The Salvation Army to utilize the thriftstore portion of their building located at 505 S. Weber in Colorado Springs.

The City of Colorado Springs has looked at the facility and made note of some minor improvements needed to make this a feasible location to shelter the homeless during the cold winter months. The City is seeking bids for the improvements. Representatives from the Office of the Fire Marshal and Regional Building Department are working alongside The Salvation Army and City staff to assure the safety of occupants.

FIGURE 2

The Emergency Cold Weather Shelter would be open from 7pm until 7am every night of the week from November 15 through April 15. It would offer:

Dinner Meal (now being offered at America the Beautiful Park)
Bedding for the night
Restroom facilities
Morning breakfast (continental style, oatmeal, etc.),
Referrals to other services
Opportunity for case management and access to regular sheltering program

The Salvation Army is also investigating the feasibility of offering kennels for pets.

The Salvation Army would supply the staff and operate the facility. The Director of the RJ Montgomery Center would provide oversight/supervision for the program. Staff will consist of:

- Seven intake workers, 1 supervisor, 4 uniformed Security Guards
- Two shifts, 2 intake workers and 1 guard per shift

Project Need

There is significant unmet need for emergency shelter in Colorado Springs. At the Point in Time Count of the homeless conducted by the United Way in January 2014, 269 respondents identified as unsheltered. At that time, only 20 emergency beds were available and those beds were limited to women and families leaving a gap of at least 250 beds. Life threatening cases of hypothermia can set in when temperatures hit 40 degrees or less. Colorado Springs experiences extreme cold weather and additional shelter beds are needed to protect the health, safety and welfare of unsheltered esidents in our community this winter.

FIGURE 2

Lynette Sabin—Office manager

Sabin Chiropractic

611 S. Nevada Ave

Colorado Springs, CO 80903

City of Colorado Springs—Planning and Development

30 S. Nevada Ave, Suite 105

Colorado Springs, CO 80903

To Whom It May Concern at City Planning,

I am writing to express my concerns about the development application submitted by the Salvation Army (file # CPC CU 14-00104) proposing that the former Salvation Army retail building located at 505 S. Weber Street be changed to allow the property to be used to house up to 100 homeless persons.

In reviewing the documents online, I noticed that services that are now being provided at America the Beautiful Park will be moved to the Salvation Army Building. To me, that feels like the problem isn't being solved—merely moved to a less visible part of town. It also seems that the homeless are being moved further from the proposed City of Champions project.

We purchased our property at 611 S. Nevada Ave in 2003 and have put considerable time and money into improving the property and moving our business there. As it is now, we often have homeless individuals begging for money and even sleeping on our property. I am concerned that if a large group of homeless people are required to leave the Salvation Army location at 7 am each morning, they will head towards our building. We have been very patient in the past with homeless persons sleeping on our property—one even mentioned in a Gazette article that he "sleeps on a chiropractors porch". Since we have started having to deal with garbage and human feces on our property, we have become less tolerant. We also intentionally left our outside water tap accessible for persons to have water—until the tap was left running and flooded our basement. We are concerned that moving a large number of people into this neighborhood would increase those occurrences.

Another concern is that around America the Beautiful Park there is not currently a lot of housing. In the neighborhood that includes the proposed shelter there are a large number of apartments that mostly

FIGURE 3

house elderly citizens. Many of those residents are already having issues with being harassed by the homeless. In talking to a resident of Wyndam Place (at 725 S. Weber), I was surprised that they were not notified of this proposed change.

I am not without compassion for the unsheltered members of our community. However, I don't think we are solving the problem, we are merely moving it. I am concerned about a large group of people leaving the shelter at 7 am and then needing to find warm places again until 7 pm.

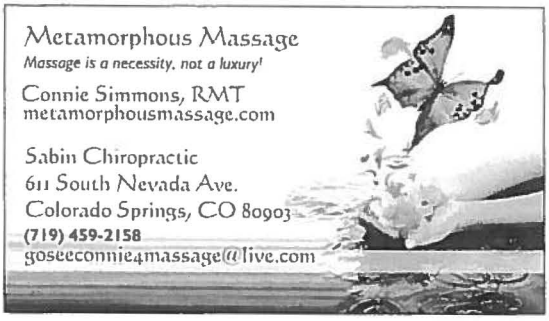
Please consider the impact this shelter would have on our neighborhood, both to the businesses and the residents. Much work has gone into improving that area over the past several years...please don't make us start over. Please help our elderly residents to feel safe in their community.

Sincerely ,

Lynette A. Sabin

Lynette A. Sabin

FIGURE 3



DATE: October 6th, 2014

TO: Colorado Springs City Planning Department

RE: File # CPC CU 14-00104 – Salvation Army Conditional Use Application

As a business owner of Metamorphous Massage, offering services at Sabin Chiropractic, 611 S. Nevada, Colorado Springs, CO, I would like to take this opportunity to express my concerns regarding the Conditional Use Application submitted by the Salvation Army to offer a seasonal homeless shelter to house up to 100 homeless persons from 7pm – 7am, during the months of November – April 15th at 505 S. Weber St.

I have been offering services at Sabin Chiropractic for nearly one year. In July, 2014, as I arrived at work at 8:00 am, I noticed someone sleeping in a sleeping bag in the back of the building located next door at 615 S. Nevada. (Most of our clients arrive through alley access and enter at the rear entrance of the building). Three weeks ago there was a person lying on the sidewalk on Moreno between S. Nevada and Weber at 2:30 pm. I did call CSPD as I did not feel safe nor qualified to offer assistance and requested that CSPD send the paramedics to assist. I don't know if the person was sick, injured, sleeping, or intoxicated. I realize these events are minor, but only mention them to point out the fact that we are already facing challenges of the homeless in this area. If the shelter for homeless population is relocated just around the corner, I feel it will increase the negative impact for businesses. My concern also lies with the effect of my client's perception regarding their own safety while seeking services for better health and healing.

I am also concerned where possibly 100 homeless people are going to find a warm place to shelter between 7am and 7pm during the season of November through April months. What will develop during the season of April 16th through October during the months the shelter is closed?

The negative impact of homeless folks sleeping behind business buildings, on the front porch of businesses, and on the sidewalk in front of the businesses of those owners who invest their time, money, and their profession to improve the local economy, who offer services to the community, and who work hard to provide for their own families is felt and shared by business owners and customers alike.

I am not without compassion for the unsheltered members of our community. I respect those that are truly in need and whose circumstances can be improved and are given a hand up/fair chance through program assistance, counseling and referrals to other services. However, well-intentioned programs can attract homeless and transient people who will choose to linger and live off the system with no intention of taking advantage of the programs, but continue to take advantage of the system.

I am concerned that moving a large number of homeless people into this neighborhood, no matter the season, will have a negative impact on businesses for those who have worked hard to make a positive difference in our community.

