



**DOWNTOWN REVIEW BOARD
MEETING AGENDA**

**WEDNESDAY, January 6, 2016
8:30 A.M.**

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

In accord with the Americans with Disabilities Act of 1990 ("ADA"), the City of Colorado Springs will not discriminate against qualified individuals with disabilities. Should you require an auxiliary aid and/or service to participate in an upcoming Downtown Review Board meeting, please contact the Land Use Review offices at (719) 385-5905 as soon as possible but no later than 48 hours before the scheduled monthly meeting so that we can do our best to accommodate your needs.

DOWNTOWN REVIEW BOARD MEETING PROCEDURES

The Downtown Review Board will hold their regular meeting on **Wednesday, January 6, 2016, 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 be submitted to the City Clerk by 5pm on:

Tuesday, January 19, 2016

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. **APPROVAL OF THE MINUTES** – Minutes from the December 2nd, 2015, Meeting
2. **COMMUNICATIONS** – Ryan Tefertiller, Urban Planning Manager
3. **CONSENT CALENDAR** – None
4. **NEW BUSINESS CALENDAR** –

File No.: CPC CU 15-00124 – (Quasi-Judicial)

A request by Scott Schuster of RTA Architects on behalf of the Springs Rescue Mission for approval of the Springs Rescue Mission conditional use development plan and warrants from the Form-Based Zone's building envelope and frontage standards. The total campus is approximately 9 acres in size but the proposed plan only illustrates changes to approximately 4 acres. The site is zoned FBZ-COR/SS (Form-Based Zone – Corridor Sector with the Streamside Overlay) and is located on the south side of Las Vegas Street, west of S. Tejon Street.

5. **WORK SESSION**

Infill Chapter for the Comprehensive Plan

NEW BUSINESS CALENDAR

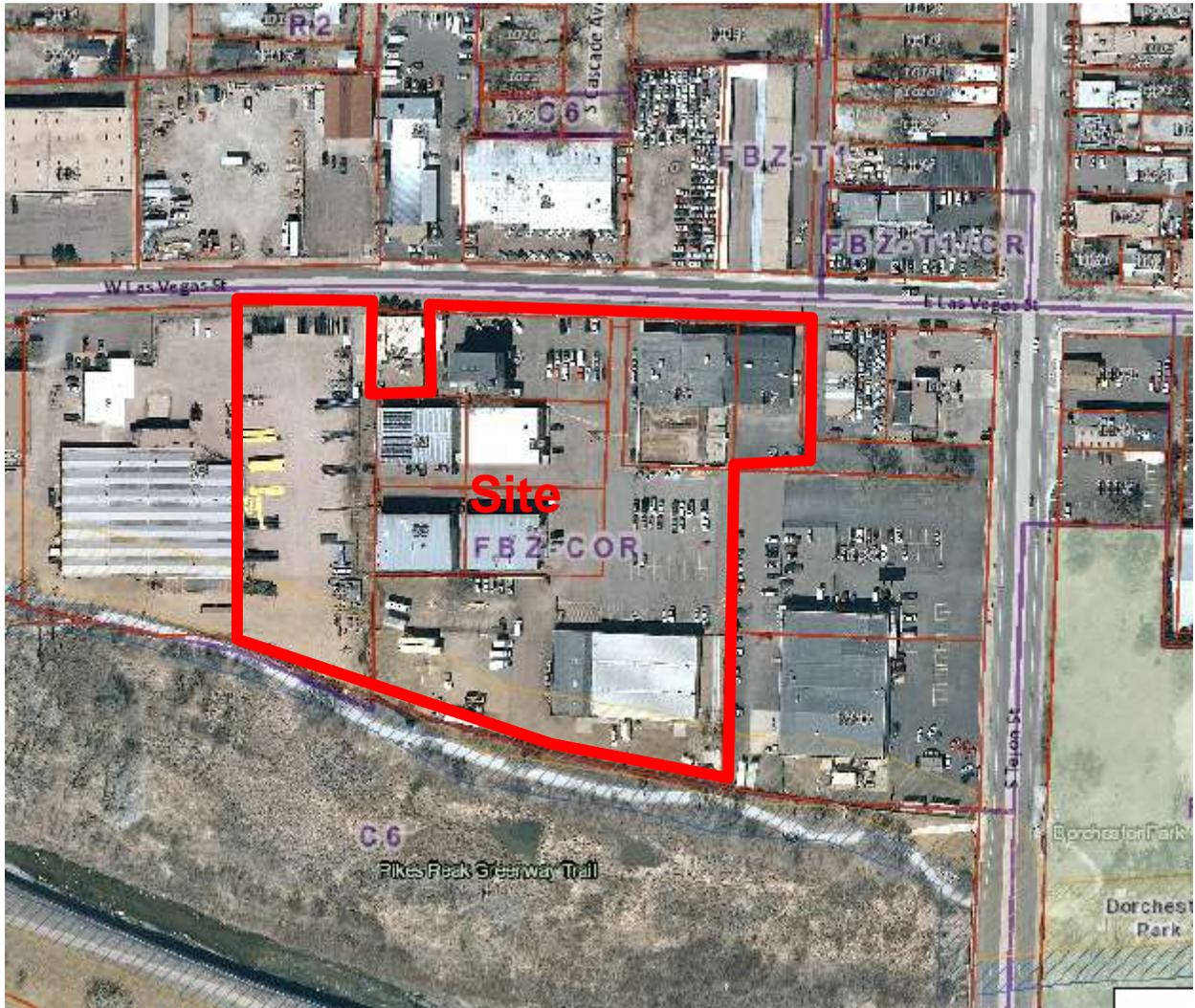
DOWNTOWN REVIEW BOARD AGENDA

ITEM NO: 4

STAFF: RYAN TEFERTILLER

FILE NO:
CPC CU 15-00124 – QUASI-JUDICIAL

PROJECT: SPRINGS RESCUE CAMPUS EXPANSION
APPLICANT: RTA ARCHITECTS, SCOTT SCHUSTER
OWNER: SPRINGS RESCUE MISSION



PROJECT SUMMARY:

1. **Project Description:** This proposal is to allow the Springs Rescue Mission to implement a major expansion to their existing campus on the southern edge of the Downtown Form-Base Zone. Specifically, the two phase project will include the creation of a new 150 bed shelter and a new 11,225 square foot day center, as well as the construction of a new 6,000 square foot building for shelter related administrative needs all as part of phase one. The second phase of the project will include a new 10,567 square foot kitchen and dining facility and a 4,025 square foot welcome center. The entire Springs Rescue Mission campus is roughly 9 acres in size but the proposed work only affects roughly 4 acres. The property is zoned FBZ-COR/SS (Form-Based Zone – Corridor Sector with Streamside Overlay), has numerous addresses and is located on the south side of East and West Las Vegas Street, west of S. Tejon Street. **(FIGURE 1)**
2. **Applicant's Project Statement:** See **FIGURE 2** for the original project statement and **FIGURE 3** for a more detailed "Case for Support" for the project.
3. **Planning & Development Team's Recommendation:** **Approval of the application with multiple technical modifications.**

BACKGROUND:

1. **Site Addresses:** 1 through 33 W. Las Vegas St. (excluding 17 W. Las Vegas St.) and 11 through 19 E. Las Vegas St.
2. **Existing Zoning/Land Use:** FBZ-COR/SS (Form-Based Zone – Corridor Sector with Streamside Overlay) / The site is developed with a number of existing warehouse, administrative, and shelter buildings as well as significant private parking areas.
3. **Surrounding Zoning/Land Use:**
 - North: FBZ-T1 / light industrial and auto repair uses
 - South: FBZ-COR/SS and C6 / light industrial, parks/open-space, and the I-25 corridor
 - East: FBZ-COR/SS / light industrial and auto repair uses
 - West: FBZ-COR/SS / 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), Pezoldt Sub (1986), and unplatted
8. **Zoning Enforcement Action:** None
9. **Physical Characteristics:** The site is flat and is developed with multiple existing buildings and private parking lots.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The stakeholder process for this project was significant. Prior to the submittal of the applications, notices were sent to 179 property owners within a 1,000 foot buffer from the campus. Those notices contained brief information about the project and invited stakeholders to attend a neighborhood meeting on November 2, 2015 at the Springs Rescue Mission cafeteria. Approximately a dozen people attended as well as a number of Springs Rescue Mission and RTA Architect representatives. Upon submittal of the applications in early November, notices were once again sent to 179 property owners and posters were posted at the site announcing the formal submittal of the applications; more detailed information was provided regarding the

proposed project. Three small stakeholder meetings were also held with Springs Rescue Mission and City representatives. These meetings had specific dialog with adjacent business owners and representatives of the Mill Street Neighborhood Association. Additionally, an open house is scheduled for January 5, 2016 just prior to the DRB hearing. Notices will again be mailed and posters posted on the site prior to the public hearing at the Downtown Review Board. In response to some criticism from the Mill Street Neighborhood Association, the postcard mailing list was expanded to include all property owners within their boundary, bringing the number of pre-public hearing meeting postcards mailed to 228. Staff received a number of formal emails regarding the proposed projects; those communications are included as **FIGURE 4**.

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 (SRM) provides meals, counseling, education, and other services to those in need. Over the last number of years, the need for services and SRM's resources have both grown. Part way through an effort to raise \$13.8 million to fund and manage the proposed project, SRM has already acquired additional acreage to expand their current campus to roughly 9 acres. While a portion of their holdings is not needed for the proposed project and could be sold to other parties in the future, the proposed project presents a significant enlargement and intensification from their use in the past.

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.

The proposed project is described on the conditional use development plan as including two phases. Phase one includes: new 6,000 square foot building for administrative services; connection and renovation of two existing buildings to create a 11,225 square foot day center; connection and renovation of two existing buildings to create a 11,540 square foot human service shelter which will include up to 150 permanent shelter beds; the demolition of the building at 1 W. Las Vegas St.; creation of a 12,750 square foot courtyard with exterior amenities between the day center and the shelter buildings; and numerous other site improvements to serve the facility. The construction of the project's first phase is expected to begin in Spring of 2016 with the hope that the shelter can begin operation by Winter of 2016.

The second phase of the project is planned to commence in 2017. It includes: construction of a 11,000 square foot kitchen and dining facility; construction of a 3,800 square foot welcome center; further refinements and improvements to the interior of the campus and courtyard; and numerous other site improvements to serve the facility.

The proposed project will serve as a major step in addressing the City's needs to provide housing to the local unsheltered population. The 2015 Point in Time survey found significant

local housing needs; specifically, that 243 people were identified as unsheltered and that a very limited number of beds were available (**FIGURE 5**). The City continues to work to obtain resources and partnerships to help address this issue, but the proposed Springs Rescue Mission campus will significantly reduce the number of unsheltered residents throughout the year.

While the project will bring significant and obvious benefits to the local unsheltered population, the project's likely benefits to Downtown are also notable. In a recent community survey conducted by the Downtown Partnership, 88% of 136 questioned respondents indicated a desire for better human services and/or a day center for our homeless population, with only 9% indicating that these services were not important. These responses, as well as similar feedback from focus group participants and from a public meeting during downtown's process of updating the Imagine Downtown Master Plan, demonstrate a desire among downtown stakeholders to improve the availability of daytime shelter in the area. This desire is anecdotally linked to the notion that the lack of a day center, where the local unsheltered population can stay warm, connect socially with each other, and connect to mental health services and other resources, is contributing to the large number of panhandlers, loiterers, and campers along Tejon St., at the Downtown library, and along many of the urban stream corridors adjacent to Downtown.

The only other improvement listed in the survey that received equally strong support was building public amenities that make downtown look and feel safe, which is closely related to the issue at hand. No other improvements in the survey including; increasing access to transit, creating more tourist destinations and amenities, improving parking, or having more retail and restaurants, ranked as highly as these two responses in the recent survey and public input.

The Springs Rescue Mission has made significant efforts over the years to establish positive relationships with surrounding business owners and the residents of the Mill Street neighborhood to the north. In fact, the City has approved multiple smaller expansions to the SRM facilities in recent years with no opposition from nearby stakeholder groups. Specifically, SRM added 46 shelter beds in 2011 and received a letter of support from the Mill Street Neighborhood Association (**FIGURE 6**). SRM also added a 50 bed winter shelter in 2014 to the campus where no formal comments in opposition were received by the City.

While recent history helps establish support for SRM's services and management, there has been significant dialog and debate regarding the proposed expansion due to the proposed scope and range of service enhancements. Many stakeholders believe that problems present in the area which include crime, theft, drug use, loitering, littering, trespass and others, will only be exacerbated if the proposed project is included. To help address these fears, SRM, their consultants, and the City have held numerous meetings to identify concerns and possible solutions.

One outcome of this dialog has been the drafting of a "good neighbor agreement" (**FIGURE 7**) which describes the proposed project, establishes overarching principles, sets expectations for communication, safety, cleanliness, outreach, and general operation. While this document continues to be refined, many details have been established to mitigate neighborhood impacts and increase support of the proposed facility. Additionally, the agreement pledges support from the City to update the 2001 Mill Street Preservation Plan with the goal to focus City resources to neighborhood-wide improvements that best meet their needs and mitigate current concerns.

Beyond the presence of the good neighbor agreement and the day to day operational consideration by SRM, there is some justification that the proposed project could actually

decrease issues faced by surrounding businesses and nearby residents. Currently, users of the SRM shelter or evening meals must travel throughout downtown for other others services. Many utilize the Catholic Charities Marion House Soup Kitchen on W. Bijou St. just west of N. Cascade Ave. for daily mid-day meals. Other SRM clients travel to the Downtown Library to use computer facilities or stay warm during the winter. The lack of a single facility providing a full range of meals and services creates the need for high pedestrian volumes throughout the adjacent neighborhood. However, the proposed project will create a campus where a user can find all the necessary resources throughout the day. This includes meals, counseling services, showers, computers, laundry, storage, and even pet kenneling. And as a “low barrier” shelter (i.e. sobriety is not required to be served at the facility), few potential clients will be turned away. Ultimately, while more people will be served at the site, the hope is that the users and some of the issues they may create will stay on-site and therefore the qualities of the surrounding area may improve.

As a project that requires a conditional use, the Downtown Review Board must find that the project substantially complies with the following 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, Criteria A, impact to the surrounding neighborhood, is more complicated. While creation of a full service facility could actually reduce issues currently experienced in the surrounding neighborhood (see discussion above), Staff must rely on additional efforts, commitments, and resources to verify that the value and qualities of the surrounding neighborhood are not substantially injured. Although SRM continues to develop their detailed operational plans, the commitments included in the good neighbor agreement provide notable assurances that the values of the neighborhood will be protected. SRM has committed to frequent and on-going communication with the Mill Street Neighborhood Association as well as surrounding business owners. SRM has also promised to participate in a neighborhood watch program to increase safety and security in the area. Regular outreach will be provided beyond the walls of the SRM campus to identify individuals in need of services. SRM will also support regular support and volunteers to biannual neighborhood cleanups throughout the area.

While details on some of these efforts continue to evolve, Staff finds that the project substantially complies with the required Conditional Use criteria.

Beyond the issue of the proposed use, the conditional use development plan does require analysis using the standards and guidelines within the Downtown Colorado Springs Form-Based Code. The proposed project is atypical and relief is largely justified based on the fact that a) the site is on the extreme southern edge of the Form-Based Zone in an area that has few urban characteristics; and b) the proposed use and campus design justifies buildings that are set back from the public right-of-way with less glazing than is typically required.

The first of two specific warrants needed is relief from Section 2.3.3 Building Envelopes. The project includes the construction of three new buildings, none of which will meet the zero foot maximum front setback for Civic buildings on interior lots. Of the three, only new building even has the opportunity to meet that requirement. The new Welcome center, which is a key element of the project's second phase, is shown on the plan as being within 53 feet of the Las Vegas St. right-of-way. While the building could have been placed closer to the street, the proposed location allows ample area for client queuing without spilling onto adjacent properties or blocking the public sidewalk. Additionally, the area between the proposed building and the sidewalk can be improved with raised planters, signage, and hardscape elements that provide visual detail as well as functional screening and wayfinding.

The second warrant needed for the project is relief from Section 2.4. Frontages. One of the defining characteristics of frontage type is how the building relates to the public realm. Due to the fact most of the new construction is pushed away from Las Vegas St. the proposed Civic buildings were determined to be using a Common Lawn frontage. While this frontage type is permitted at Civic buildings, the Code establishes a minimum glazing standard of 25% for the front building façade. The Welcome Center building as part of Phase 2 is shown as meeting the 25% requirement, but the other new buildings, including the renovated shelter and day center will not.

A third issue that was discussed as possibly needing a Warrant is signage. The phase one building elevations included with the development plan show significant signage that could exceed the allocations within the zone. However, those buildings and their wall signage will not be highly visible from the public right-of-way and therefore may support the proposed sign sizes. If similar sign allocation is needed for the Phase 2 Welcome Center or Dining Hall, a sign warrant may be needed in the future.