Respectfully submitted,

Connie Simmons

Connie Simmons, LMT

Email sent on Mon 10·6·2014

FIGURE 3

Tefertiller, Ryan

From: john regan <mastercraftpress@earthlink.net>
Sent: Monday, September 29, 2014 4:09 PM
To: Tefertiller, Ryan
Subject: Salvation Army

Follow Up Flag: Follow up
Flag Status: Completed

Hi Ryan - the language in your postcard indicates that the shelter is to be only in the south part of the property(which used to be the store) and not the entire property - the north side was Adult rehab facilities. Is this the case? There was always a sign in the front door of the store that there were no restroom facilities and the employees of the store were directed to tell customers to visit local businesses if they had a 'discharge emergency'. If the entire property facilities are available to shelter residents, then there should be no issue. Only other concerns are if there will be entrance denial due to intox.(drug/alcohol) and will the parking lot behind north part of building be available for use by residents.
Thanks, john

FIGURE 3

Tefertiller, Ryan

From: Chuck Murphy <chuck@murphyconstructors.com>
Sent: Tuesday, September 30, 2014 11:15 AM
To: Tefertiller, Ryan
Subject: File No.: CPC CU 14-00104

Dear Mr. Tefertiller,

I am writing in support of File No.: CPC CU 14-00104.

The proposed emergency shelter is certainly needed. It would contribute a great service to our downtown area.

Please feel free to call me if you have any questions. My office number is 719-475-1634

Sincerely,
Chuck Murphy

FIGURE 3

Koehn, Alayna

From: Tefertiller, Ryan
Sent: Wednesday, October 15, 2014 4:08 PM
To: Koehn, Alayna
Subject: FW: My vote is, "No" to plan for community housing in Lowell District

FYI

****
Ryan Tefertiller, AICP – Planning Manager City of Colorado Springs Land Use Review Division
719-385-5382

-----Original Message-----
From: Trisha Luiken [mailto:tadltales@hotmail.com]
Sent: Wednesday, October 15, 2014 4:07 PM
To: Tefertiller, Ryan
Cc: Ann; Dallas; Jorgette Krsulic; Krsulic Jorgette
Subject: My vote is, "No" to plan for community housing in Lowell District

Mr. Tefertiller,

As a homeowner in the Lowell District, I am very disappointed at the feeble attempt to notify residents in the area surrounding the planned shelter/community housing. You are well aware of the foot traffic in the vicinity of the proposed housing area, however you are not only putting able-bodied residents at risk, but also defenseless elderly people at risk with the potential for harm with your proposal. If a shelter is what the city needs, then ample time for planning and zoning should be further evaluated. A quick fix is never the answer, it merely masks the real problem, similar to your proposal.

Unfortunately, I will not be able to attend the meeting later this month, because I am an active-duty military member currently deployed overseas fulfilling the Commander-In-Chief's (The President) objectives.

My vote is "No" to creating/opening a community shelter in the Lowell District.

Regards,
Trisha A.D. Luiken
Prestwick Townhomes

FIGURE 3

DOWNTOWN
COLORADO SPRINGS
PARTNERSHIP

October 9, 2014

Ryan Tefertiller, Planning Manager
City of Colorado Springs
Land Use Review Division
30 S. Nevada Ave.
Colorado Springs, CO 80903

Dear Mr. Tefertiller,

The purpose of this letter is to express an opinion by Downtown Partnership, regarding the Salvation Army's request for conditional use for a winter shelter human service use. The property, located at 505 S Weber St., is planned to be used as a winter shelter from November 1 through April 15.

Knowing that the city's homeless population is underserved, and the city is short approximately 200 emergency shelter beds at present time, the Downtown Partnership expresses general support for approval of the conditional use, for a temporary period of time. Although the Partnership expresses support, we would request several conditions be placed as technical modifications to the conditional use.

The south east area of downtown, near the project, is in the midst of redevelopment. Projects such as Blue Dot Place, 210 Pueblo, and several other residential projects are tentatively planned for the area, which is expected to bring both residents and new businesses to downtown. Additionally, the area is proximate to the existing Lowell neighborhood.

Therefore, as a part of the conditional use, we ask that a two-year restriction be placed on the approval as a technical modification. This will allow sufficient time for a more suitable, well planned shelter option to come to fruition. We also encourage Salvation Army to consider modifications to its planned hours of operation for possible day usage and, at least, remaining in service until 10 a.m. daily. The early release of visitors is disruptive to residents, and 7 a.m. in the wintertime is still very cold. Shelter visitors will be left in the morning cold on the streets for a few hours until other service agencies open, which is not a tenable situation for those needing shelter, or nearby businesses.

The Partnership supports this request knowing that it is essential to serve our homeless population during the most vulnerable time of the year; however we request that the modifications above are considered as a part of the approval for conditional use.

Sincerely,

Sarah Harris
Development Manager

Downtown Partnership of Colorado Springs
111 S. Tejon St., Suite 404 ▪ Colorado Springs, CO 80903 ▪ (719) 886-0088 ▪ Fax: (719) 886-0089
www.DowntownCS.com

FIGURE 4

Facts Behind the Faces:
Data Regarding Homelessness in Colorado Springs/El Paso County

1. *What is the Point In Time (PIT) count?*
   During the last days of January, organizations across the United States count and survey people in emergency shelters, transitional housing projects and those who are considered unsheltered. Locally, the Colorado Springs/El Paso County Continuum of Care conducts the count, and to ensure strong data all known agencies providing housing for people experiencing homelessness were asked how many beds they had on the night of January 26, 2014, and how many of those beds were occupied.

2. *How is homelessness defined?*
   The U.S. Department of Housing and Urban Development (HUD) defines homelessness as: "an individual or family who lacks a fixed, regular, and adequate nighttime residence." For example, people sleeping in cars, parks, alleyways, abandoned buildings or regularly in a camp ground are considered homeless. Also included are people living in shelters and other programs on a temporary arrangement.

3. *Are there more homeless people in our community this year?*
   Yes, when considering only HUD defined homeless data from the night of January 26, 2014, Point In Time.
   a. 1,219 total individuals were counted as homeless; that's an increase of 4% – 48 more people – compared with the previous year.
   b. 269 of them were unsheltered with only 20 emergency beds open across community.
   c. The 20 open emergency beds were all beds for females: 9 reserved for victims of family violence and 11 at the RJ Montgomery center; there were no open beds for men.
   d. 166 of the unsheltered are considered chronically homeless, an increase of 13% from 147 last year. This figure reflects the 13% decrease of emergency shelter and warming beds in our community from 2013 to 2014.
   e. 70% of unsheltered homeless people reported their last permanent address as in El Paso County.

4. *What are the demographics of people experiencing homelessness locally?*
   a. 397 people in the count were in households with children
   b. 254 of the individuals were children under the age of 18
   c. 116 were youth and young adults between ages 18 – 24
   d. 150 people were veterans (46 unsheltered)
   e. 64% of the people were male; 36% were female; but 82% of the unsheltered were male
   f. 1 person self-identified as transgender
   g. 74% self-identified as White
   h. 16% self-identified as Black/African American
   i. 10% self-identified in other racial categories

5. *How accurate is the PIT?*
   The PIT is valuable when considered the minimum number of people in homelessness because it is a single night snapshot of homelessness. The PIT also has limitations. It counts those who are seen or who seek services on the day of the count. It does not include homeless persons who are doubled up with family/friends; these are considered "at risk." It also does not include people who do not seek services, are not found on the day of the count,

FIGURE 5

or who refuse to take the survey or do not identify as homeless. Families and youth most often are among the undercounted because they go to great efforts not to appear homeless. For this reason, our fact sheet also includes data from sources other than the PIT.

6. *What other data should be considered?*
   Knowledge from the collaborative of many nonprofit agencies within the Continuum of Care, the City of Colorado Springs, El Paso County, the Pikes Peak United Way and state agencies provide a fuller spectrum of information about homelessness in our region. For example:

   - Colorado Department of Education data show that in El Paso County there were 2,564 students – including 49 students in Academy District 20, 1,917 students in School District 11, and 113 students in District 2 – who were experiencing homelessness during the school year 2012-2013. (The CDE counts the number of public school K-12 students who are living in shelters or transitional housing, awaiting foster care, staying in hotels/motels, doubled up with other families and those who are unsheltered.)

   - One of our community's leading transitional housing agencies, Partners in Housing, works to lift families out of homelessness into self-sufficiency. All housing units were occupied on the night of the count covering 66 adults and 105 children. During the 3 months prior to the PIT count, PIH received 187 applications for the 60 housing units that it operates for its homeless transitional housing program.

   - The number of people contacted in 2013 by service agency street outreach teams includes: Aspen Pointe – 503; and Urban Peak Colorado Springs – 387.

   - The CSPD Homeless Outreach Team made 2,465 contacts with homeless people in the 2013 calendar year and 1,208 referrals to service providers (this figure includes multiple contacts with individuals).

   - The Colorado Springs Housing Authority's wait lists for affordable housing as of March 2014 were:

     - Section 8 – 2,583 people
     - Public Housing – 1,313 people
     - All other programs – 2,573

7. *What is the Housing Inventory Count (HIC)?*
   The HIC determines the number of beds in our community available through emergency shelters, transitional housing, permanent supportive housing and rapid re-housing programs for people experiencing homelessness.

8. *Are there enough beds for people experiencing homelessness in our community?*
   Nearly all of our beds for the homeless were occupied. Of the 1616 emergency, transitional and permanent supportive housing beds across programs, 1535 – or 95% – were filled on the night of January 26, 2014. Openings were due largely to turnover or staffing shortages.

   There are only 16 affordable and available housing units for every 100 people who are categorized economically as very low income in our city. (City of Colorado Springs Affordable Housing Needs Assessment, 2014)

FIGURE 5

SALVATION ARMY WINTER SHELTER

PROJECT DATA

PROJECT SUMMARY: I-25 BAD WEATHER SHELTER - NOVEMBER 1ST THROUGH APRIL 15

PROJECT ADDRESS: 505 S. WEBER STREET

TSN: 6418415039

CITY ZONING: FB2-12B

LEGAL DESCRIPTION: LOT 1 THE SALVATION ARMY SUBDIVISION

BUILDING / SITE DATA

GROSS EXISTING BUILDING AREA:	40,440 S.F.
SITE AREA:	62,022 S.F.
BUILDING TYPE:	MIXED USE
NUMBER OF STORIES:	2 (EXISTING)
FRONTAGE TYPE:	SHOPFRONT (EXISTING)
FRONTAGE NOTE:	NO EXTERIOR CHANGES

PARKING SUMMARY

REQUIRED PARKING: CIVIC USE 1 STALL PER 750 S.F.
57,620 S.F. BUILDING SPACE
TOTAL 77 STALLS REQUIRED

PROVIDED PARKING: APPROXIMATELY 40 STALLS ON SITE
APPROXIMATELY 13 ON-STALLS ON S. WEBER STREET

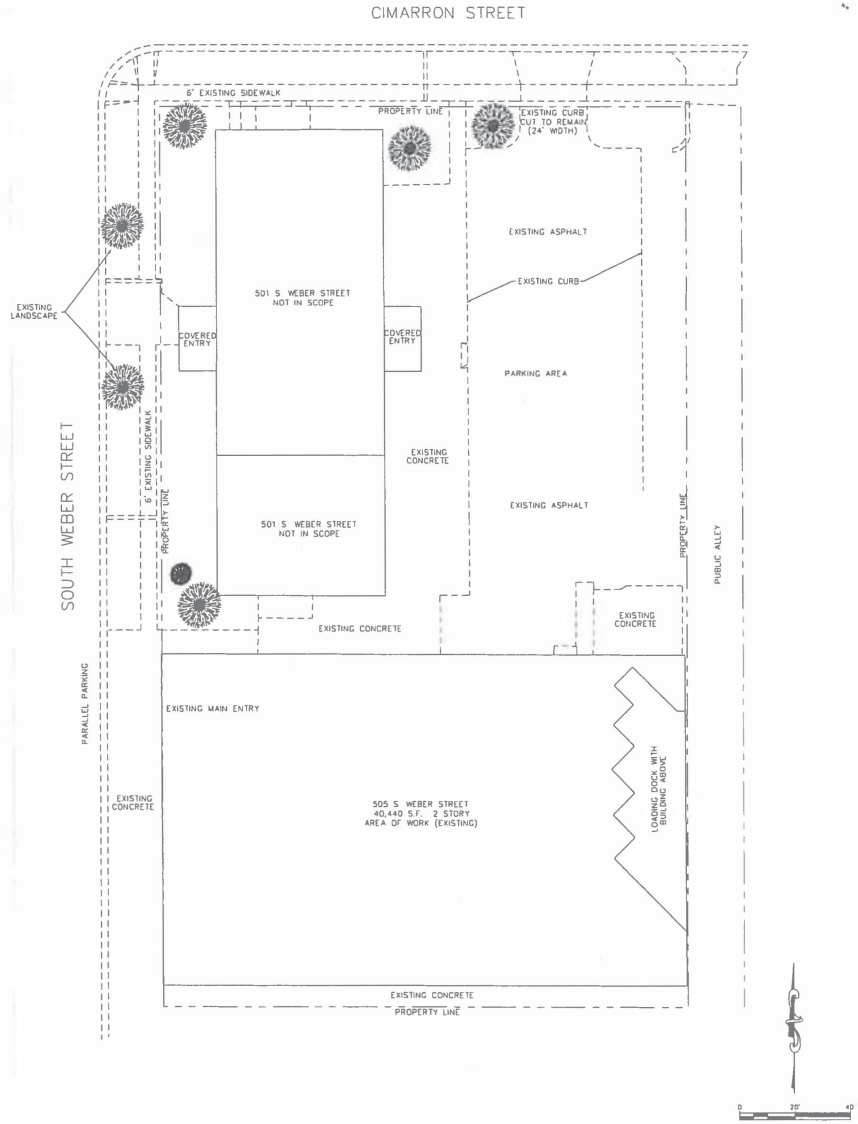
SITE PLAN NOTES

CONTACTS

APPLICANT/OWNER: SALVATION ARMY
30840 HAWTHORNE BLVD.
RANDO PALOS VERDES, CA 90275

SHEET INDEX

1 OF 1 C.U. DEV. PLAN



FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987
FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
WATER EMERGENCIES 520-0300