Any project that requires relief from a standard must gain approval of a warrant by the Downtown Review Board. Warrants are reviewed using the five criteria found in Section 5.4 of the Form-Based Code. The criteria are:

1. Is the requested warrant consistent with the intent of the form-based code?
2. Is the requested warrant, as well as the project as a whole, consistent with Section 4 – Design Guidelines of the form-based code?
3. Is the requested warrant reasonable due to the proposed project's exceptional civic or environmental design?
4. Is the requested warrant consistent with the Imagine Downtown Master Plan?
5. Is the requested warrant consistent with the City's Comprehensive Plan?

Staff finds that the proposed warrants are requests are consistent with the required warrant criteria and recommends that the Downtown Review Board approve the project.

STAFF RECOMMENDATION:

ITEM NO: 4 CPC CU 15-00124 – SPRINGS RESCUE MISSION CAMPUS EXPANSION

Approve the proposed conditional use and warrants based on the findings that the conditional use criteria found in section 7.5.704 of the City Code and the warrant criteria found in Section 5.4 of the Form-Based Code will be substantially met once the following modifications are made:

Technical modifications to the conditional use plan:

1. Clarify on Sheets 2 and 3 which portion of the site is platted and which portions remain unplatted.
2. Revise the Sign Warrant note on sheet 1 to read “a sign warrant may be needed for future signage on the Phase 2 Welcome Center. Specific details of the proposed signage will reviewed via a future Warrant if necessary.”
3. Revise the plan to illustrate a solid fence or wall along the campus’s southern boundary adjacent to the Pikes Peak Greenway Trail.
4. Revise the plan to relocate the new gate to the west of 17 W. Las Vegas further south to provide a minimum of 50 feet from the Las Vegas curb-line or add a note to the plan indicating that the gate will remain open during standard business hours. Provide verification that the owner of 17 W. Las Vegas supports the new gate location.
5. Revise the plan to provide details on the Phase 2 streetscape. The plans don’t appear to meet the FBC’s public space standards as described in Section 2.8 of the Code. The grading sheet also appears to illustrate a light pole blocking the new sidewalk near the campus’s northwest corner.
6. Revise the plan to illustrate the construction of sidewalk adjacent to 17 W. Las Vegas to provide pedestrian connection to the Phase 2 Welcome Center.
7. Add a pedestrian gate to the Phase 1 fence between the shelter and the day center to allow emergency access.
8. Modify sheet 14 of the plan to relocate the fire hydrant from the middle of the gravel fire access road.
9. Modify the plan to illustrate all fire lane locations and include the use of approved fire lane markings.
10. Add a note to Sheet 8 indicating the need for a final landscape plan.
11. Modify the preliminary landscape plan to document how the new parking area will meet the intent of the City’s parking lot tree requirements; given the site’s zoning, some flexibility is justified.

SPRINGS RESCUE MISSION



VIEW OF WELCOME CENTER

VICINITY MAP



ADJACENT ZONING MAP

FLOOD PLAIN MAP



LEGAL DESCRIPTION

CURRENT ADDRESS	NEW ADDRESS	PLATTED
1 W		NOT PLATTED
5W		PLATTED
19W & 21W	21W	PLATTED
23E & 25W	23W	PLATTED
15E & 19E	19E	NOT PLATTED
31W & 33W		NOT PLATTED

DRAWING INDEX

DEVELOPMENT PLAN AREA

NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN PHASE 1
3	SITE PLAN PHASE 2
4	SITE SPECIFIC
5	INDUSTRY PLAN
6	PRELIMINARY LANDSCAPE PLAN
7	PLUMBING DETAILS
8	DAY CENTER ELEVATIONS
9	FSE ELEVATIONS
10	LIGHTING PLAN
11	LIGHTING FIXTURES
12	FSE ACCESS PLAN

WARRANT REQUESTS

WARRANT REQUESTS CONTINUED

- 2-2.3.3 SETBACKS REQUIRED: FRONT SETBACK 10' MAXIMUM, SIDE SETBACK 10' MAXIMUM, REAR SETBACK 10' MAXIMUM. PROPOSED: FSE BUILDING HAS A SERVICE FUNCTION AND IS LOCATED ON THE SOUTH END OF THE SITE.
- 2-4.1 COMMON LAWN REQUIRED: COMMON LANDSCAPED FRONTAGE PROPOSED: FSE BUILDING HAS SERVICE FUNCTION WITH MINIMAL LANDSCAPING PLANNED FOR THIS AREA.
- 2-4.4.7 GLAZING AND FENESTRATION REQUIRED: 25% GLAZING ON FIRST LEVEL. PROPOSED: 16% GLAZING.
- 2-3.3.3 SETBACKS REQUIRED: FRONT SETBACK 10' MAXIMUM, SIDE SETBACK 10' MAXIMUM, REAR SETBACK 10' MAXIMUM. PROPOSED: EXISTING DAY CENTER AND SHELTER BUILDINGS ARE LOCATED ON INTERIOR LOTS.
- 2-4.1 COMMON LAWN REQUIRED: FRONT YARD TO REMAIN UNDEVELOPED AND VISUALLY CONTIGUOUS WITH ADJACENT YARDS SUPPORTING COMMON LANDSCAPE. PROPOSED: FENCED COUNTRY-STYLE AREA FOR CLIENTELE, SECURITY AND VISUAL BARRIERS TO REST OF SITE THAT SERVES THE PUBLIC.
- 2-4.4.7 REQUIRED: 25% GLAZING ON FIRST LEVEL. PROPOSED: DAY CENTER 18% GLAZING, SHELTER 15% GLAZING.
- 2-3.3.3 SETBACKS REQUIRED: FRONT SETBACK 10' MAXIMUM, SIDE SETBACK 10' MAXIMUM, REAR SETBACK 10' MAXIMUM. PROPOSED: APPROX 5'-10" SETBACK FOR CLIENTELE QUEUING AREA.
- 2-4.4.7 REQUIRED: 60% TRANSPARENT GLAZING ON FIRST LEVEL. PROPOSED: NO LESS THAN 25% GLAZING.
- 4.4 SIGNAGE REQUIRED: CIVIC CALCULATION 1 SOFT SIGNAGE/11 NEAR FT OF ELEVATION. WELCOME CENTER SIGNAGE EXCEEDS ALLOWED 9500FT. PROPOSED: NOT TO EXCEED 180 SQFT OF SIGNAGE.

PROJECT DESCRIPTION

THE 9 ACRES SITE LOCATED IN SOUTH DOWNTOWN COLORADO SPRINGS, COLORADO, IS ON THE SOUTH SIDE OF WILAS VEGAS STREET, WEST OF THE TUDOR STREET AND LAS VEGAS STREET INTERSECTION. PHASE ONE CONSISTS OF ONE NEW BUILDING, TWO REMODEL/ADDITIONS TO EXISTING BUILDINGS, A COURTYARD, AND VARIOUS IMPROVEMENTS. THE NEW BUILDING WILL BE FACILITIES AND SOCIAL ENTERPRISE BUILDING (FSE) WHICH WILL BE CONSTRUCTED ON THE SOUTH EAST END OF THE PROPERTY. AN ADDITION WILL BE USED TO JOIN 19W, 21W, 23W TOGETHER TO MAKE A DAY CENTER (DC). AN ADDITION WILL BE USED TO JOIN 23W & 25W TOGETHER TO MAKE A SHELTER (SH). THE DC AND SH BUILDINGS WILL UNDERGO AN INTERIOR AND EXTERIOR RENOVATION. A COURTYARD IS PLANNED IN THE EXISTING PARKING AREA BETWEEN THE DC AND SH BUILDINGS. SIGNAGE IS TBD SIGN REVIEW AND APPROVAL TO BE PROCESSED IN A LATER DATE. PHASE TWO WILL CONSIST OF CONSTRUCTION OF KITCHEN & DINING FACILITY, WELCOME CENTER, AND ALL REMAINING SITE WORK.

SITE

- TWO PHASE CONSTRUCTION
- ESTIMATED COMPLETION OF CONSTRUCTION FOR PHASE ONE IS OCTOBER 2015
- PHASE TWO CONSTRUCTION TO BE COMPLETED BY FEBRUARY 2016
- FENCING WILL BE INSTALLED AND MAINTAINED DURING DIFFERENT PHASES OF CONSTRUCTION TO MAINTAIN SECURITY TO THE SITE.

PHASE ONE

- 6300 SF NEW CONSTRUCTION FSE BUILDING (TYPE 1B)
- CONNECTION OF TWO EXISTING PRE-ENGINEERED METAL BUILDINGS INTO SINGLE 11,225 SF DAY CENTER (TYPE 1B)
- CONNECTION OF TWO EXISTING PRE-ENGINEERED METAL BUILDINGS INTO SINGLE 11,545 SF SHELTER CENTER (TYPE 1B)
- DEMOLITION OF WEST ADDITION OF 1 WEST
- CONSTRUCTION OF 17,250 SF COURTYARD BETWEEN DC AND SH
- SITE WORK TO SERVE PHASE ONE BUILDINGS

PHASE TWO

- CONSTRUCTION OF APPROX 11,000 SF KITCHEN/DINING FACILITY (TYPE 1B)
- CONSTRUCTION OF APPROX 3,000 SF WELCOME CENTER (TYPE 1B)
- CONSTRUCTION OF APPROX 1,000 SF DAY CENTER (TYPE 1B)
- SITE WORK TO SERVE PHASE TWO BUILDINGS

DEVELOPMENT PLAN

OWNER
SPRINGS RESCUE MISSION
 5 WEST LAS VEGAS ST.
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 P: (719) 632-4222
 CONTACT: TERRY ANDERSON

ARCHITECT
RTA ARCHITECTS
 19 SOUTH TUDOR ST., SUITE 200
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 CONTACT: SCOTT SCHWARTZ

PAVING ENGINEER
TERRA NOVA
 COLORADO SPRINGS, CO 80904
 P: (719) 632-4222
 CONTACT: LUANNE DUCCETT

MECHANICAL/PLUMBING ENGINEER
FARNSWORTH GROUP
 COLORADO SPRINGS, CO 80907
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 P: (719) 594-9114
 CONTACT: DAN HOFFER

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ALTITUDE LAND CONSULTANTS
 2615 W. WILSON ST., SUITE 100
 COLORADO SPRINGS, CO 80904
 P: (719) 231-3859
 CONTACT: JOHN OLSON

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TERRACON
 1515 W. WILSON ST., SUITE 100
 COLORADO SPRINGS, CO 80904
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 P: (719) 597-2118
 CONTACT: RYAN REEST

INTERIOR DESIGNER
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 P: (719) 471-1174
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GENERAL CONTRACTOR
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 P: (719) 594-9114
 CONTACT: DAN HOFFER

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 CONTACT: TERRY ANDERSON



FIGURE 1

SPRINGS RESCUE MISSION

5 WEST LAS VEGAS ST.
 COLORADO SPRINGS, CO 80903

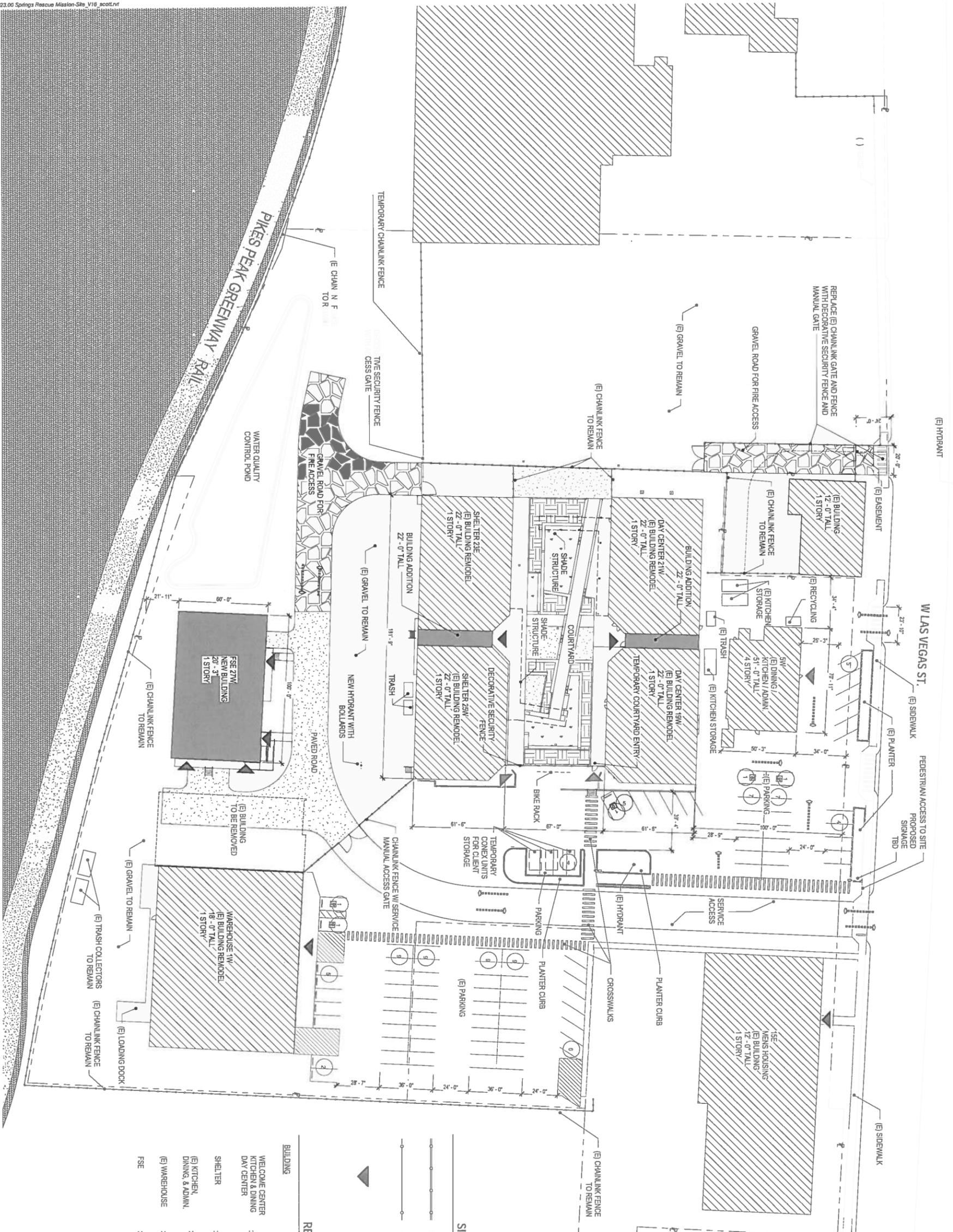
11.09.2015
 15033.00
 12.11.2015 RESUBMITTAL

DP 1/14

c:\Users\lscott\Documents\15023.00 Springs Rescue Mission-Site_V16_scoTLvt
12/11/2015 10:34:09 AM



1 DP SITE PLAN - PHASE 1
1" = 32'-0"



REQUIRED PARKING

BUILDING	# OF SPACES
WELCOME CENTER KITCHEN & DINING DAY CENTER	7 15 15
SHELTER	19
(E) KITCHEN, DINING, & ADMIN.	23
(E) WAREHOUSE	12
FSE	6
TOTAL	97

SITE PLAN LEGEND

- 6' CHAINLINK FENCE
- 6' DECORATIVE SECURITY FENCE
- BUILDING ENTRY

PHASE	ADN Parking Spaces	Standard Parking Spaces
PHASE 1	5	15
PHASE 2	3	75
PHASE 1	15	20
PHASE 2	20	100
TOTAL	103	100

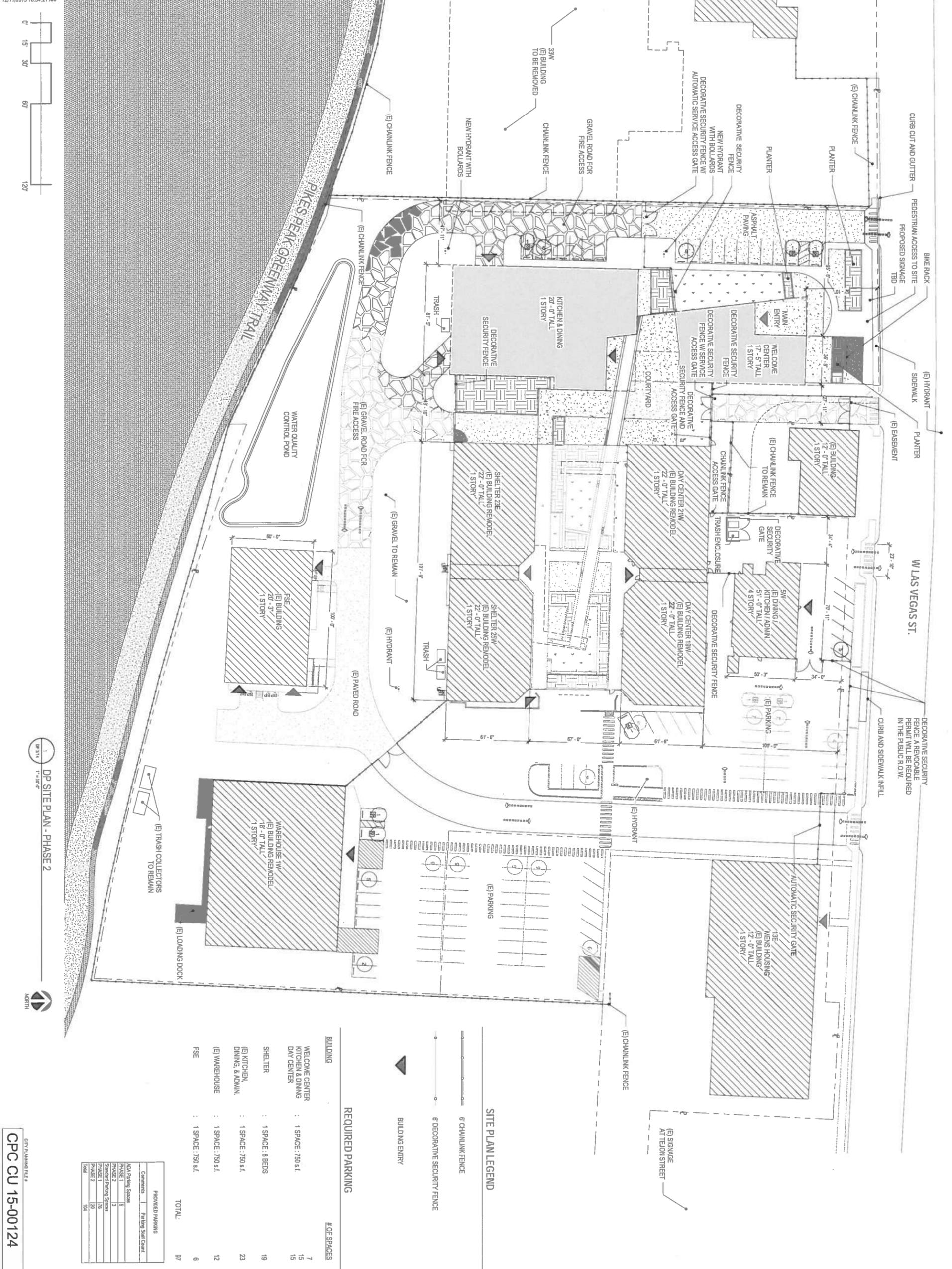
SPRINGS RESCUE MISSION

5 WEST LAS VEGAS ST.
COLORADO SPRINGS, CO 80903



FIGURE 1

c:\Users\scott\Documents\15023.00 Springs Rescue Mission-Site_V16_scott.rvt
12/11/2015 10:34:21 AM



DP SITE PLAN - PHASE 2
1" = 32' 0"



REQUIRED PARKING

BUILDING	# OF SPACES
WELCOME CENTER KITCHEN & DINING DAY CENTER	15
SHELTER	19
(E) KITCHEN, DINING, & ADMIN.	23
(E) WAREHOUSE	12
FSE	6
TOTAL:	97

SITE PLAN LEGEND

- 6 CHAINLINK FENCE
- 6 DECORATIVE SECURITY FENCE
- BUILDING ENTRY

PROVIDED PARKING

Comments	Parking Spots Count
MAX Parking Spots	15
PHASE 1	15
PHASE 2	15
PHASE 1	19
PHASE 2	12
TOTAL	64

SPRINGS RESCUE MISSION

5 WEST LAS VEGAS ST.
COLORADO SPRINGS, CO 80903



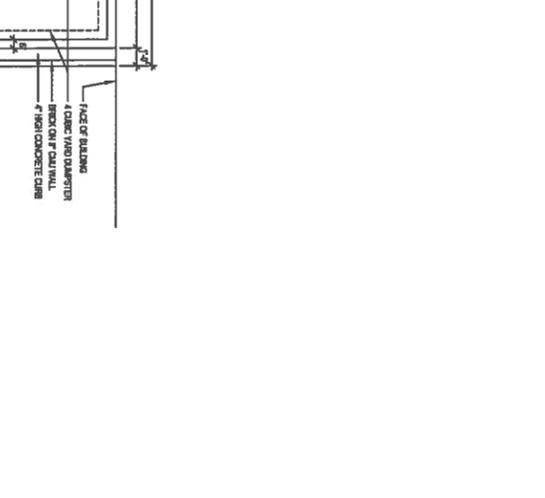
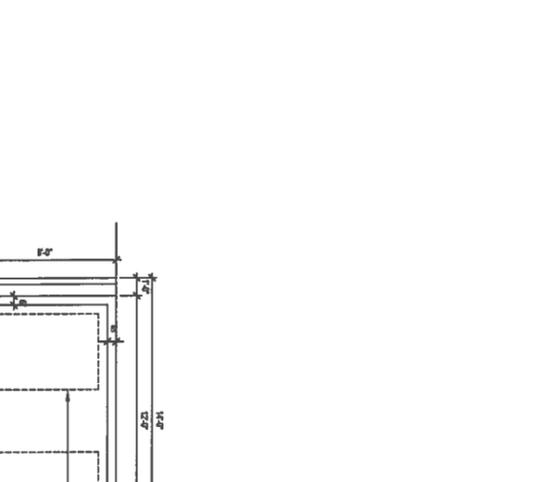
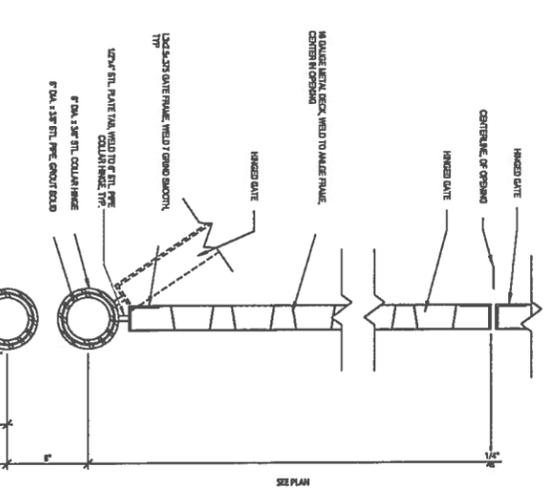
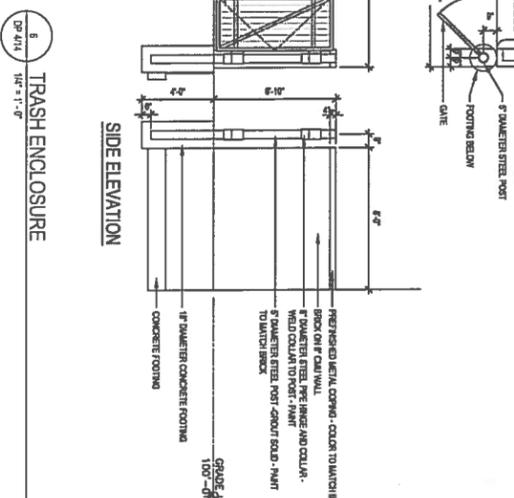
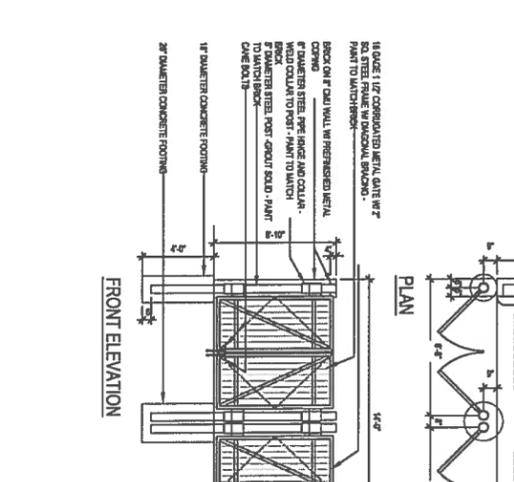
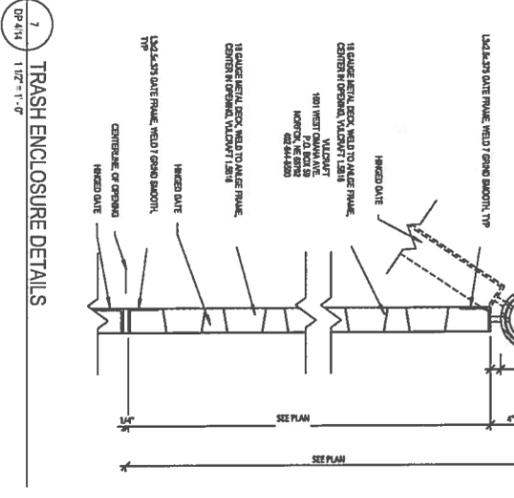
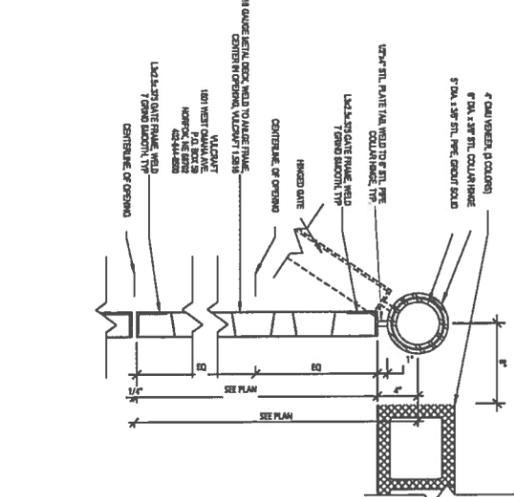
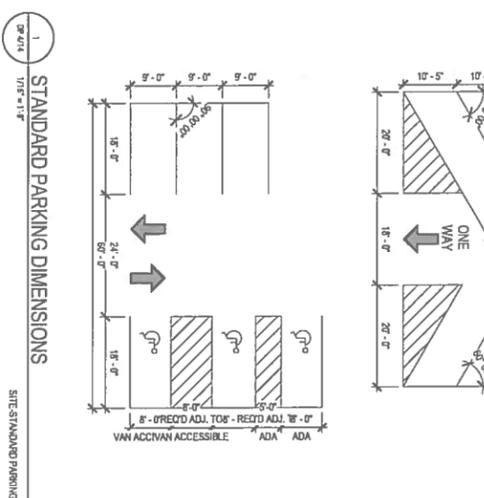
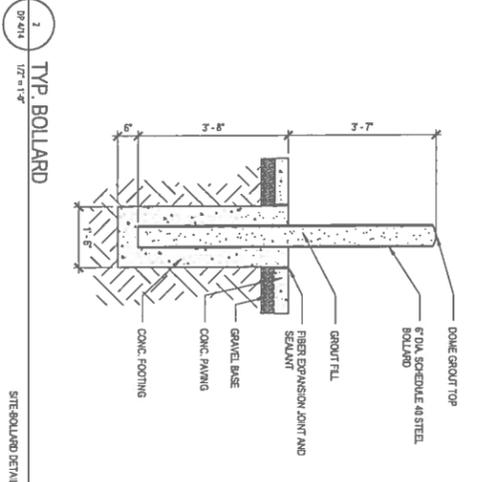
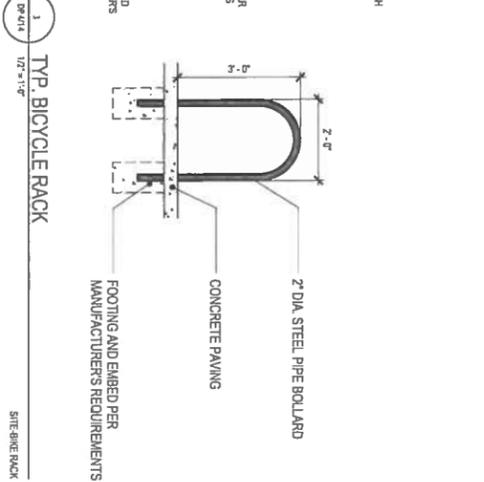
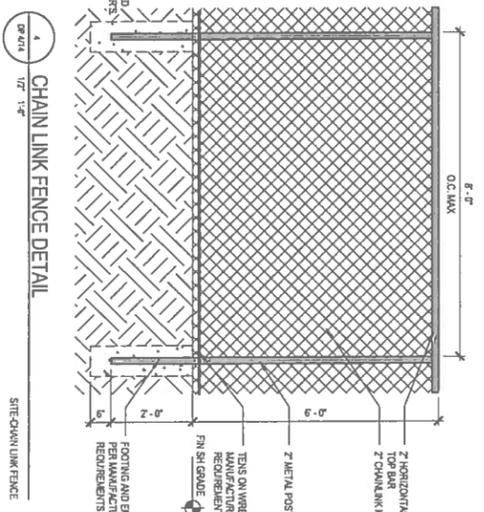
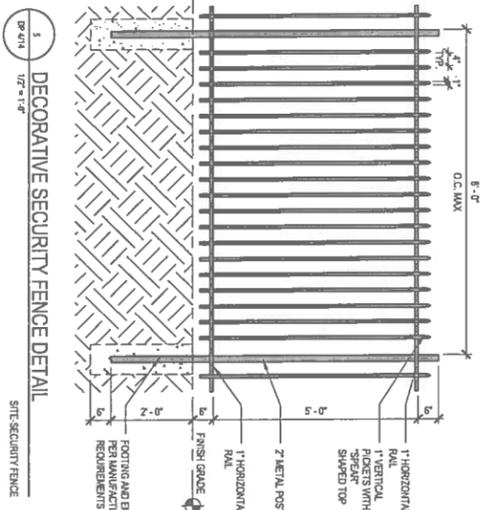
FIGURE 1

CPC CU 15-00124

DP 3/14

11.09.2015
1.12.11.2015 RESUBMITTAL

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12/11/2015 10:34:34 AM



CITY PLANNING FEES
CPC CU 15-00124

DATE: 11.09.2015
15023.00
12.11.2015 RESUBMITTAL

SITE DETAILS
15023.00

SPRINGS RESCUE MISSION

5 WEST LAS VEGAS ST.
COLORADO SPRINGS, CO 80903



FIGURE 1

c:\Users\jette\Documents\15023.00 Springs Rescue Mission - Site_1a1a.rvt
9/28/2015 8:58:22 AM

GRADING LEGEND

EXISTING CONTOURS - MINOR	---	6132
EXISTING CONTOURS - MAJOR	---	6130
PROPOSED CONTOURS - MAJOR	---	6130
LIMITS OF CONSTRUCTION	---	
CUT/FILL LANE	---	
PROPOSED FINISHED GROUND	---	
PROPOSED FINISHED SURFACE	---	
PROPOSED FLOWLINE	---	
TOP OF WALL	---	
BOTTOM OF WALL	---	
LOW POINT	---	
HIGH POINT	---	
EXISTING ELEVATION	---	12.00'
GRADE & DIRECTION	---	2.2%



EST LAS VEGAS STREET

EAST LAS VEGAS STREET

5 WEST LAS VEGAS ST.

SPRINGS RESCUE MISSION

FIGURE 1



123 N. WINGATE AVENUE
COLORADO SPRINGS, CO 80904
OFFICE: 719-535-8222
CELL: 719-535-8222
WWW.RTAARCHITECTS.COM

GRADING PLAN

DATE: 11.05.2015
DESCRIPTION: RESUBMITTAL
REVISIONS:

CPC CU 15-00124

DP 5/14

c:\Users\jsthe\Documents\15023.00 Springs Rescue Mission - Site Info.rvt
9/28/2015 6:58:22 AM

UTILITY SERVICE PLAN NOTES

THE CONTRACTOR SHALL NOTIFY COLORADO SPRINGS UTILITIES INSPECTIONS OFFICE (NORTH-888-4398 OR SOUTH- 688-4698) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET COLORADO SPRINGS UTILITIES WATER MAIN AND WATER LINE EXTENSION AND SERVICE STANDARDS (WATER/MASTERPLAN LESS).
2. COLORADO SPRINGS UTILITIES DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING UTILITIES, MANHOLES, HYDRANTS, VALVES AND SERVICE LINES. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE DESIGN ENGINEER IMMEDIATELY.
3. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF SATISFACTION OF COLORADO SPRINGS UTILITIES.
4. ALL FIELD STAKING SHALL COMPLY WITH THE WATER/MASTERPLAN LESS.
5. CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE WATER/MASTERPLAN LESS.
6. FINAL LOCATION OF ALL WATER MAINS AND WATER SERVICES SHALL BE APPROVED IN THE FIELD BY THE COLORADO SPRINGS UTILITIES INSPECTOR.
7. ALL TRENCH BACKFILL AND COMPACTON SHALL BE IN ACCORDANCE WITH SECTION 508 OF THE CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS MANUAL AND SECTION 510 OF THE WATER MAINS.