CITY OF COLORADO SPRINGS
PUBLIC WORKS / CITY ENGINEERING
PO BOX 1575, MAIL CODE 410
30 S. NEVADA AVE. SUITE 401
COLORADO SPRINGS, CO. 80903

H-SCALE	1" = 20'
V-SCALE	N/A
DRAWN BY	R. PISCIOTTA
DESIGNED BY	N/A
CHECKED BY	

505 S. Weber

PRELIMINARY

SHEET 1 OF 1

FIGURE 6

DOWNTOWN REVIEW BOARD AGENDA

ITEM NO: 5

STAFF: RYAN TEFERTILLER

FILE NO:
CPC CU 14-00105 – QUASI-JUDICIAL

PROJECT: SPRINGS RESCUE MISSION EMERGENCY WINTER SHELTER

APPLICANT: TERRY ANDERSON

OWNER: SPRINGS RESCUE MISSION

PROJECT SUMMARY:

1. Project Description: This proposal is to allow the Springs Rescue Mission to utilize an existing warehouse building for an "emergency winter shelter" providing temporary housing for local unsheltered populations. The proposed expansion would allow for the organization to provide up to 60 additional beds for "human service shelter" use from November 1st through April 15th. The 0.39-acre property is zoned FBZ-COR (Form-Based Zone – Corridor Sector) and is addressed as 25 W. Las Vegas St. and is generally located southwest of E. Las Vegas St. and S. Tejon St. **(FIGURE 1)**

2. Applicant's Project Statement: **(FIGURE 2)**

3. Planning & Development Department's Recommendation: **Approval of the application with multiple technical modifications.**

BACKGROUND:

1. Site Address: 25 W. Las Vegas St.
2. Existing Zoning/Land Use: FBZ-COR (Form-Based Zone – Corridor Sector) / The site is developed with an existing warehouse building and private parking lot.
3. Surrounding Zoning/Land Use:
   North: FBZ-T1 / Human service, light industrial, and auto repair uses
   South: FBZ-COR and C6 / light industrial, parks/open-space, and the I-25 corridor
   East: FBZ-COR / Human service, light industrial, and auto repair uses
   West: FBZ-COR / Light industrial and outdoor storage
4. Comprehensive Plan/Designated 2020 Land Use: Regional Center
5. Annexation: Town of Colorado Springs, 1872 and Dorchester Park Addition, 1966
6. Master Plan/Designated Master Plan Land Use: Imagine Downtown Master Plan (2009) / Activity Center
7. Subdivision: Fountain Creek Technological Park (1986)
8. Zoning Enforcement Action: None
9. Physical Characteristics: The site is flat and is developed with an existing warehouse building and private parking lot.

STAKEHOLDER PROCESS AND INVOLVEMENT:

Twenty-one surrounding property owners were notified of the proposal shortly after the application was submitted. That notification provided basic information regarding the application as well as instructions of how to submit comments to Staff. Staff has not received any formal comments in response to the notification. Additionally, Land Use Review Staff presented the application to the Downtown Partnership's Development Committee on October 6th, 2014; the Committee submitted a letter supporting a two-year approval of the proposed shelter **(FIGURE 3)**. Notices will inform neighboring property owners of the date, location, and time of the Downtown Review Board's public hearing will be mailed roughly 10 days prior to the day of the hearing.

ANALYSIS OF REVIEW CRITERIA AND MAJOR ISSUES

The Springs Rescue Mission has operated on the southern edge of downtown Colorado Springs since 1998. In addition to their residential shelter for the local homeless population, the Springs Rescue Mission provides meals, counseling, education, and other services to those in need. As their operation grew, the leaders of the Springs Rescue Mission began working more closely

with the Mill Street Neighborhood Association to address their concerns. The two organizations have had a positive relationship in recent years.

When the Downtown Colorado Springs Form-Based Code (FBC) was adopted in the summer of 2009 there were only a few uses that required the Downtown Review Board's approval of a conditional use permit (e.g. auto repair, bars, detention facilities, sexually-oriented businesses, and others). However, shortly after the FBC's adoption there was considerable discussion among downtown stakeholders about the prospect of a new homeless campground or shelter downtown. The FBC, as adopted, did not specifically address human service facilities. Therefore, Staff moved quickly to amend the City's human service establishment regulations to apply to the downtown form-based zone. This code amendment, approved in April of 2010 via ordinance 10-42, requires approval of a conditional use permit for human service shelters in the form-based zone. The Downtown Review Board has the authority to review and approve all conditional use permit applications within the current boundaries of the form-based zone.

Although a human service shelter operating on a daily basis requires a conditional use permit, City Staff, working together with social service providers, have allowed "emergency" shelters to operate on a limited basis without a conditional use permit. This policy allows churches, civic organizations, and existing human service facilities to add shelter beds during emergency situations that have a direct threat to public health, safety, and welfare. Examples of qualifying emergencies include: extreme cold, wildfire, flood, and other natural or human disasters. Given the lack of available shelter beds this winter, the subject property could operate on an emergency only basis (temperatures below 38 degrees Fahrenheit) without the approval of the proposed conditional use permit and still be in compliance with local codes and policies.

The proposed project aims to add up to 60 additional shelter beds to the community's inventory. Based on the annual Point in Time survey conducted by the United Way, a recent decrease in services have resulted in fewer beds available for the coming winter season than in past years. More specifically, the study found that on January 26, 2014 there were 269 unsheltered residents with no additional beds available. (**FIGURE 4**) The City has been working throughout much of 2014 to obtain resources and partnerships to help address this issue. While long-term solutions remain elusive, two winter shelters are currently proposed; the first being off Las Vegas on the southern edge of downtown (the subject property) and the other being at the Salvation Army's building on S. Weber Ave. and E. Cimarron St.

The current proposal as part of this application is to expand Springs Rescue Mission facilities into the newly acquired (2013) building just southwest of their existing facilities **(FIGURE 5**). The proposed expansion would provide up to 60 additional beds to help meet the demand for winter shelter resources. The use of the subject property will be limited to an "emergency winter shelter" operation only from November 1st through April 15th. The shelter will open daily at the conclusion of the shelter's dinner meal (approximately 6:00 PM) and will close at approximately 7:00 AM daily. Users of the shelter will have numerous restrictions and requirements as described in the Springs Rescue Mission operation plan (**FIGURE 2**). Although every project and proposal must be evaluated using the required conditional use criteria, it is notable that the Springs Rescue Mission has a successful track record with the Mill Street neighborhood for adequately managing their clientele and minimizing impact to the surrounding neighborhood.

While the building where the new beds would be located is relatively modest in size (roughly 5,300 square feet), the property is just under 0.4 of an acre and relies on private access across the adjacent Springs Rescue Mission properties for access. The Form-Based Code, Section 2.5.4.7., empowers City Code Section 7.3.105.F.2.a. which requires 1,000 feet of separation

between human service facilities to avoid clustering these types of uses in one area. Although the proposed shelter is on a separate lot and in a separate building, it will be owned and operated by the Springs Rescue Mission. Given that Springs Rescue Mission owns and operates the only shelter within 1,000 feet of the subject property (roughly 35 feet to the northeast) Staff's position is that no relief from this standard is necessary; the proposed shelter is considered an expansion of existing Springs Rescue Mission services, not an entirely new shelter clustered near other existing shelters.