WASTEWATER:

1. SERVICE TAPS SHALL BE INSTALLED A MINIMUM OF 500 FEET (7') AND THE PROPERTY, UNLESS OTHERWISE SHOWN, AND THE END OF THE TAP SHALL BE MARKED WITH A STAKED STEEL OR WOODEN POST.
2. SERVICES SHALL BE CONNECTED A MINIMUM OF ONE FEET (1') FROM THE CURB EDGE OF ANY WALKWAY ON THE MAIN LINE AND SHALL MAINTAIN TWO FEET (2') OF SEPARATION BETWEEN TAPS CENTER TO CENTER.
3. ALL CLEANOUTS SHALL BE THE SAME SIZE AS THE SERVICE LINE.
4. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT WHEN ANY SEPTIC TANK IS TO BE ABANDONED AND PAY ALL FEES NECESSARY TO OBTAIN A PERMIT.

WATER:

1. SERVICE TAPS SHALL BE INSTALLED WITH THE CURB STOP AT OR NEAR PROPERTY LINE AND SHALL NOT BE INSTALLED WITHIN DRIVEWAYS OR SOGWAYS (SEE DETAIL DRAWING B2-3).
2. SERVICE TAPS SHALL BE MADE A MINIMUM OF THREE FEET (3') FROM THE BELT OF ADJACENT PROPERTY ON THE WATER MAIN AND A MINIMUM OF THREE FEET (3') APART ON THE SAME SIDE OF OPPOSITE SIDES OF THE WATER MAIN.
3. ALL SERVICES FOR COMMERCIAL USE AND SOME RESIDENTIAL USES REQUIRE INSTALLATION OF A BACKFLOW PREVENTION ASSEMBLY IMMEDIATELY AFTER THE METER. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE PROVIDED BY THE PROPERTY OWNER OR CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE ASSEMBLY IS INSTALLED IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
4. ALL TAPS ON COLORADO SPRINGS UTILITIES WATER MAINS SHALL BE PERFORMED BY COLORADO SPRINGS UTILITIES. ALL OTHER TAPS SHALL BE PERFORMED BY THE CONTRACTOR.
5. ANY ABANDONED SERVICES MUST BE PROPERLY DISCONNECTED AT THE MAIN. ANY NECESSARY REPAIRS TO THE MAIN AND/OR SHUT DOWN OF THE TAPPING VALVE SHALL BE AS DIRECTED BY COLORADO SPRINGS UTILITIES.

WATER PLAN NOTES

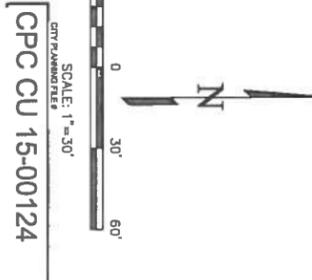
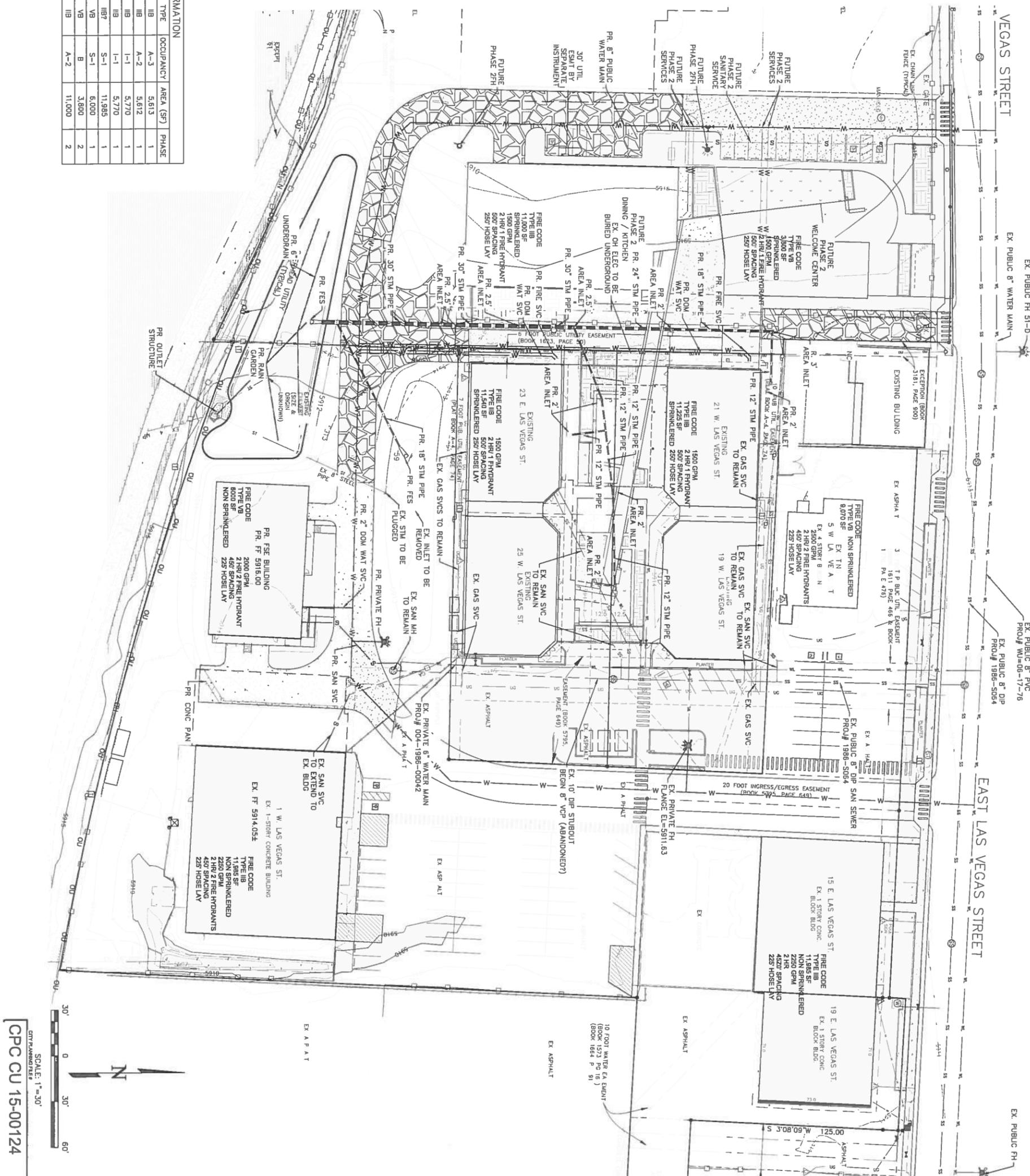
THE CONTRACTOR SHALL NOTIFY COLORADO SPRINGS UTILITIES INSPECTIONS OFFICE (NORTH-888-4398 OR SOUTH- 688-4698) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

GENERAL:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET COLORADO SPRINGS UTILITIES WATER LINE EXTENSION AND SERVICE STANDARDS (WATER LESS).
2. THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION.
3. COLORADO SPRINGS UTILITIES DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING UTILITIES, MANHOLES, HYDRANTS, VALVES AND SERVICE LINES. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE ENGINEER OF RECORD IMMEDIATELY.
4. NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN FEET (15') OF A WATER MAIN.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF COLORADO SPRINGS UTILITIES.
6. ALL FIELD STAKING SHALL COMPLY WITH THE WATER LESS.
7. THE CONTRACTOR SHALL MAKE THEIR BEST EFFORT TO ENSURE THAT WATER SERVICE TO ADJACENT PROPERTIES IS MAINTAINED THROUGHOUT CONSTRUCTION.
8. CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE WATER LESS.
9. NO SERVICE TAPS WILL BE ALLOWED UNTIL THE MAIN IS EXTENDED TO THE NEXT MAIN-LINE VALVE.
10. NO SERVICE TAPS SHALL BE MADE UNTIL AUTHORIZATION HAS BEEN GRANTED BY THE COLORADO SPRINGS UTILITIES INSPECTOR.
11. ALL BIDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION AND THE STATIONING ON THE FIELD STAKES SHALL MATCH THE STATIONING ON THE PLANS.
12. FIELD ADJUSTMENTS TO A FIRE SERVICE LINE OR FIRE HYDRANT DESIGN OR LOCATION MAY BE APPROVED BY THE DESIGN ENGINEER. COLORADO SPRINGS FIRE DEPARTMENT AND COLORADO SPRINGS UTILITIES AS REQUIRED BY THE INSPECTOR.
13. REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE COLORADO SPRINGS UTILITIES INSPECTOR.
14. ALL TRENCH BACKFILL AND COMPACTON SHALL BE IN ACCORDANCE WITH SECTION 508 OF THE CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS MANUAL.

BUILDING INFORMATION

ADDRESS	TYPE	OCCUPANCY	AREA (SF)	PHASE
EX. DAY CENTER	IIB	A-3	5,613	1
EX. DAY CENTER	IIB	A-2	5,612	1
EX. DAY CENTER	IIB	1-1	5,770	1
EX. DAY CENTER	IIB	1-1	5,770	1
EX. WAREHOUSE	IIB	S-1	11,985	1
PR. FSE BUILDING	VB	S-1	6,000	1
PR. WELCOME CENTER	IIB	B	3,800	2
PR. KITCHEN/DINING	IIB	A-2	11,000	2



SCALE: 1" = 30'

CPC CU 15-00124

DP 6/14

5 WEST LAS VEGAS ST.

SPRINGS RESCUE MISSION

12.11.2015 RESUBMITT.

11.05.2015

15023.00

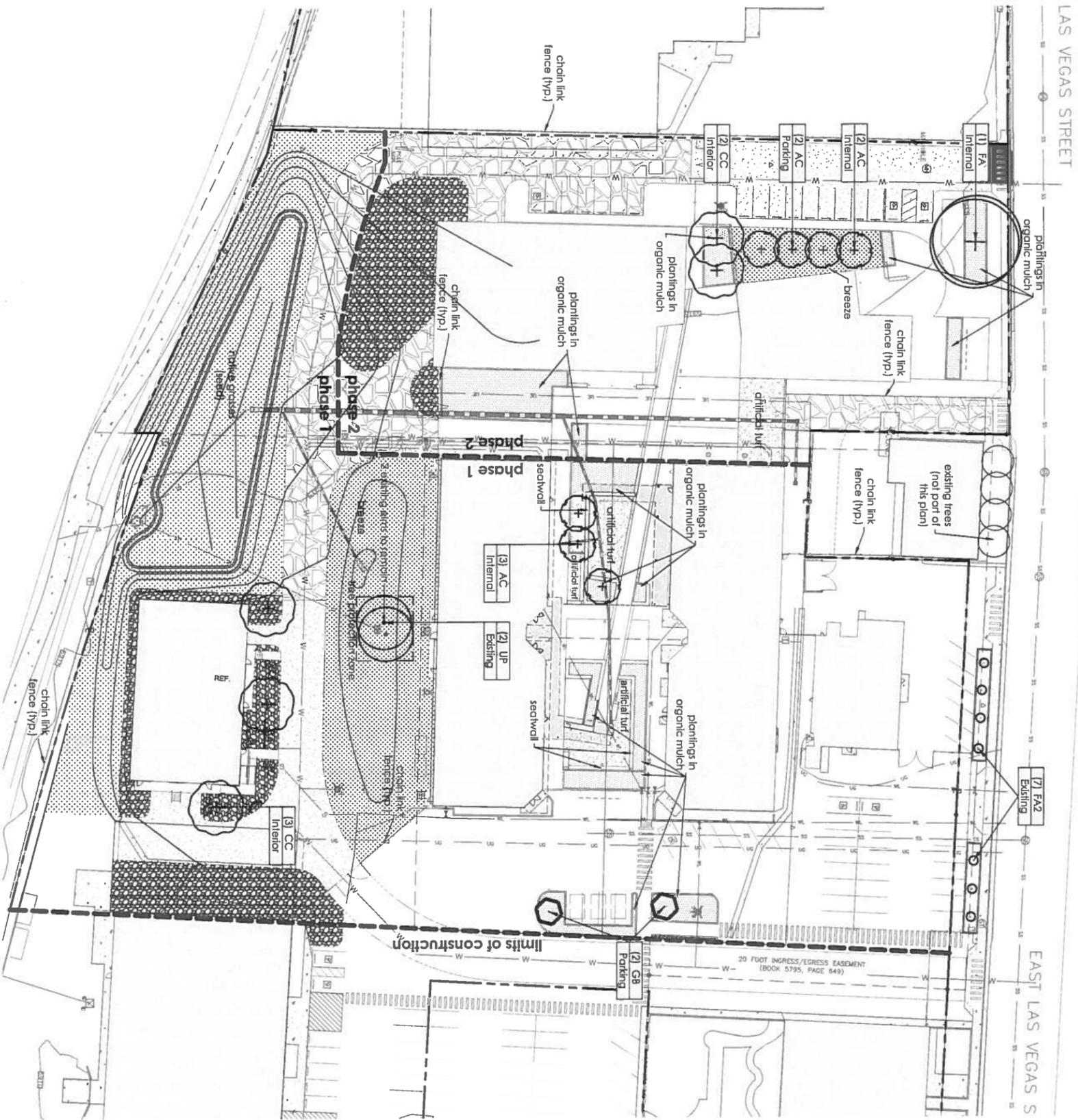
PRELIMINARY UTILITY PLAN

12.11.2015 RESUBMITT.

DP 6/14

18 SOUTH TULSA ST., SUITE 200
COLORADO SPRINGS, CO 80904
TEL: 719-520-1174
WWW.RTAARCHITECTS.COM

FIGURE 1



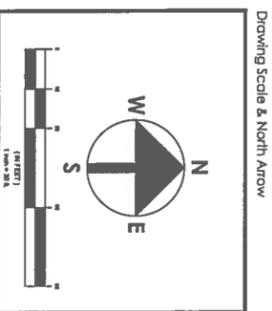
Type	Percentage	Seeding Rate	Germination Period
Arkansas Valley Low Grow Native Seed Mix			
Echinacea	30.00%	40 lb/acre	14-21 Days
Wheatgrass	35.00%	40 lb/acre	14-21 Days
Sheep Fescue	20.00%	40 lb/acre	5-10 Days
Perennial Ryegrass	15.00%	40 lb/acre	7-21 Days
Creole Bluegrass	10.00%	40 lb/acre	14-21 Days

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	PLANNING SIZE	MATURE SIZE	SPACING	IRRIGATION	CITY CODE
(+)	AC	7	Azadirachta indica / Neem / Indian Lilac	8.8' x 7' Col	20' x 25' H	See Plan	D x 3	45795
(+)	CC	5	Colobryx cretae 'Inermis' / Thomas Hawthorn	8.8' x 7' Col	30' x 30' H	See Plan	D x 3	235AD
(+)	GB	2	Gringa labata / Prickly Pear / Prickly Pear Cactus	8.8' x 7' Col	15' x 40' H	See Plan	D x 3	45
(o)	FA2	7	Ficus americana / White Ash	Bathing	5' x 15' H	See Plan	N/A	45
(o)	UP	2	Ulmus pumila / Sycamore Elm	Bathing	30' x 30' H	See Plan	N/A	4579A

Req Site Area (SF) (Less Public ROW)	Percent Minimum Internal Area	Internal Area (SF) Req./Prov.	Internal Trees (1/500 SF Req./Prov.)	Percent Ground Plane Veg.	Symbol on Plan
199,345.4	0.05	99.97	55,094	20	20
				75%/75%	infilling

No. of Uncovered Vehicle Spaces	Shade Trees (1/15 Spaces) Req. & Prov.	Vehicle Lot Plant Symbol on Plan	Percent Ground Plane Veg.
48	4	Parking	75%/75%

Hatch	Quantity (S.F.)	Type	Comments
(Pattern)	4,390	Organic Mulch	Specified Cypress (Gaulthier) Organic Mulch
(Pattern)	20,705	Native Grass Seed	Low-Grow Mix
(Pattern)	11,475	Rock	Collinwood River Rock
(Pattern)	3,170	Artificial Turf	Forever Lawn R9 Grass System
(Pattern)	14,285	Breeze	Grey Breeze, as specified by Pioneer Sand, or approved equal. Breeze shall completely cover weed barrier fabric 3' thick



Filing Numbers: CPC CU 15-00124 & AR FP 15-00721

NOT FOR CONSTRUCTION

Preliminary Landscape Plan

15023.00
11-09-15

1" = 10'-0"

DATE: 11/11/15

SCALE: 1" = 10'-0"