The Downtown Review Board must find that the project substantially complies with the following conditional use criteria:

A. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.

B. Intent Of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.

C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.

Planning Staff finds that the proposed shelter meets criterion B., intent of the zoning code, by providing much needed resources to at-risk populations. The denial of the proposed shelter could jeopardize the health, safety, and general welfare for the City's unsheltered populations. Likewise, Planning Staff finds that the proposed shelter meets criterion C. conformance with the City's Comprehensive Plan. The Comprehensive Plan supports the provision of services in the locations where they are known to be needed. And while efforts must be made to ensure compatibility and harmoniousness, it is widely recognized that while Downtown Colorado Springs has many resources for homeless populations (e.g. counseling, soup kitchen, etc.) there is a shortage of shelter beds.

While criteria B. and C. are relatively easy to evaluate, criterion A, impact to the surrounding neighborhood, is more complicated. While most stakeholders downtown and in the Mill Street neighborhood recognize Springs Rescue Mission as a well managed and low impact service provider, an increase in the number and density of service recipients in one area could lead to increased impacts to the area. However, anecdotal evidence and real data indicate that past expansions to the Springs Rescue Mission operation have not increased Police calls for service in the area. Planning Staff therefore finds that criterion A, no injury to the value and qualities of the surrounding neighborhood, is also met.

Staff finds that the project substantially complies with the required Conditional Use criteria.

STAFF RECOMMENDATION:

ITEM NO: 5 CPC CU 14-00105 – SPRINGS RESCUE MISSION EMERGENCY WINTER SHELTER

Approve the proposed conditional use based on the findings that the conditional use criteria found in section 7.5.704 of the City Code will be substantially met once the following modifications are made:

Technical modifications to the conditional use plan:

1. Add the file number CPC CU 14-00105 to the bottom right-hand corner of the plan.
2. Clarify that the building at 25 W. Las Vegas is existing and that no new construction is proposed.
3. Add a note to the plan clarifying that the shelter will only operate from November 1st through April 15th.

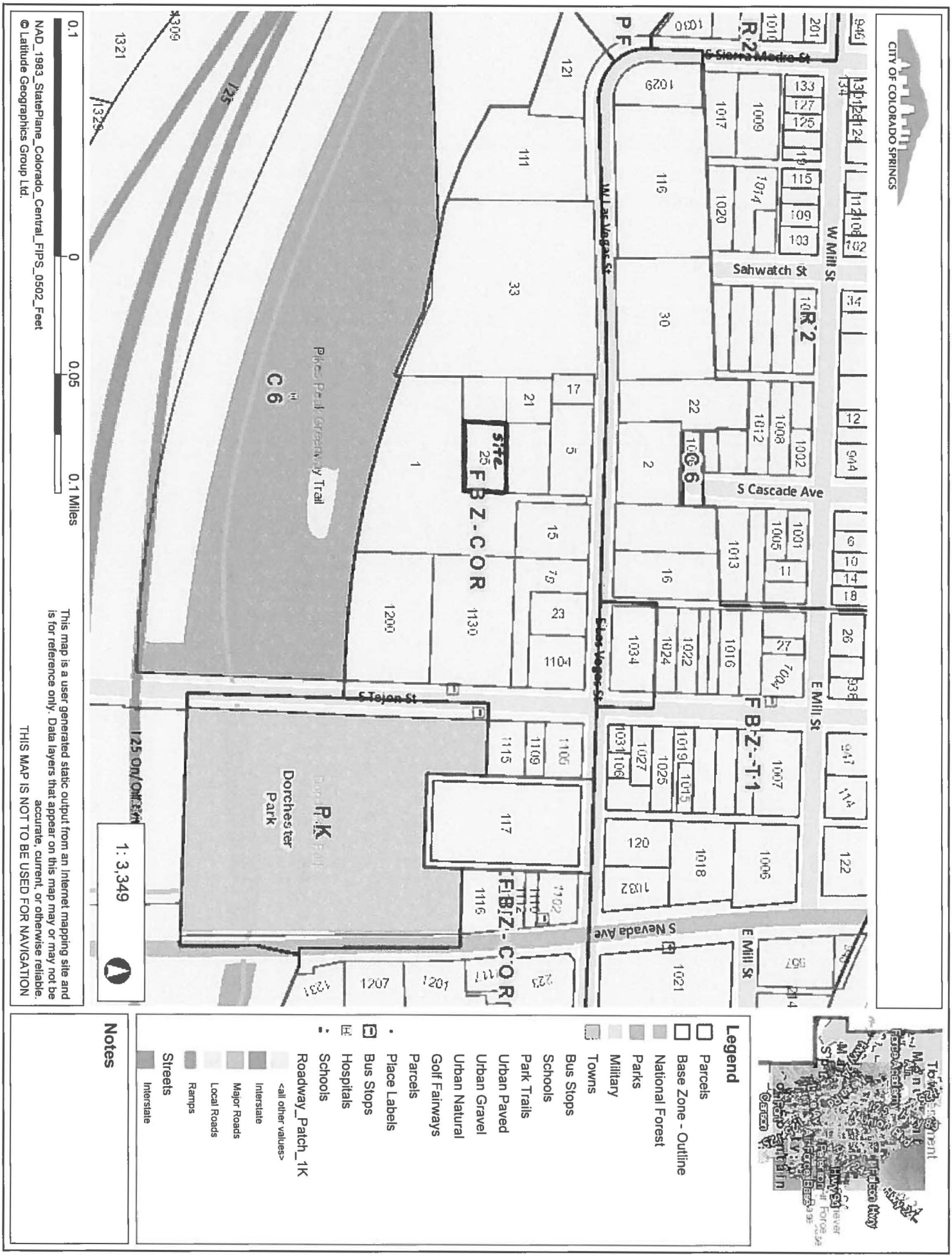

CITY OF COLORADO SPRINGS
S Sierra Madre St
W Mill St
Sahwatch St
S Cascade Ave
E Mill St
W Las Vegas St
S Tejon St
S Nevada Ave
I-25
Pikes Peak Greenway Trail
Dorchester Park
Site
R-2
C-6
FBZ-COR
FBZ-T-1
PK
1: 3,349
0.1 0 0.05 0.1 Miles
NAD_1983_StatePlane_Colorado_Central_FIPS_0502_Feet
© Latitude Geographics Group Ltd.
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION
Legend
Parcels
Base Zone - Outline
National Forest
Parks
Military
Towns
Bus Stops
Schools
Park Trails
Urban Paved
Urban Gravel
Urban Natural
Golf Fairways
Parcels
Place Labels
Bus Stops
Hospitals
Schools
Roadway_Patch_1K
<all other values>
Interstate
Major Roads
Local Roads
Ramps
Streets
Interstate
Notes

FIGURE 1

SPRINGS RESCUE MISSION

neighbors *helping* neighbors

WINTER SHELTER
November 1, 2014 – April 15, ~~2014~~ 2015

25 West Las Vegas Street (physical)
5 West Las Vegas Street (mailing)
Colorado Springs, CO 80903
719.884.2758

09/10/2014

FIGURE 2

Purpose and Vision of the Program

Purpose Statement

- The **purpose** of the Springs Rescue Mission Winter Shelter is to provide a safe emergency shelter environment for those who are homeless without shelter in cold weather months.

Vision Statement

- Our **vision** is that the homeless will find a place of safety from cold weather which can cause physical harm or even death. Our guests will be encouraged to receive basic case management services at the Shelter and encouraged to make connection with an Advocate in the Springs Rescue Mission Resource Advocate Program. RAP Advocates help our guests who are experiencing homelessness set goals and make progress in walking out of homelessness into a stable life in stable shelter. Recovery from homelessness is a unique path for each individual that will be discovered through relationship, active case management and mentoring, and connecting to resources that provide income, healthy lifestyle and on-going support.

FIGURE 2

WINTER SHELTER EMERGENCY CONTACT INFORMATION

Winter Shelter Phone	719.884.2758
Winter Shelter Manager Brittany Torres	
Director, Sarah Stacy	719.338.0342
VP of Programs, Bob Hughes	719.649.3925

The Winter Shelter is available to any person age 18 or older who self identifies as having no shelter and who seeks a safe environment for the night. This facility is operated as a cold weather shelter with no reserved beds or waiting list. Beds will be filled via a lottery from all persons registering on a daily basis Monday through Friday. Friday's shelter roster will be in effect for Saturday and Sunday nights as well.

Who We Serve

The Springs Rescue Mission Winter Shelter serves homeless men and women age 18 and older.

Teens (male and female) can get age-appropriate and safe shelter at Urban Peak.

Urban Peak
423 East Cucharras St
719.630.3223
After hours, please listen to the full message – they will have information on how to contact for after hours urgent situations.

How We Serve

Our Winter Shelter is a temporary sleeping shelter that operates during the winter season. The shelter will open on November 1, 2014 and remain open through the night of April 15, ~~2014~~. 2015

FIGURE 2

Staffing

The Winter Shelter will be staffed by:

Shelter Manager – paid staff position	3 pm – 11 pm daily M-F
Shelter Coordinator – paid staff position	11 pm – 7 am M-F
	6 pm – 11 pm Sat and Sun
	11 pm – 7 am Sat and Sun
Contracted Security Guard	6 pm – 7 am daily
Guest Services Volunteer (2)	6 pm – 8:30 pm daily

Clean Linens

Clean blankets are to be used each night and are provided by weekly contracted linen service. It is the responsibility of the Coordinator on duty on each night shift to note stock levels and notify the Manager if there are concerns regarding the supply.

In the event that unforeseen events (weather emergency, etc.) result in a stock that is too low to operate with a clean blanket on each cot, please contact the Manager who will give instruction for the situation.

Daily Operations Schedule

Shelter set-up

Men in residence at Springs Rescue Mission in the New Life Program will be responsible for daily cleaning and set up of the facility for night operations. This is a service opportunity that **MUST BE COMPLETED seven days per week.** Any man assigned to Winter Shelter is responsible for notifying the work supervisor of absence (planned or unforeseen) so that duties can be re-assigned.

Duties to be completed are:

- Empty all trash cans
- Spray all cots with sanitizing solution per instructions which can be found at the filling station. MSDS sheet is posted in that area and also available from Facilities Director at Springs Rescue Mission.
- Wipe out all used under-bed storage containers and spray with sanitizing solution and leave to air dry
- Wash all cots legs at any place there is visible soil
- Thoroughly clean bath rooms
- Thoroughly sweep all floors ensuring that floors under cots and furniture are clear of debris
- Wet mop all floors using clean mop heads and changing water as frequently as necessary to ensure that the floor is clean
- Stock all bathrooms with toilet paper, paper towels and soap

FIGURE 2

- Check inventory in supply closet to ensure that par levels of toilet paper, paper towels and soap are maintained
- Notify ministry assignment supervisor of any shortages or needed supplies. In absence of ministry assignment supervisor please notify shelter Manager.

Shelter Opening and Operating Procedure

Doors to the shelter will be opened as soon as possible following the SRM evening dinner meal or by 6 pm on Sundays when there is no dinner meal. There must be two shelter staff members present to open the doors (this *can* include the volunteer(s) following a conversation with the Director to ensure that there will be two paid staff members on hand prior to the volunteers' departure).

Shelter manager/coordinator and/or volunteer will sign each person in with legible handwriting so that accurate and complete records may be maintained for shelter operations. (See attached sign-in form)

Lights out warning will be no later than 9:45 pm. At this time beverage service will be discontinued and the beverage area cleaned. At 10 pm lights will be lowered in the sleeping area and the television will be off for the duration of the evening.

Emergency Day Operations of Springs Rescue Mission Winter Shelter

Effective with the 2014 cold weather season, the SRM Resource Advocate Program will be co-located with the SRM Winter Shelter. This affords the opportunity to easily provide a safe place for our neighbors experiencing homelessness when there are adverse weather conditions. RAP will regularly be open in the SRM shelter area from 8 am – noon.

In the event that the high temperature for the day is forecast to be below 20 degrees for two or more consecutive days, the hours of the Resource Advocate Program will be extended to 5 pm Monday through Friday and additionally opened from 8 am to 5 pm on Saturday and Sunday to provide a place of safety for our homeless friends and their pets.

While evening operations are restricted to 50 overnight guests, all day operations can accommodate guests who would otherwise be subject to dangerous weather conditions.

Pets

The SRM Winter Shelter will accommodate pets who can be kenneled in a kennel provided by Springs Rescue Mission. Dogs may be let outside the kennel one at a time to relieve themselves outside as need is indicated. Dog owners are

FIGURE 2

responsible for picking up solid waste and properly disposing of it in the marked trashcan. The Shelter coordinator will check the cleanliness of each kennel upon morning checkout and the dog's owner must change out kennel carpet and clean the kennel if necessary.

We encourage our guests to ensure the health and safety of their dog and others by accessing all appropriate vaccinations through StreetPetz, the homeless vet service found on Thursday afternoons in Acacia Park and America the Beautiful Park.

Record Keeping

Paid staff member will enter each guest into the HMIS system on a daily basis during shift. Night shelter coordinators will provide an email report of any problems/unusual activities to the Shelter Manager and all other Shelter Coordinators on a daily basis.

Smoking

This shelter is a non-smoking facility.

It's likely that some guests will attempt to sneak out the back door or into a restroom to smoke. Should an alarm indicate that the back door has been opened, the security officer will immediately close the door so that the guest may not reenter the facility through that door. Once outside, the smoker may not re-enter for the night. Anyone leaving the facility for any reason and being dismissed for the rest of the evening may request and will immediately be given all of their possessions from inside the facility.

Case Management and Referrals

The Shelter Manager will be available to shelter guests as shelter duties allow to do basic case management activities including acquisition of identity documents, Food Stamp and Medicaid applications. In addition, all staff and volunteers of the Springs Rescue Mission Winter Shelter will encourage chronically homeless guests to access the services provided at the Resource Advocate Program. RAP is a comprehensive get-off-the-streets program and should be able to assist our guests in reaching their personal goals for self-sufficiency.