PROJECT: SPRINGS RESCUE MISSION

DP 7/14

SPRINGS RESCUE MISSION

5 WEST LAS VEGAS ST.

SPRINGS RESCUE MISSION

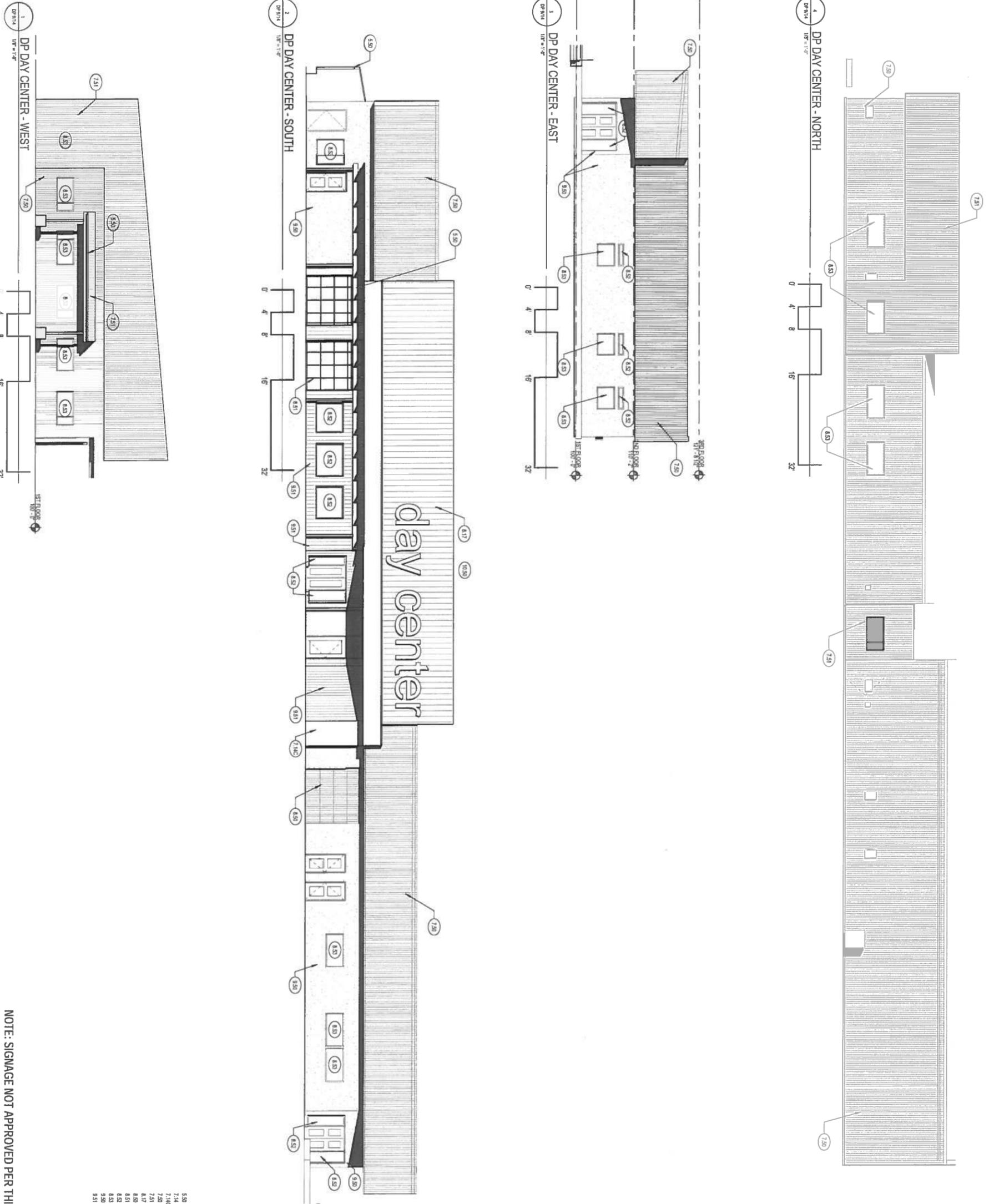
RTA ARCHITECTS

LITITUDE LAND CONSULTANTS

11 SOUTH TOWNE ST. SUITE 200
DOWNTOWN SPRINGS, CO 80901
TEL: 719.575.1111 FAX: 719.575.1112
WWW.LITITUDELANDCONSULTANTS.COM

FIGURE 1

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 12/11/2015 10:19:53 AM



NOTE: SIGNAGE NOT APPROVED PER THIS PLAN

CITY PLANNING DEPT
 CPC CU 15-00124

DRB Agenda
 January 6, 2016
 Page 19

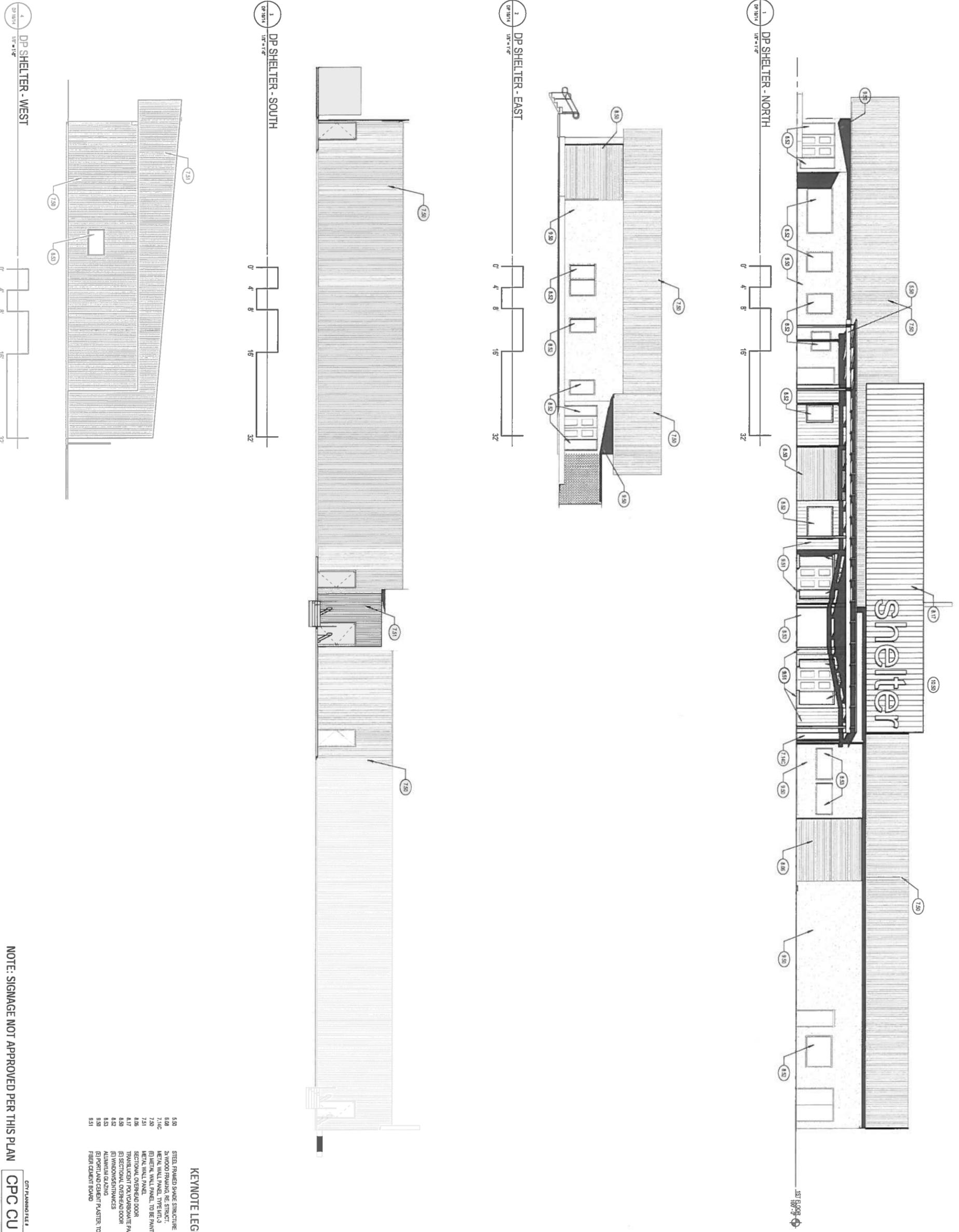
SPRINGS RESCUE MISSION

5 WEST LAS VEGAS ST.
 COLORADO SPRINGS, CO 80903



FIGURE 1

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 12/11/2015 10:20:04 AM



NOTE: SIGNAGE NOT APPROVED PER THIS PLAN

CITY PLANNING FILE
 CPC CU 15-00124

- KEYNOTE LEGEND**
- 530 STEEL FRAMED SHAVE STRUCTURE
 - 531 2x WOOD FRAMING, RES. STRUCT.
 - 532 METAL WALL PANEL, TYPE BR1.3
 - 710C METAL WALL PANEL, TO BE PAINTED
 - 710 METAL WALL PANEL
 - 817 TRANSLUCENT POLYCARBONATE PANEL
 - 818 SECTIONAL OVERHEAD DOOR
 - 819 WINDOW/SERVICES
 - 820 ALUMINUM GLAZING
 - 821 PORTLAND CEMENT PLASTER TO BE PAINTED
 - 822 FIBER CEMENT BOARD

SHELTER ELEVATIONS

PROJECT NUMBER: 15023.00
 DATE: 11.09.2015

REVISIONS:

1	DATE	DESCRIPTION
1	12.11.2015	RESUBMITTAL

DESIGNED BY: SLC
 CHECKED BY: SLC
 DRAWN BY: SLC

DATE: DP 10/14
 SHEET: DP 10/14

SPRINGS RESCUE MISSION

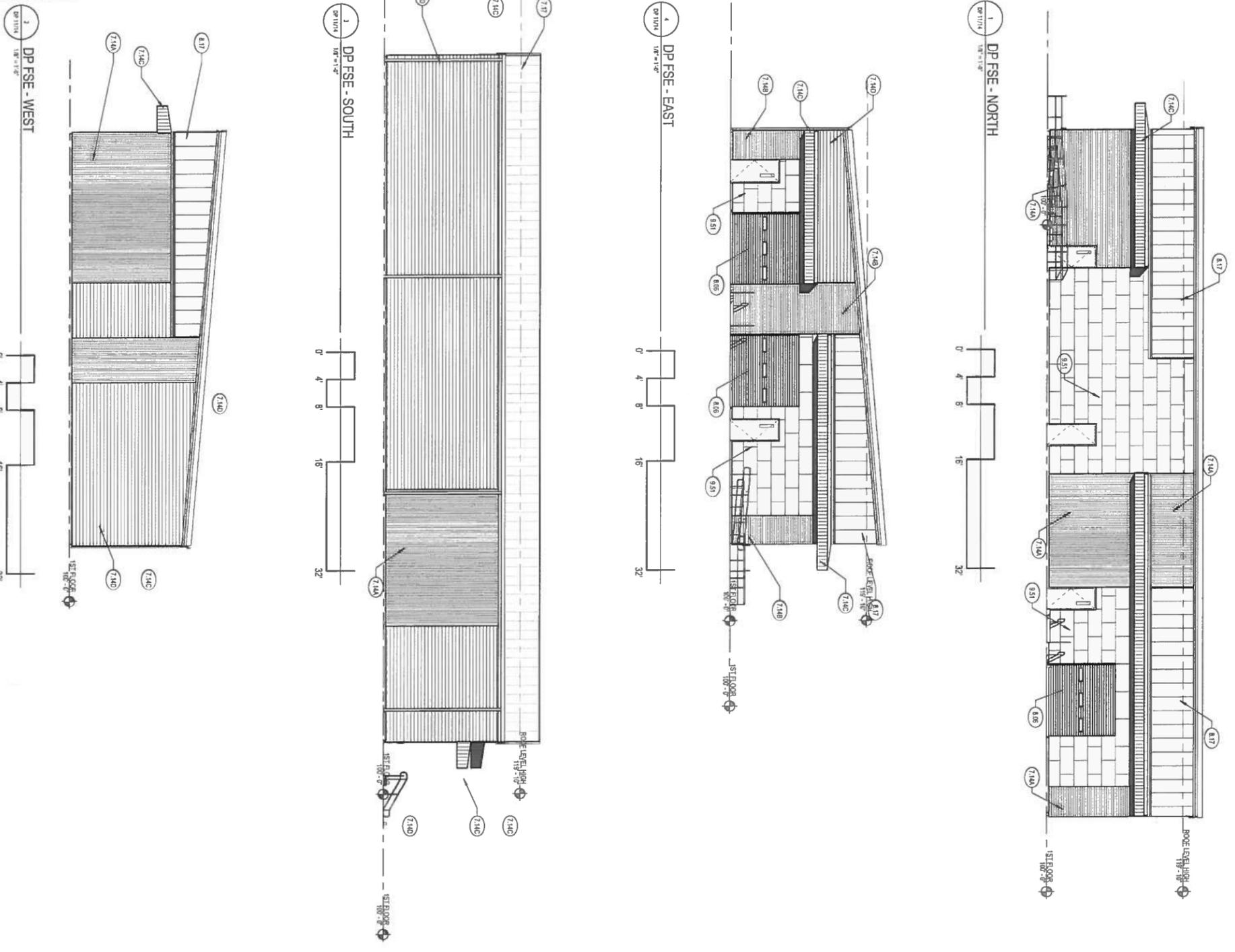
5 WEST LAS VEGAS ST.
 COLORADO SPRINGS, CO 80903

RTA ARCHITECTS

18 SOUTH TOWN ST., SUITE 200
 COLORADO SPRINGS, CO 80903
 TEL: 719.471.5968 FAX: 719.471.1114
 WWW.RTAARCHITECTS.COM

FIGURE 1

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 12/11/2015 10:20:14 AM



- KEYNOTE LEGEND**
- 7.1A METAL WALL PANEL, TYPE INT.1
 - 7.1B METAL WALL PANEL, TYPE INT.2
 - 7.1C METAL WALL PANEL, TYPE INT.3
 - 7.1D METAL WALL PANEL, TYPE INT.4
 - 7.17 SHEET METAL, ROOFING STANDING SEAM
 - 8.18 SECTIONAL OVERHEAD DOOR
 - 8.17 TRANSLUCENT POLYCARBONATE PANEL
 - 9.51 FIBER CEMENT BOARD

CITY PLANNING FILE #
CPC CU 15-00124

DATE: 11.09.2015
 DATE: 12.11.2015
 RESUBMITTAL

DESIGNER: BLC
 CHECKER: BLC
 DATE: 11.09.2015

PROJECT: SPRINGS RESCUE MISSION
 SHEET: DP 11/14

SPRINGS RESCUE MISSION

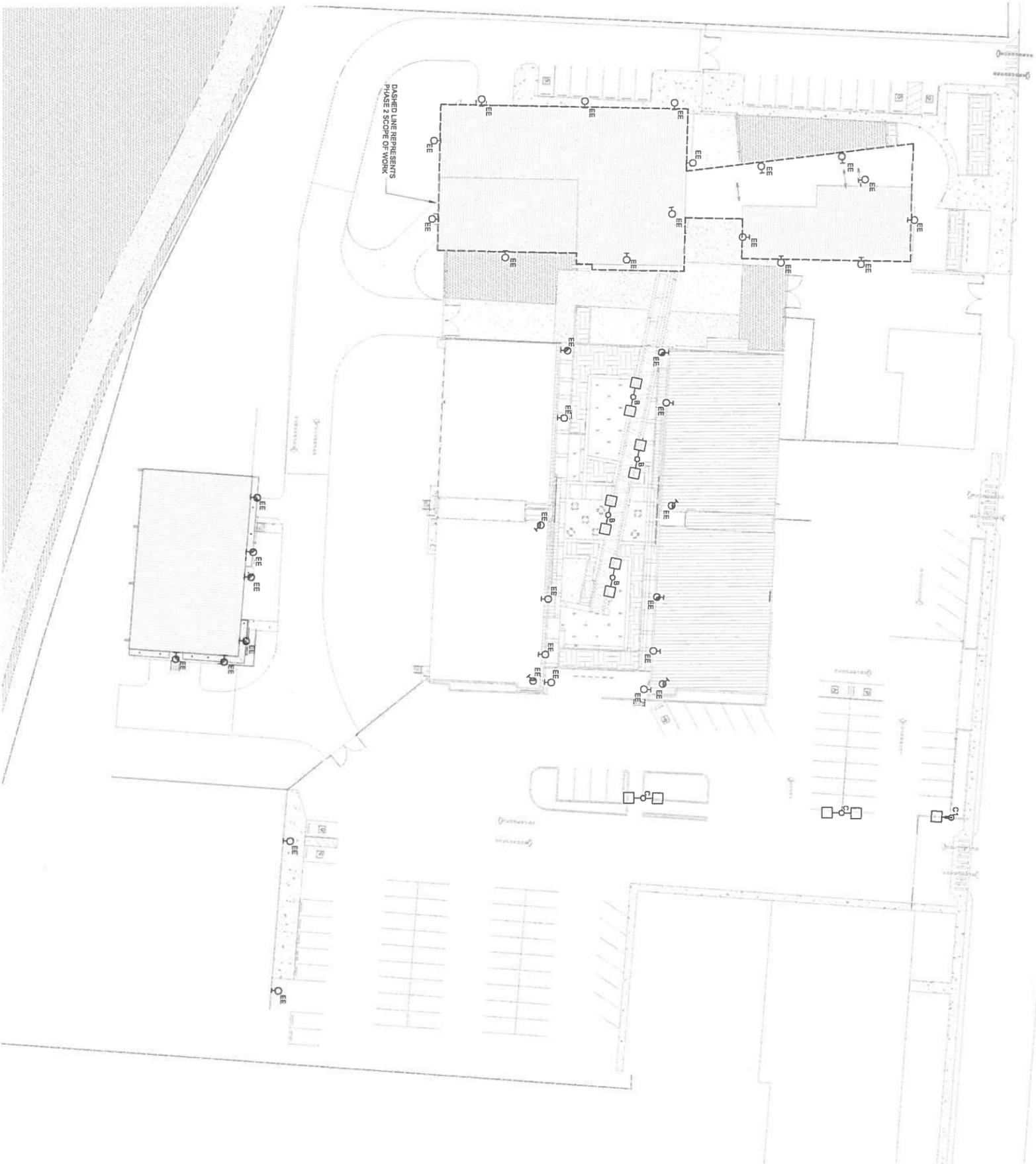
5 WEST LAS VEGAS ST.
 COLORADO SPRINGS, CO 80903