Dismissal from the Winter Shelter

No weapons are allowed in the Winter Shelter, regardless of whether or not the guest has a concealed carry permit. Display of any weapon will result in

FIGURE 2

immediate and permanent expulsion from the facility. Guests whose behavior creates an environment that is unsafe either physically or emotionally must be asked to leave by the Shelter Manager/Coordinator with the immediate support of the Security Officer. Should the guest be unwilling to leave as requested, Colorado Springs Police Department should be called immediately for assistance.

Any guest dismissed from the shelter for a reason other than weapon possession may request readmission from the Director at the RAP Program from 8:30 – 11:30 am on weekdays. Readmission is at the discretion of the Director and the Vice President of Programs. The Shelter Manager / Coordinators will be promptly notified by email of the readmission.

Ambulance Calls

Guests who complain of shortness of breath and/or chest pain must immediately go by ambulance to the hospital. Their bed will be held in reserve for the remainder of the evening and any personal belongings left behind will be secured behind the reception desk. Other "sick calls" should be made with discretion and only as necessary. When it is necessary to call 9-1-1 for an ambulance, be sure to report the address as 25 West Las Vegas. The security guard should step outside to signal the arriving ambulance while the shelter coordinator stays with the sick individual.

Staff Roles and Responsibilities

All workers (both paid and contracted) are required to be awake during their shift.

Shelter Closing

All guests should be awakened no later than 6:30 am for departure from the facility no later than 6:45 am. The coordinator will notify the kitchen of the number of guests for the breakfast count. Coordinator will ensure that beverage area is cleaned and all pots unplugged, kennels were appropriately cleaned by the owner of the dog who used the kennel, and that registration sheet is filed before leaving the premises.

The shelter coordinator should complete a daily report noting any unusual occurrences from the night before and forward it to the Director by email. All other cleaning activities will be completed by NLP men during their ministry assignment and at the direction of the Facilities Manager.

FIGURE 2

Springs Rescue Mission
Winter Warming Shelter Registration

Why do we need to collect this information? We are required to report the number of people we serve, whether or not you are a veteran and document that we do not discriminate. We collect your contact information in the event that you inadvertently leave something with us or if there are shelter-wide health concerns that we need to let you know about. WE DO NOT CHECK FOR WARRANTS.

	Name	Contact (Phone, Message, mail?)	Gender	Ethnicity	Veteran	Date of Birth
1					Y / N	
2					Y / N	
3					Y / N	
4					Y / N	
5					Y / N	
6					Y / N	
7					Y / N	
8					Y / N	
9					Y / N	
10					Y / N	
11					Y / N	
12					Y / N	
13					Y / N	
14					Y / N	
15					Y / N	
16					Y / N	
17					Y / N	
18					Y / N	
19					Y / N	
20					Y / N	
21					Y / N	
22					Y / N	
23					Y / N	
24					Y / N	
25					Y / N	
26					Y / N	
27					Y / N	
28					Y / N	
29					Y / N	
30					Y / N	

FIGURE 2

DOWNTOWN
COLORADO SPRINGS
PARTNERSHIP

October 9, 2014

Ryan Tefertiller, Planning Manager
City of Colorado Springs
Land Use Review Division
30 S. Nevada Ave.
Colorado Springs, CO 80903

Dear Mr. Tefertiller,

The purpose of this letter is to express an opinion by Downtown Partnership, regarding the Springs Recue Mission's request for conditional use for a winter shelter human service use. The property, located at 20 W. Las Vegas St, is known to be a part of the existing Springs Rescue Mission campus on the south end of Downtown, outside of the boundaries of the Downtown Development Authority.

Knowing that the city's homeless population is underserved, and the city is short approximately 200 emergency shelter beds at present time, the Downtown Partnership expresses support for approval of the conditional use. Springs Rescue Mission is a reputable human service agency, positioning their organization as a leader in providing services to our city's homeless population. They not only provide shelter and meals as they are able, but provide access to critical mental and other health services as a part of the continuum of care being built throughout the community.

We are aware that the Springs Rescue Mission is going through a master plan process, to grow and build their "campus" in this area. We hope that the Downtown Review Board will envision how this area is going to take shape, and make their decision based both on today's demands as well as future growth. This area is the southern gateway into downtown, and can create a visitor's first impression. We wish for our southern downtown gateway to grow to be aesthetically pleasing, and supportive to a multitude of businesses and people.

Sincerely,

Sarah Harris
Development Manager

Downtown Partnership of Colorado Springs
111 S. Tejon St., Suite 404 ▪ Colorado Springs, CO 80903 ▪ (719) 886-0088 ▪ Fax: (719) 886-0089
www.DowntownCS.com

FIGURE 3

Facts Behind the Faces:
Data Regarding Homelessness in Colorado Springs/El Paso County

1. *What is the Point In Time (PIT) count?*
   During the last days of January, organizations across the United States count and survey people in emergency shelters, transitional housing projects and those who are considered unsheltered. Locally, the Colorado Springs/El Paso County Continuum of Care conducts the count, and to ensure strong data all known agencies providing housing for people experiencing homelessness were asked how many beds they had on the night of January 26, 2014, and how many of those beds were occupied.

2. *How is homelessness defined?*
   The U.S. Department of Housing and Urban Development (HUD) defines homelessness as: "an individual or family who lacks a fixed, regular, and adequate nighttime residence." For example, people sleeping in cars, parks, alleyways, abandoned buildings or regularly in a camp ground are considered homeless. Also included are people living in shelters and other programs on a temporary arrangement.

3. *Are there more homeless people in our community this year?*
   Yes, when considering only HUD defined homeless data from the night of January 26, 2014, Point In Time.
   a. 1,219 total individuals were counted as homeless; that's an increase of 4% – 48 more people – compared with the previous year.
   b. 269 of them were unsheltered with only 20 emergency beds open across community.
   c. The 20 open emergency beds were all beds for females: 9 reserved for victims of family violence and 11 at the RJ Montgomery center; there were no open beds for men.
   d. 166 of the unsheltered are considered chronically homeless, an increase of 13% from 147 last year. This figure reflects the 13% decrease of emergency shelter and warming beds in our community from 2013 to 2014.
   e. 70% of unsheltered homeless people reported their last permanent address as in El Paso County.

4. *What are the demographics of people experiencing homelessness locally?*
   a. 397 people in the count were in households with children
   b. 254 of the individuals were children under the age of 18
   c. 116 were youth and young adults between ages 18 – 24
   d. 150 people were veterans (46 unsheltered)
   e. 64% of the people were male; 36% were female; but 82% of the unsheltered were male
   f. 1 person self-identified as transgender
   g. 74% self-identified as White
   h. 16% self-identified as Black/African American
   i. 10% self-identified in other racial categories

5. *How accurate is the PIT?*
   The PIT is valuable when considered the minimum number of people in homelessness because it is a single night snapshot of homelessness. The PIT also has limitations. It counts those who are seen or who seek services on the day of the count. It does not include homeless persons who are doubled up with family/friends; these are considered "at risk." It also does not include people who do not seek services, are not found on the day of the count,

FIGURE 4

or who refuse to take the survey or do not identify as homeless. Families and youth most often are among the undercounted because they go to great efforts not to appear homeless. For this reason, our fact sheet also includes data from sources other than the PIT.

6. *What other data should be considered?*
Knowledge from the collaborative of many nonprofit agencies within the Continuum of Care, the City of Colorado Springs, El Paso County, the Pikes Peak United Way and state agencies provide a fuller spectrum of information about homelessness in our region. For example:

   - Colorado Department of Education data show that in El Paso County there were 2,564 students – including 49 students in Academy District 20, 1,917 students in School District 11, and 113 students in District 2 – who were experiencing homelessness during the school year 2012-2013. (The CDE counts the number of public school K-12 students who are living in shelters or transitional housing, awaiting foster care, staying in hotels/motels, doubled up with other families and those who are unsheltered.)

   - One of our community's leading transitional housing agencies, Partners in Housing, works to lift families out of homelessness into self-sufficiency. All housing units were occupied on the night of the count covering 66 adults and 105 children. During the 3 months prior to the PIT count, PIH received 187 applications for the 60 housing units that it operates for its homeless transitional housing program.

   - The number of people contacted in 2013 by service agency street outreach teams includes: Aspen Pointe – 503; and Urban Peak Colorado Springs – 387.

   - The CSPD Homeless Outreach Team made 2,465 contacts with homeless people in the 2013 calendar year and 1,208 referrals to service providers (this figure includes multiple contacts with individuals).

   - The Colorado Springs Housing Authority's wait lists for affordable housing as of March 2014 were:

     - Section 8 – 2,583 people
     - Public Housing – 1,313 people
     - All other programs – 2,573

7. *What is the Housing Inventory Count (HIC)?*
The HIC determines the number of beds in our community available through emergency shelters, transitional housing, permanent supportive housing and rapid re-housing programs for people experiencing homelessness.

8. *Are there enough beds for people experiencing homelessness in our community?*
Nearly all of our beds for the homeless were occupied. Of the 1616 emergency, transitional and permanent supportive housing beds across programs, 1535 – or 95% – were filled on the night of January 26, 2014. Openings were due largely to turnover or staffing shortages.

   There are only 16 affordable and available housing units for every 100 people who are categorized economically as very low income in our city. (City of Colorado Springs Affordable Housing Needs Assessment, 2014)

FIGURE 4

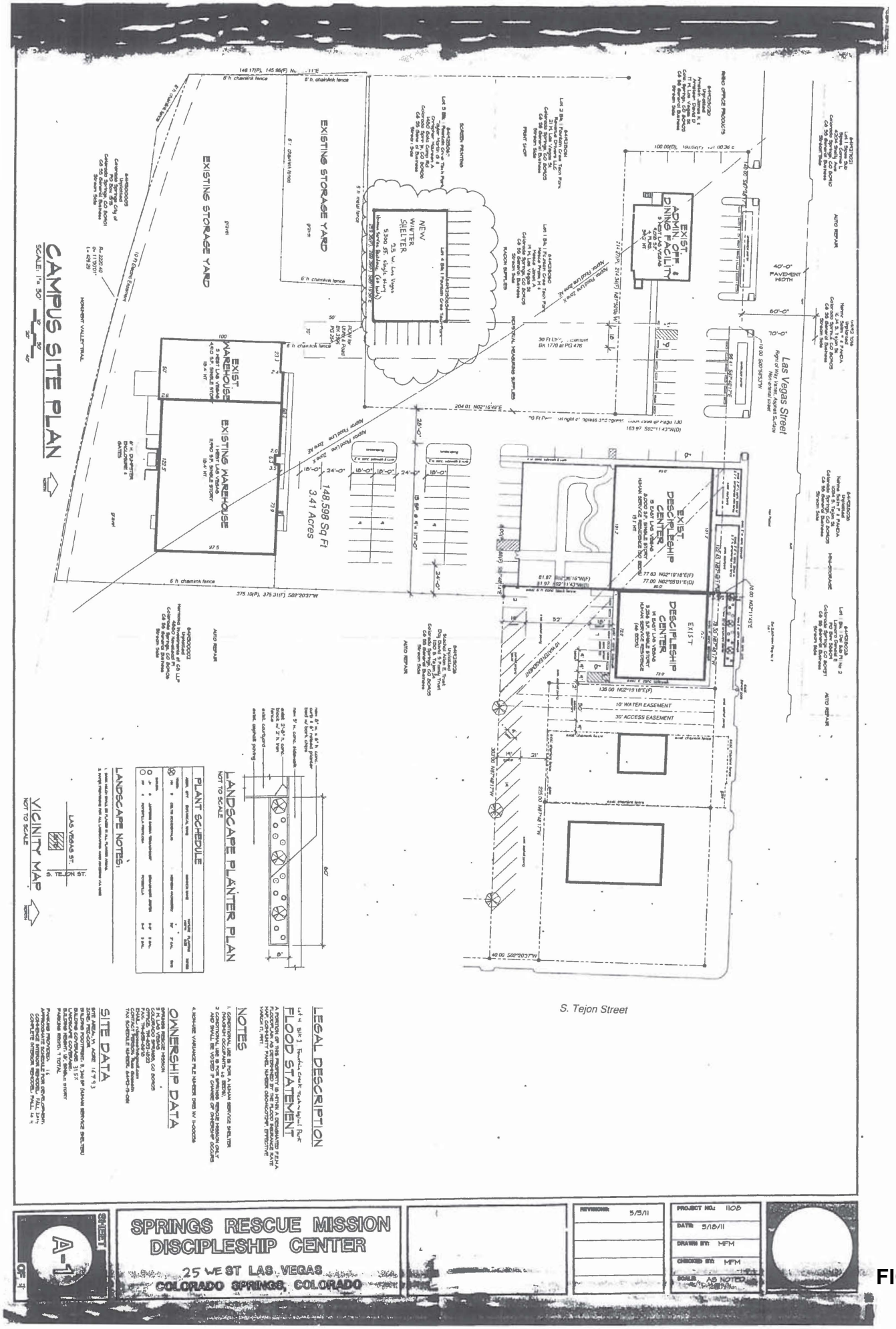

CAMPUS SITE PLAN
SCALE: 1"= 50'
EXISTING STORAGE YARD
EXISTING WAREHOUSE
NEW WINTER SHELTER
EXIST. ADMIN & DINING FACILITY
EXIST. DISCIPLESHIP CENTER
148,598 Sq Ft
3.41 Acres
Las Vegas Street
S. Tejon Street
VICINITY MAP
NOT TO SCALE
LANDSCAPE PLANTER PLAN
NOT TO SCALE
PLANT SCHEDULE
LANDSCAPE NOTES:
LEGAL DESCRIPTION
FLOOD STATEMENT
NOTES
OWNERSHIP DATA
SITE DATA
SHEET
A-1
SPRINGS RESCUE MISSION
DISCIPLESHIP CENTER
25 WEST LAS VEGAS
COLORADO SPRINGS, COLORADO
REVISIONS: 5/5/11
PROJECT NO.: 1108
DATE: 5/15/11
DRAWN BY: MFM
CHECKED BY: MFM
SCALE: AS NOTED

FIGURE 5