FIGURE 1

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 12/7/2015 11:38:56 AM

SITE DEVELOPMENT PLAN
 Scale: 1" = 30'-0"



CITY PLANNING TITLE
 CPC CU 15-00124

DATE
 DP 12/14

DESIGNER
 FARNSWORTH GROUP

DATE
 11.09.2015

PROJECT
 SPRINGS RESCUE MISSION

NO. OF SHEETS
 15023.00

DATE
 11.09.2015

PROJECT
 SPRINGS RESCUE MISSION

NO. OF SHEETS
 15023.00

DATE
 11.09.2015

PROJECT
 SPRINGS RESCUE MISSION

SPRINGS RESCUE MISSION

5 WEST LAS VEGAS ST.
 COLORADO SPRINGS, CO 80903

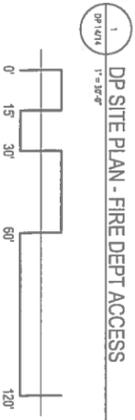
Farnsworth GROUP
 415 FORD ROAD, SUITE 100
 COLORADO SPRINGS, COLORADO 80902
 P: 303.591.1111 | F: 303.591.1174
 WWW.FARNSWORTHGROUP.COM



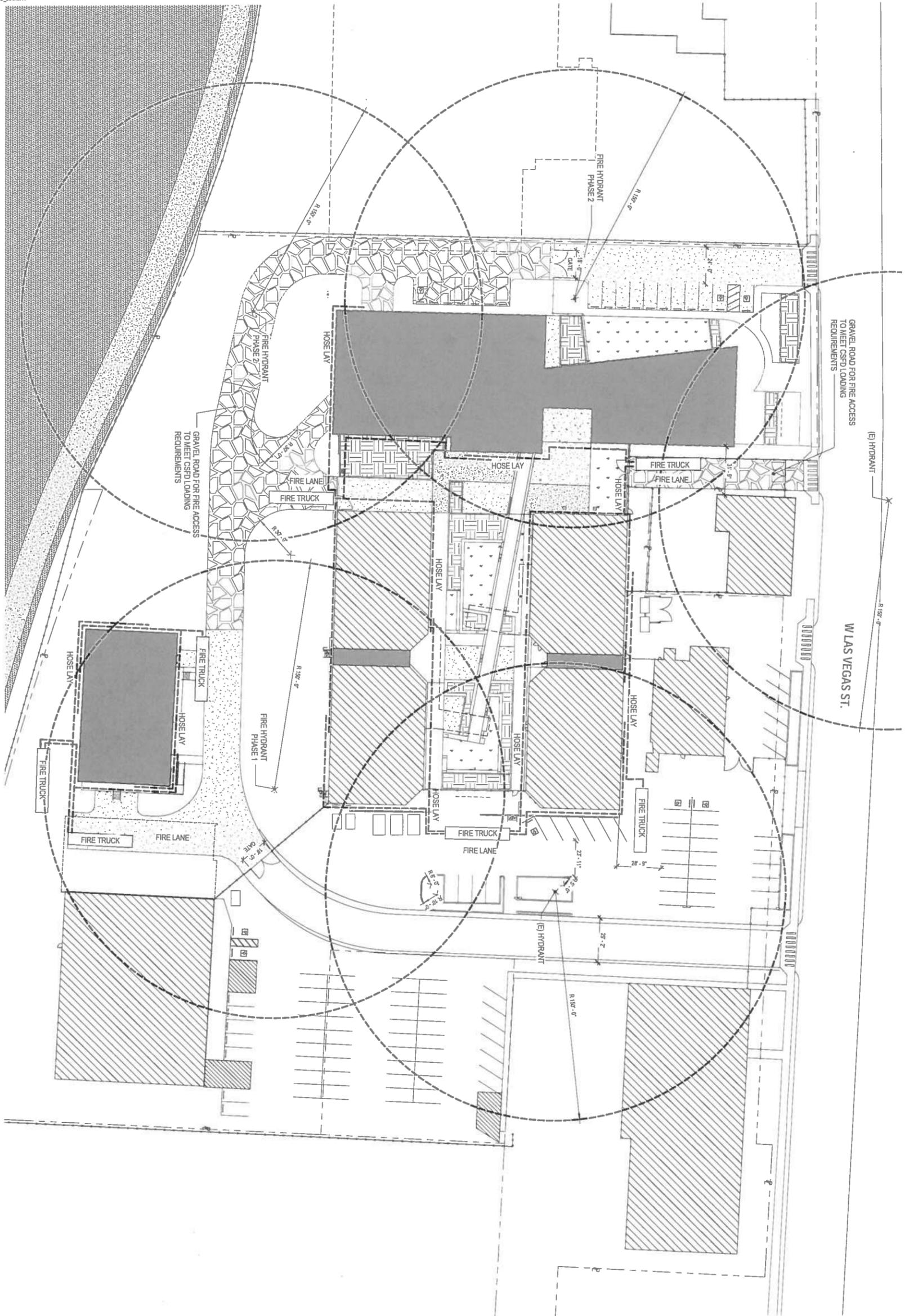
RTA ARCHITECTS
 18 SOUTH TEJON ST., SUITE 200
 COLORADO SPRINGS, CO 80903
 TEL: 719.471.2566 FAX: 719.471.1174
 WWW.RTAARCHITECTS.COM

FIGURE 1

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 12/11/2015 10:20:23 AM



1 DP SITE PLAN - FIRE DEPT ACCESS
 1" = 30'



FIRE DEPARTMENT ACCESS LEGEND

- 8' x 42' FIRE TRUCK
- 150' HOSE

CITY PLANNING DEPT
 CPC CU 15-00124

SPRINGS RESCUE MISSION

5 WEST LAS VEGAS ST.
 COLORADO SPRINGS, CO 80903



FIGURE 1

PROJECT: SPRINGS RESCUE MISSION
 DATE: 12.11.2015
 DRAWING: RESUBMITTAL
 SHEET: DP 14/14



November 9, 2015

Planning & Development Land Use Review
30 S Nevada Ave, Suite 105
Colorado Springs, CO 80901

Attn: Ryan Tefertiller

RE: Springs Rescue Mission Project Statement



Description:

The proposed Springs Rescue Mission (SRM) campus expansion is located on the west side of the intersection of West Las Vegas Street and South Tejon Street on a currently-owned 8.99 acre plot in Colorado Springs. This expansion is the first of two phases developed by a comprehensive Master Plan completed by RTA Architects in the spring of 2015. The first phase, scheduled to open in October 2016, creates a central core for homeless relief services, including the renovation of four metal buildings into a 150-bed, all-season Shelter and a Day Center which will be the first in the City. The Day Center will provide case management for a variety of homeless services, showers, and laundry facilities. An enclosed central courtyard will act as an extension of the Day Center and be the social hub of the campus. The Facilities and

R.T.A., Inc.
19 S. Tejon Street, Suite 300
Colorado Springs, CO 80903

ph 719-471-7566
fx 719-471-1174
www.rtaarchitects.com

FIGURE 2

Social Enterprise (FSE) building will be a newly-constructed, 6,000-square-foot building on the south side of the campus.

The second phase of the Master Plan will include a 4,025-square-foot Welcome Center that will be the secure entry and client storage for the campus. A 10,500-square-foot kitchen and dining area will have the capacity to seat 200 visitors. These areas will be multi-purpose spaces and will expand SRM's catering program. The existing campus contains multiple buildings constructed out of different materials and built over a number of years. This expansion design aims to implement simple, durable materials to help unify the entire campus.

Justification:

Primarily, Springs Rescue Mission's expanded campus will increase their ability to provide the needed relief services for our community. The expansion will join with the broader context of SRM, feeding their established rehabilitation and empowerment programs with the newly expanded programs. SRM currently has the programs and partnerships in place to help people in homelessness become contributing members of our community. The result of the expansion will be a campus that will meet the basic needs of more people than ever before so that users can concentrate on pursuing full life transformation.

The first phase of the Master Plan is scheduled to open in October of 2016 This is a critical need for the 2016 to 2017 winter because the conditional use approval for the Salvation Army Emergency Shelter expires in spring of 2016. The expansion project also provides a variety of site and building improvements to an aging campus in need of repair.

Issues:

The City of Colorado Springs has submitted a Letter of Map Revision (LOMR) request to FEMA to remove the SRM site from within the floodplain boundary. The anticipated adoption of this plan is early next year.

There is no water quality currently onsite, however, a water quality pond will be provided on the south side of the campus. The courtyard and phase 2 site area will be piped to the pond.

The Shelter and Day Center are on four separate lots which are being addressed with a replat that is being issued concurrently with this development plan submittal. The replat will vacate an existing utility easement on the four lots.

Respectfully,

Scott Schuster

RTA Architects



BUILDING A COMMUNITY OF HOPE

A capital campaign for the development of a multi-agency campus designed to help every person living on the streets in Colorado Springs find a pathway out of homelessness

Case for Support

EXECUTIVE SUMMARY

The Board of Directors and leadership team at Springs Rescue Mission (SRM), together with a cohort of key community members, have developed a plan that could help every person living on the streets in Colorado Springs find a pathway out of homelessness.

The Mission's expanded campus will be a place for our chronically homeless neighbors to build the relationships they need in order to actively seek long-term solutions to the traumas and afflictions that led to their homelessness. It will be a place where *anyone*, no matter how downtrodden, can find hope.

The services provided through the expanded campus will address the top three priorities outlined by the City of Colorado Springs in its plan to end homelessness in 10 years, which are

1. Increase access to emergency shelter
2. Develop a day center
3. Expand outreach programs to reduce street homelessness

The capital campaign to build a community of hope will fund the development of the following four facilities:

1. Emergency Shelter: On any given day in Colorado Springs, at least 240 of our neighbors risk their lives sleeping on the streets. Much of this population is made up of "chronically homeless" individuals, vulnerable men and women who often struggle with profound mental illnesses and substance addictions. The existing winter shelter at SRM provides 57 beds during the cold weather season. The expanded emergency shelter will provide 150 beds year-round. The expansion involves renovation of two SRM-owned properties.

Increasing shelter nights provided from 9,462 to 54,750 per year.

2. Day Center: The long awaited, full service day center will be the first of its kind in Colorado Springs. The Mission's established and effective Resource Advocate Program (RAP) will operate in this space, with advocates providing more hours of casework to more people. Partner agencies, including the Veteran's Administration, Aspen Pointe and Peak Vista, that already work alongside RAP advocates at the Mission will be provided permanent office space, creating a hub of vital and complimentary services for our chronically homeless neighbors. Programming will be augmented by laundry, shower and computer lab facilities, which are currently dispersed or unavailable in Colorado Springs. The expansion involves the renovation of two properties currently under contract with SRM.

Increasing individuals receiving case management from 900 per year to 2,200.

3. Welcome Center and Courtyard: The welcome center and courtyard will provide pet care and personal storage for guests while enabling SRM staff to efficiently connect clients to the services they most need, monitor their activity, and win their trust in a secure environment. A new building on property currently under contract with SRM is planned to facilitate these services.

A new, centralized location for triage to agencies on our campus and around the community.

4. Food Services Center: Supporting the facilities listed above will require the expansion of our kitchen.

- The new Samaritan's Kitchen dining room will seat 200 guests, more than double the current capacity. Square footage for food prep and storage will also double.
- Mission Catering, a rapidly-growing social enterprise of SRM providing sustainable revenue streams, will have its own cooking space, allowing for unrestricted growth.
- Mission Culinary Arts Academy, a program that teaches job skills to individuals enrolled in the residential addiction recovery program at SRM, will have its own classroom and training space.

A new building on property currently under contract with SRM is planned to facilitate these services.

Increasing the number of nutritious meals served to the public from 100,000 to 200,000 per year.

The Board of Directors and leadership team at SRM have made significant progress toward the planned expansion, including the completion of a five-year strategic plan and conceptual architectural plans. SRM developed these plans with the City of Colorado Springs. SRM has also received substantive input on and pledges of support for the project from the Pikes Peak Continuum of Care, the El Pomar Foundation, various partner agencies and other key community members. Two existing buildings on SRM's campus and 4.2 acres of property adjacent to SRM's campus are under contract to allow for expansion.

The plans call for groundbreaking in the fall of 2015 and project completion in the fall of 2017. The cost of the expansion will total \$13.8 million.

This is the most collaborative, comprehensive and viable plan to serve our chronically homeless neighbors ever developed in Colorado Springs. No meaningful dialogue about creating a safer, more attractive, economically robust downtown can take place until there is a place for people on the streets to spend time seeking life change. That place will be Springs Rescue Mission expanded campus. The time to build it is now.

WHO WE ARE AND WHY WE CARE

Our Vision

To see lives transformed and filled with hope as our community works together to fight homelessness, poverty and addiction.

Our Mission

Because of our love for and obedience to God, our mission is to mobilize the community to provide relief, rehabilitation and empowerment services.

Our Purpose for Expansion: Transformed Lives

Springs Rescue Mission's expanded campus will primarily increase its ability to provide relief services, for which we see the most urgent need in our community. That expansion will happen within a broader context, with the expanded programs acting as feeders for the Mission's established rehabilitation and empowerment programs.

The Mission already has the programs and partnerships in place to take people from homelessness to contributing members of our community. The result will be a campus that will meet the basic needs of more people than ever before so that they can concentrate on pursuing life transformation.

Our Motivation

A Christian ministry, we are motivated by our love for God and our neighbors.

"Seek the peace and prosperity of the city... Pray to the Lord for it, because if it prospers, you too will prosper." Jeremiah 29: 4-7

We seek the peace and prosperity of Colorado Springs by helping our most disadvantaged citizens find a sense of belonging and purpose. We believe that as we seek peace for those caught in vicious cycles of poverty and addiction, our city will prosper and we as a community will experience the blessing of God. We also believe, very simply, that it's the right thing to do ...

"I was hungry and you gave me something to eat, I was thirsty and you gave me something to drink, I was a stranger and you invited me in, I needed clothes and you clothed me, I was sick and you looked after me, I was in prison and you came to visit me." Matthew 2

OUR COMMUNITY

El Paso County

El Paso County encompasses 2,158 square miles of central Colorado's arid plains and mountainous foothills. Colorado Springs serves as the county seat and is home to two-thirds of the county's 663,519 residents.

Poverty in El Paso County

According to the *2014 Update of the 2010 US Census*, more than 31,600 El Paso County households live below the poverty line, approximately 12.4%, with more than one child in six under age 18 growing up in an impoverished household.¹ Nearly two children in five (38.8%) qualify for their school's free or reduced meal program.²

Despite its urban nature, 25,956 low income Colorado Springs residents live in food deserts, areas where residents are more than one mile from fresh, healthy, and affordable food.³ Access is particularly difficult for those who lack a motorized vehicle. An estimated 42,372 impoverished individuals in El Paso County cope with food insecurity, the USDA's measure of lack of access to enough food for an active, healthy life for all household members and limited or uncertain availability of nutritionally adequate foods.⁴

Poverty in our community is real and pervasive, and our neighbors who struggle to take care of their basic needs are vulnerable to homelessness.

Housing Shortages

Compounding poverty's impact on homelessness is our community's lack of affordable housing. As real incomes decline and housing costs climb, the need for affordable housing options increases. Between 2000 and 2011, median gross rent increased 24.5% to \$812 per month, while the median value of owner-occupied homes climbed 48.4% to \$212,700. At the same time, the median income among city residents increased by the slower rate of 19%, which represents a decrease of 8.2% after adjusting for inflation.⁵ Colorado Springs Housing Authority has an average wait time of three years to get a Section 8 voucher, and the list has been closed

¹ U.S. Census Bureau. (2015). Retrieved August 4, 2015 from <http://quickfacts.census.gov/qfd/states/08/08041.html>

² 2015 Kids County in Colorado! El Paso County. Retrieved from <http://www.coloradokids.org/wp-content/uploads/2015/03/2015-County-Data-El-Paso.pdf>

³ US Department of Agriculture. Food Desert Atlas. Retrieved from <http://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas.aspx>

⁴ Feeding America. Food Insecurity Rates. Retrieved from <http://map.feedingamerica.org/county/2013/overall/colorado/county/el-paso>

⁵ City of Colorado Springs. FY 2015-2019 Five-Year Consolidated Plan & FY2015 Annual Action Plan. Retrieved from https://coloradosprings.gov/sites/default/files/community_development/pages/4.7.15_final_draft_cp_ap.pdf

for applications since 2010.⁶ About two-thirds of Section 8 voucher recipients are extremely low-income, earning under 30% of the median household income. A disproportionate number are racial or ethnic minorities. Families with a disabled member comprise 33% of the waiting list, and families with children comprise 47%. Over 3,000 households are waiting for 707 public housing units. At current turnover rates, it would take more than 10 years to accommodate the waiting list.^{7,10} Neither Colorado Springs nor El Paso County have any inclusionary zoning policies, density bonus incentives for affordable housing, or other zoning measures to incentivize the creation of affordable housing, so the housing situation is slow to change.⁸ These forces mean that living below the poverty line in our community can quickly lead to homelessness.

Local Homelessness

The Colorado Springs/El Paso County Continuum of Care (CoC) promotes communitywide commitment to preventing and ending homelessness, quickly re-housing homeless individuals and families, promoting access to and effective utilization of mainstream programs, and optimizing self-sufficiency for those experiencing homelessness. Annually, during the last 10 days of January, the CoC conducts a HUD *Point In Time* count of all people in emergency shelters and transitional housing projects, plus those who are considered unsheltered. In addition, the CoC expands its count to cover people in permanent supportive housing, rapid re-housing, and homeless prevention programs. This additional information is used to produce a “community” count, which gives a broader picture of the needs and the people served by the CoC. The 2015 *Point in Time* survey found 2,107 homeless individuals, including 431 under age 18. The 2014 Annual Homeless Assessment Report (AHAR), which covers an entire year (10/1/2013-9/30/2014) reported a total of 1,148 homeless people in households with children (31%) and 2,595 people in households without children (69%).

On the night of January 25-26, 1,864 homeless individuals had a roof of some type over their heads. The remaining 243 generally represent our chronically homeless neighbors, who were sleeping on the street—in January. The estimated cost to serve a single chronically homeless person in Colorado Springs is \$57,760 per year. This includes medical treatment, incarceration, police intervention and emergency response. Minimally, our chronically homeless population cost our county \$14,035,680 during 2014.⁹

Our Community’s Efforts to Fight Homelessness

The region’s homeless population is more concentrated in Colorado Springs, where the majority of social service agencies are headquartered. The first HUD five-year plan to end

⁶ City of Colorado Springs and El Paso County (2014, Oct.). Affordable Housing Needs Assessment. Retrieved from https://coloradosprings.gov/sites/default/files/community_development/pages/final_colorado_springs_hna_10.30.14.pdf

⁷ City of Colorado Springs (2012). *Analysis of impediments to fair housing choice*.

⁸ City of Colorado Springs and El Paso County (2014, Oct.). Affordable Housing Needs Assessment. Retrieved from https://coloradosprings.gov/sites/default/files/community_development/pages/final_colorado_springs_hna_10.30.14.pdf

⁹ Ibid.

homelessness was written in 2003 and updated in 2009. Progress-to-date includes increased winter shelter beds, rapid rehousing, increased outreach and intentional collaboration between service agencies. The number of chronically homeless people (unsheltered and in emergency shelters) dropped from 327 to 291 between 2014 and 2015. The number of beds available across categories continues to rise, from 1,616 in 2014 to 1,719 in 2015, and utilization of the beds remains high at 93.7%, functionally at capacity. Most of the openings continue to be limited to move-out/move-in timing or specific populations (women only, veterans only, domestic violence victims).

The Salvation Army's R.J. Montgomery Center is Colorado Springs largest shelter and the city's only year-round emergency shelter. It serves those who can pass sobriety tests and meet other conditions. Substance abuse amongst our chronically homeless population, which will be served at Springs Rescue Mission's expanded shelter, is high. Urban Peak offers a 20-bed emergency shelter for youth ages 15 to 20. In 2013-2014, there was only one dedicated winter shelter (Springs Rescue Mission) with 35 every-night beds and seven overflow beds. An additional 45 cold weather beds were available at the R. J. Montgomery year-round shelter. Two winter shelters operated from 11/1/14 through 4/16/15, increasing beds by 115%, from 87 to 187. Springs Rescue Mission operated at an average of 95% capacity. The Salvation Army operated at an average of 93% capacity. Collectively, the two shelters provided 29,479 nights of shelter to 1,582 unduplicated guests. Most stayed 1-7 nights (58%), but 48 people (3%) stayed between 112 and 159 nights.

Progress has been made, but we have more work before us. Current solutions offer stop-gaps for symptoms rather than a designated, centralized continuum of relief, rehabilitation and empowerment services.

In 2014, under the leadership of Suzi Bach, Colorado Springs established its Initiative to End Homelessness - a 10-year plan to raise awareness about the problem of homelessness in our community, build a collaborative framework for service delivery, and invest in urgent needs quickly. The Initiative's top two goals are: 1) Increase access to emergency shelter, especially during winter months; and 2) Facilitate the development of a day center offering comprehensive services and amenities. Springs Rescue Mission is stepping forward to meet these goals with its expanded campus.

OUR ROLE IN THE COMMUNITY

History

Springs Rescue Mission is a 501(c)3 non-profit charity serving our neighbors experiencing homelessness, poverty and addiction in Colorado Springs. We are an interdenominational Christian ministry working with a range of congregations of multiple faiths, organizations, donors, and volunteers. We are non-discriminating and no one is denied services because of race, color, creed, sex, sexual orientation or national origin.

In 1996, our founders began providing sandwiches to homeless people in Colorado Springs in parks and under bridges. At the same time, they invited homeless couples to stay in their home to give them a head start on life-change. Soon after, they opened a small food pantry. This grass roots movement rapidly grew into a wide range of programs intended to serve the 31,000+ households living below the poverty line in El Paso County.

Today, maintaining a Four Star “Exceptional Charity” rating with Charity Navigator and having received awards for excellence from the El Pomar Foundation in its human services category (the most recent in 2014), an award for collaboration from Pikes Peak United Way in 2015, recognition for invaluable community contributions in the House of Representatives from Congressman Doug Lamborn, and endorsements from three Colorado Springs City Mayors, Springs Rescue Mission's unique offering of relief, rehabilitation and empowerment programs is a recognized and invaluable part of the Colorado Springs community.

Our Established Programs

The foundation of Springs Rescue Mission's programs is relationships. We meet various needs along the continuum of care so that people walking pathways out of homelessness have the opportunity to build healthy relationships with a case manager who can gain their trust and ensure their continued progress.

Relief Programs

→ **Samaritan's Kitchen Meals Program** – Samaritan's Kitchen fosters hope as it serves free hot and nutritious meals six days a week (about 9,000 meals per month) to homeless and poor neighbors in our community. We provide two breakfast meals (one for Winter Shelter guests and one for New Life Program residents), two lunch meals (one for New Life Program residents and one for Springs Rescue Mission staff), and three dinner meals (one for New Life Program residents and two for our homeless neighbors and guests). Over the past two years our cost per meal has declined from \$0.98 to \$0.36 due to improved service efficiencies and increased community donations. In 2014, we served over 100,000 hot meals to our homeless neighbors. These meals are often the doorway for our homeless guests to utilize some of our other programs that offer assistance and support for them to get off the streets.

“In winter, when the weather turns too cold, I come to Springs Rescue Mission for shelter, meals, and warm clothing. I’m glad Springs Rescue Mission is here, they’ve given me direction and the support I need to eventually get off the streets.” – Nina, guest at SRM

→ **Resource Advocate Program (RAP) – RAP is at the core of transforming helplessness to hopefulness.** Resource Advocates engage and support many of our community’s most difficult and resistant chronically homeless neighbors – those who suffer from severe mental illness, trauma, and/or substance abuse. Resource Advocates build trust, help their neighbors overcome everyday barriers and connect them with resources. Advocates aid our neighbors in completing complicated application requirements so they may receive housing, medical, dental, food, clothing, legal aid, employment and/or education services. During the past fiscal year, our Advocates provided 4,013 case management sessions to 1,049 unique individuals (69% men, 31% women). Identifiable outcomes, based on completing applications, securing benefits and securing housing, increased 10.2% over FY2013. This included finding secure housing for 30 of our homeless friends.

“I’m grateful for a warm, dry, comfortable place like this... They’ve helped me a lot. Their Resource Advocate Program even helped me get my birth certificate and my social security card.” – Christopher, RAP client

→ **Supportive Family Services (SFS) –** We provide free food boxes, clothing, furniture and housewares for working poor and homeless members of our community. Items distributed during fiscal year 2014-2015 included more than 90 tons of clothing and over 4,500 coats, along with thousands of food boxes, blankets and furniture items valued at \$3.9 million—all absolutely free to our neighbors. Items are distributed through our on-site SFS “store” and pantry, partner agencies, outreach events and partner churches. Supportive Family Services impacts an average of 800 unique families each month.

“I felt welcomed. I was surrounded by generous people who’d give me the shirt off their backs, who’d look me in the eye and say they love me. I’m not really used to that. But it motivated me to seek the happiness I was looking for my whole life.” – Ed, a homeless neighbor in Colorado Springs

→ **Winter Shelter –** Springs Rescue Mission provides overnight shelter to our neighbors experiencing homelessness during cold and inclement weather from November through mid-April. Last fiscal year, we made 57 beds available for 166 nights for a total of 9,024 shelter nights. We averaged 54 guests each night, a 95% capacity rate. Of the 457 unduplicated guests, 286 (63%) also sought out a RAP Advocate and received case management services on their road to housing stability.

“Our shelter saves lives. But we’re also showing them the loving kindness of God. We believe that when we show them we truly care, when we’ve earned their trust, we can develop a relationship with them. When that happens, we can often help them escape their chronic

homelessness, obtain housing, and become a contributing member of the community.” – Sarah Stacy, Director of RAP

Rehabilitation Program

→ **Men’s New Life Program**—A 12-month drug and alcohol addiction rehabilitation program for men, the New Life Program serves an average of 40 people each day. The program accepts applications from throughout the community, not just from our homeless population. The program focuses on addiction recovery, spiritual regeneration, counseling/case management, education, and work skills training. All program participants contribute to the Springs Rescue Mission campus through daily ministry assignments. Formal Culinary Arts training is offered through hands-on instruction from our award-winning chefs. Twenty-nine men successfully graduated from the New Life program last fiscal year.

“When I started sobering up, everything started to change. I started to learn maybe I mattered more than I thought.” – Loren, 2014 New Life Program graduate

Empowerment Programs

→ **Graduate Services Program**— Springs Rescue Mission undergirds graduates of its programs with post-program support, including job search, job skills, accountability, and ongoing personal follow-up. The program facilitates successful transition from the program environment back into the community. Of the 12 men that completed the Graduate Services Program in 2014-2015, 11 are working and making progress towards solving the “job-housing-transportation” puzzle critical for maintaining stability. Outreach to the business community established external employment collaborations with Murphy Construction, ColePromo, JaXon Engineering, Discover Goodwill, First Presbyterian Church, and Radon PDS.

“Everything I read in the Bible says it’s about giving to others. I want to do that. So I’ve started a nonprofit called Sock It to Him, which gives socks to the homeless. I also minister to the homeless downtown.” – Jon, 2014 graduate

→ **Mission Inn**— A 12-unit renovated motel serves as transitional housing and a sober home for the graduates of our addiction recovery program. Services include regularly-scheduled 12-step meetings on campus, weekly Bible study, case management services and access to the Graduate Services Program. Residents pay a programming fee, participate in ongoing programming and, most important, live in an environment that fosters community and accountability. Drug and alcohol testing is performed on a regular and random basis. By the end of FY 2014, the Mission Inn was running at capacity.

→ **Family Mentor Alliance**— Springs Rescue Mission’s Family Mentor Alliance (FMA) invites local congregations to provide mentoring and support to families who are working, yet facing homelessness. Through six-months of mentoring and an additional six months of case management, families gain the necessary budgeting knowledge and life skills to begin and

sustain the journey toward stability and self-reliance. Since its inception in FY 2011, FMA has served 50 families, 92% of whom are in housing and 78% of whom have retained their housing for more than one year. The remainder are working towards that benchmark. Nearly 200 mentors from 21 congregations have received FMA training.

“Our mentors are like the mom and dad we never had growing up. Springs Rescue Mission changed our lives. I don’t know where we’d be without them.” – Randy and Amber, an FMA family

Social Enterprise

Mission Catering is Springs Rescue Mission’s primary social enterprise venture. For men in the New Life Program, catering provides workplace experience in preparing and plating meals, front-of-the-house presentation and customer service, and an opportunity to mentor new program recruits. For the community, Mission Catering offers full catering services. For our organization, Mission Catering provides income to offset the cost of our meal services to homeless guests. It is on track to contribute over \$100,000 to the organization during FY 2015. This makes Mission Catering one of the top 25 donors to the Mission!

The quality of the food is superb. The coordination and cooperation of the staff in planning the event is equally outstanding. Professionalism is always on display. There is also the satisfaction of knowing we are helping our community.

- Judy Bennett, Vice President, Mercedes-Benz Club of America

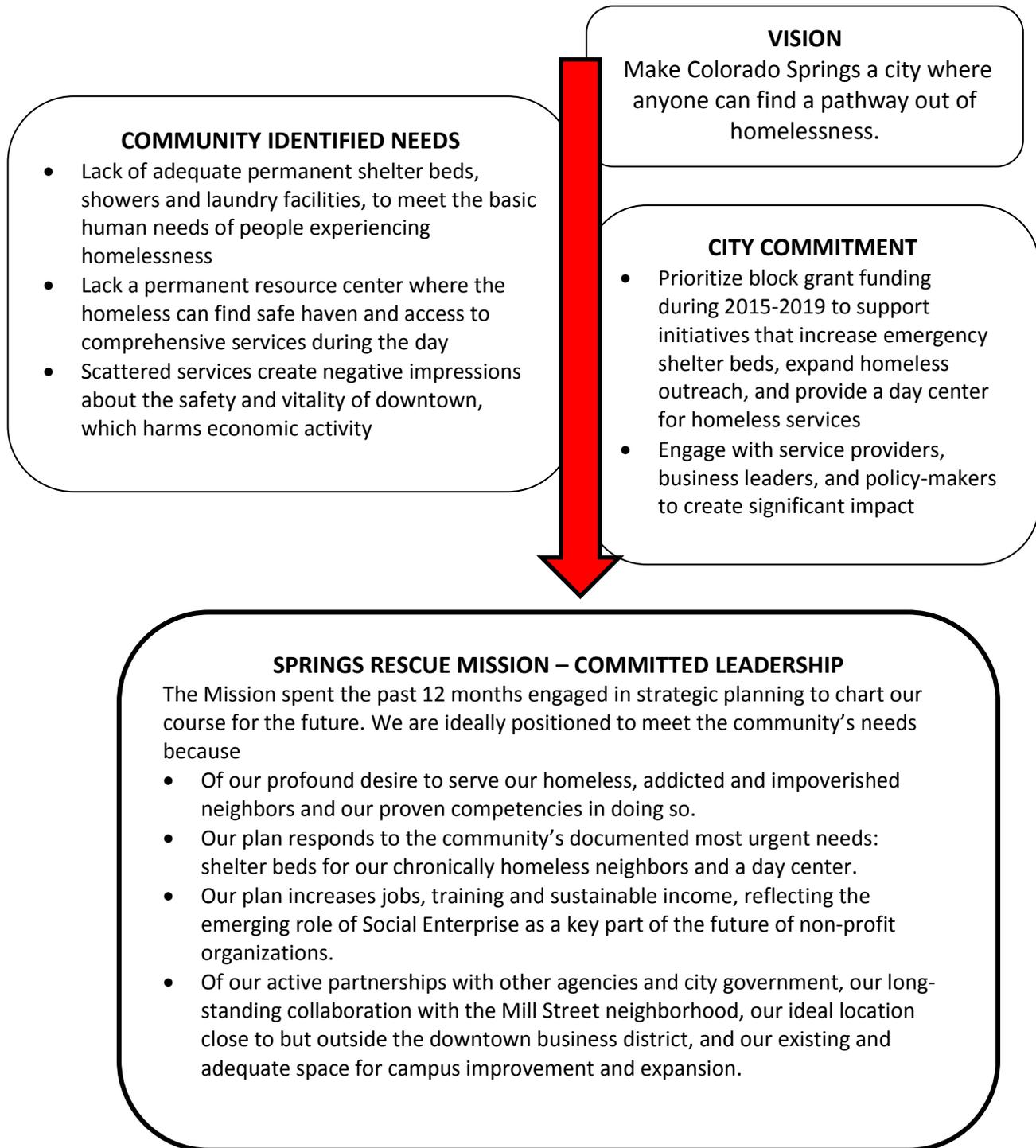
Our award-winning team brings together more than 100 years of culinary experience. Chef Tyler Peoples, our Catering Manager, was awarded Chef of the Year, 2014, by our local chapter of the American Culinary Federation.

Ready to Expand

Springs Rescue Mission has the programming infrastructure and proven track record in serving our chronically homeless neighbors to make it the ideal choice for investment from the community. Its expanded campus will fill a significant void in services for our homeless neighbors, and the rehabilitation and empowerment programs already operating on the Mission’s campus will facilitate life transformation and transition back into the community for those individuals.

OUR PLANS

Key initiatives and partnerships have coalesced over the past 18 months, and the community is ready to make this vision a reality!



The Campus: What It Is Now

Springs Rescue Mission is headquartered at 5 W Las Vegas St. and utilizes a series of commercial buildings to provide services. The warehouse incorporates donation receiving, processing, storage, a store, food pantry and recycling in 11,840 square feet. The kitchen and dining areas, which also support catering and culinary training, are squeezed into a close 2,164 square feet. Mission administration is located on the upper three floors. Offices for our three Resource Advocates, a meeting and lounge area, and the space for the winter shelter beds are housed in 9,070 feet of strip office space. This building is also home to the one office being utilized by partner agencies (Aspen Pointe, the VA, Peak Vista, SOAR, and a Penrose-St. Francis community nurse), who must rotate their visitation days to ensure they can see individuals in privacy. New Life Program and Graduate Services Programs is located on the east side of the main parking lot in a 13,360 square foot stucco building. Interspersed between the Springs Rescue Mission buildings are offices and commercial spaces of independent businesses.

There is no fencing to delineate the Springs Rescue Mission “campus,” which creates challenges for our security team. There are no laundry or shower facilities for guests. There is no centralized welcome point. Meals must be served in seven shifts.

The Campus: Planning

Goal: Create a programmatic, low barrier shelter and day center for our chronically homeless neighbors in the Colorado Springs area.

- Programmatic – By ensuring safety and building relationships and trust, we hope to walk alongside our neighbors as they find a pathway out of homelessness.
- Low barrier – Unlike any other permanent shelter in the City, our neighbors will not be turned away due to alcohol or drug addictions. All interactions will be based on the individual’s behavior, with violence being one of the few reasons for service refusal.
- Chronically homeless – In contrast to situationally or temporarily homeless, many of our chronically homeless neighbors have spent months or years on the street. They are frequently the most traumatized of our citizens, and find it difficult to trust others.¹⁰

Over the past 18 months, Springs Rescue Mission’s staff has visited shelters in California, Minnesota, Arizona, Washington, Oregon, Texas and Wisconsin. Long discussions revealed what worked and what did not and optimal program configurations to keep alcohol, drugs, and problematic behaviors under control. Staff conducted significant research into best practices for improving the lives of chronically homeless individuals. Focused conversations with homeless clients were held in early 2015 to gain their perspective. Six needs were voiced in the conversations held in January: basic needs, basic comfort, service accessibility, navigation support, job search help, and getting information. During the March conversations, ten improvement suggestions were made for winter shelters: showers, transportation, storage, better bedding, laundry, assistance with accessing benefits, health and safety, day center, safe

¹⁰ Families are generally temporarily homeless and will be diverted to the R.J. Montgomery Shelter and/or the Marian House Day Center.

place to park car/pitch tent and security.¹¹ The following is a synopsis of the campus we envision.

The Campus: Our Vision

One location where our chronically homeless neighbors will find a welcoming smile, a cup of coffee, clean clothes, warm food, and a dry bed. A place where their belongings are secure and their most precious friends— their four-legged companions—are safely kenneled while they sleep. Five acres of basic, communal living, spiritual support, and skills development. Trust, responsibility, dignity and hope for *everyone* in Colorado Springs.

Over the next four years, Springs Rescue Mission will expand its campus from 4.5 to 8.7 acres, developing adjacent, blighted land as well as the commercial properties intermixed with its current facilities. The proposed expansion and renovation focuses on five central acres to significantly improve Relief Programs. Campus renderings are included on pages 16-18.

Day Center: Renovation Task #1 creates a 10,000-square-foot Day Center from existing commercial office space. Day Center amenities will include chairs and tables for visiting or quiet time out of the weather. A multi-purpose room can host art or music therapy sessions, movies and games. Resource Advocates (6) will have individual offices in addition to six offices for partner agencies ensuring comprehensive, one-stop service provision five days a week. Laundry facilities and 12-14 showers provide the dignity of clean clothes and personal hygiene. Free coffee will always be available at the coffee bar; computers will provide electronic access to job searches and application submissions.

Winter Shelter: Renovation Task #2 revamps the current Resource Advocate Program, winter shelter and facilities space into a 150-bed year-round shelter (13,200 sq. ft.) with separate sleeping quarters for men (80%) and women (20%). Also included will be generous gathering and seating space, two coffee areas, and multiple restrooms.

Kitchen and Dining: New Construction Task #1 creates the new 11,866 sq. ft. kitchen and dining facility. With seating for 200 (versus 96 in our current facility), the dining room will comfortably accommodate the anticipated increase in guests our renovations will produce. Separate cooking and prep areas will facilitate both food service and catering activities. The Culinary Arts program will utilize the current kitchen plus benefit from a lecture and demonstration classroom with videotaping capabilities. Kitchen equipment will reflect that found in restaurants and conference centers to support exacting food quality standards and ensure culinary graduates gain commercially viable employment skills. It will also include designated space to greatly expand our Mission Catering business, which is currently limited by space available.

¹¹ Colorado Springs/El Paso County Continuum of Care. (2015, July 9). 2015 PIT/HIC Report: Annual point in time and housing inventory Count. Pikes Peak United Way.

Welcome Center: New Construction Task #2 creates a Springs Rescue Mission Welcome Center. This exciting addition will not only welcome our homeless guests and clients, it will help us effectively respond to our neighbor’s needs. A smile and a welcome are the first duties for our reception staff. Then triage – “What can we help you with today?” For some visitors, that might mean diversion to another agency (e.g., families to the R. J. Montgomery Shelter). For others, staff will issue a badge and direct the guest to the kitchen, day center or shelter. The badge does three things.

1. It enables everyone to be called by their name – not ignored.
2. Scanning technology enables staff to track the resources used (kitchen, shelter, laundry, showers, partner agencies, Resource Advocate Program) by each guest.
3. It enables staff to know if a guest has been temporarily banned for any unacceptable behaviors.

The Welcome Center also solves two of our guest’s most poignant worries – how to keep their worldly belongings safe and how to care for their pets. The Welcome Center will provide storage lockers for our neighbors’ belongings, kennels, and a dog run for their four-legged friends. These two small details can make the difference between a person choosing to sleep in the cold under a tree or stay in the shelter.

Courtyard: New Construction Task #3 creates a campus atmosphere. The Mission will be surrounded by a cinderblock and decorative wrought iron wall to define the space. Shade trees, small plants, awnings, and low walls for seating will create a courtyard effect between buildings. Ultimately, the quiet courtyard will offer muted colors, natural materials, and dignity, creating a campus that becomes community; one that is physically and emotionally safe.

Relief Program Impact	2014 Baseline	2019 Growth Projection
# of unique individuals who receive meals	1,800	2,200
# of meals served	100,000	200,000
# of unique individuals who receive shelter	350	1,200
# of unique individuals who receive case management	900	2,200
# of unique individuals who achieved a “positive outcome” (i.e., made measurable progress towards stability)	260	650

With the aid of strategic planning consultants, RTA architects, the SRM Board and Executive Team, program leaders devised a comprehensive, strategic plan to answer the following four questions.

1. How do we put programming best practices into a new campus and ensure we can measure the impact on our clients’ lives?
2. How do we handle capacity expansion - getting the right people in place at the right time - between now and when we open the new facility in the Fall of 2016?
3. What renovation and construction are necessary to create the low barrier campus we envision for the chronically homeless population?

4. What support tools (e.g., Information Technology, client tracking, data collection) need to be designed and incorporated into current operations, renovation, and construction so that baseline and outcome data systems are available by 2016?

After more than a year of hard work, the result is an operationally-based strategic plan that, when realized, will meet the community's needs, plus a solid capital campaign plan for funding our vision.

Our plans call for groundbreaking in the fall of 2015 and project completion in the fall of 2017. The costs to make this vision a reality will total \$13.8 million.

EXPANDED CAMPUS COMPONENTS



Springs Rescue Mission ♦ Building a Community of Hope ♦ Case Statement ♦ August 2015 ♦ Page 17

FIGURE 3

WELCOME CENTER - EXTERIOR



CENTRAL COURTYARD



To: Ryan Tefertiller, Planning Manager, Land Use Review, City of Colorado Springs
Subject: CU-15-00124, Springs Rescue Mission Proposed Master Development Plan
From: Jeffrey Hovermale¹
Date: November 24, 2015

Sent Via Electronic Mail

General Statement.

Residents of the Mill Street Neighborhood (founded in 1872) in Colorado Springs southwest downtown certainly recognize the services that Springs Rescue Mission (SRM) offers to individuals and families in need throughout the greater Pikes Peak Region. Additionally we recognize that since the 2000/01 era Montgomery Community Center proposal both needs of the homeless community and direct and indirect impacts have largely gone unmanaged and unmet. Homeless issues in the vicinity of the Mill Street neighborhood and the adjacent park system continue to have an adverse effect. The SRM proposal could be partially responsive to addressing need, solving source cause and reducing area impacts; however, the SRM proposal does not respond or address off-site impacts and the undesirable conditions associated with the zoned use of the parcel(s).

Form Based Code.

The code as approved by Colorado Springs City Council in 2009 is primarily intended to achieve core objectives toward architectural consistency with standards for the core downtown area of Colorado Springs. The SRM parcels are located in the southernmost section of the FBZ and designated as a Corridor Sector with Mill Street Neighborhood residential units excluded from the FBC and portions of the neighborhood with commercial land use identified as Transition Sector 1.

We believe that this proposed project has so much impact on the neighborhood and surrounding area that a more robust public discussion is warranted, in part to ensure that as many residents as possible can understand what is intended.

SRM Mission and Scope.

Since establishment in the mid-1990's the services and volume of individuals receiving services has increased significantly. SRM's June 2014 annual report cites:

- 289,000 meals provided
- 27,000 nights of shelter
- 43,009 hours of job training
- 3,900 hours of counseling

Addition of proposed day use shelter with services and cold weather emergency shelter among other amenities will have a predicable increase in on-site service deliveries, volunteers, staff, public donations that require access to the 9 plus acre campus. The development plan needs to incorporate a traffic plan with on-site parking and vehicular circulation to accommodate forecasted levels of pedestrian and motor vehicle use. We ask staff and Review Board to

¹ Representing as a resident of and for Mill Street Neighborhood Association on behalf of Ramona Lidmila, President of MSNA.

ensure projected level of use above 2014 base line be considered with applicant providing a traffic analysis covering motor vehicle and pedestrian uses.

This plan should collect existing condition data and analysis of off-site connectivity. Based on predictable increase in volume of pedestrian access via the Pikes Peak Greenway, Sierra Madre (including at-grade railroad crossing) and Tejon Street, the plan should be modified to address connectivity, pedestrian ramps, signage (way finding), cross walks, and gaps where sidewalks are not present. Encourage limited or prohibited parking on Las Vegas Street frontage (south side) with SRM property.

Design.

- Referencing the FBC standards, it is difficult to determine structural standards and criteria to apply. Additionally the drawings do not provide adequate built environment detail or narrative for evaluation. In general we encourage staff, Review Board and SRM to prepare a design that creates an inviting space that holds architectural consistencies to rehabilitate existing structures and features with new facilities.
- Prefer a decorative security fence detail for exterior and or locations adjacent to Las Vegas/Sierra Madre Streets over chain link fencing with screening.
- Create safe attractive street life and pedestrian comfort. Refine drawings including lighting for Las Vegas Street to reflect this FBC goal. Selection of pedestal lighting model should have a down lighting effect and not wash into the adjacent areas.
- MSNA asks the FBC Review Board to consider the SRM proposed development plan in a manner to compliment goals outlined in the adjoining Mill Street Preservation Plan approved by Colorado Springs City Council in February, 2001.
- Landscape plan should be more robust and expanded to the entire SRM property.

Please be mindful that MSNA has not gathered reported CSPD crime statistics. Area residents routinely receive offsite impacts and hold ongoing meetings on issues such as; theft, trash, drug use and other inappropriate activities associated with individuals receiving SRM services.

Temporal and cumulative issues associated with individuals seeking SRM services extend beyond SRM campus and into the neighborhood, the adjoining Pikes Peak Greenway and Colorado Springs Parks system. We desire to participate and engage with SRM and area homeless service providers along with area initiatives such as:

- Consultation with Keep Colorado Springs Beautiful
- CSPD Homeless Outreach Team (HOT)
- City of Colorado Springs, Continuum of Care and Partners

Further we recognize adverse and cumulative effects of this proposal. Area residents are concerned when shelter capacity is achieved and how over-flow needs are managed and numerous other topical issues. Due to the uniqueness of the expansion proposal which holds complexity of use and function, MSNA encourages city staff, Review Board and SRM to involve Mill Street, Council of Neighbors and Organizations and area businesses to participate in efforts to understand and craft Standard Operating Procedures, National Best Practices, Security and Monitoring and Inspections. Perhaps development of comprehensive mitigation measures

could be under the City umbrella of Continuum of Care to ensure responsiveness to issues, monitor systems to achieve success and act as a primary point of contact for area residents and businesses.

Other Considerations.

- While our review is focused on the SRM proposal, we are interested in a SRM and / or city staff statement specific to future expansions to support homeless services on adjoining parcels, list of planned and / or foreseeable day services.
- Note: Portions of land use are within FEMA delineated flood plain. Review and determination from Federal Emergency Management Agency (FEMA) will be required.
- Financial Capability and Determination of SRM ability to implement and manage proposed expansion. SRM fiscal year 2014 report documents donations of \$3,662,588 with donations comprised of 78% individual and 2% church.

On behalf of the Mill Street Neighborhood Association, we appreciate the opportunity to provide comments on the Springs Rescue Mission Proposal. If questions or clarifications are needed please contact, Jeffrey Hovermale, 922 Baltic Street, Colorado Springs Colorado or 719-329-1781 or jeff4trees@q.com

Respectfully,
Jeffrey B. Hovermale

CC: Mill Street Neighborhood Association Board Members, Council of Neighbors and Organizations

Tefertiller, Ryan

From: Dave Arnsteen <dave@gotorhino.com>
Sent: Monday, November 23, 2015 4:23 PM
To: Tefertiller, Ryan
Subject: Springs Rescue Mission expansion plans

Ryan Tefertiller
Reviewing Planner
City of Colorado Springs

November 23, 2015

Re: Springs Rescue Mission file # CPC CU 15-00124

Dear Ryan,

I am writing in response to Springs Rescue Mission's application for land use hearing. I have a number of issues with their proposal. My building is now surrounded on all sides by SRM.

1. The plan seems to disregard an easement for our ingress and egress on the west side of my building at 17 W. Las Vegas St. This easement runs north-south along the western edge of my property and extends approximately 19 feet to the west from my building. We have trucks and cars going in and out multiple times each day and I have deliveries each night at around 1 AM. We need to keep that space available.
2. It also appears to remove my fence along my southern property line. That is not acceptable.
3. I am concerned about the increase in the homeless population and the negative impact it will have in a number of areas.
 - a. The proposal will have a negative impact on my property value.
 - b. It will also have a negative impact on my business. Customers and vendors are leery of coming to our offices.
 - c. The homeless frequently enter our offices asking to use a phone or use the bathroom or to ask for money.
 - d. I believe there will be an increase in trash around my business. I have to clean up every day. There are often hypodermic needles and human feces.
 - e. The homeless frequently sleep on my property up against my building.
 - f. The homeless often hang out on my property outside our windows cussing, yelling, and smoking crack and marijuana.
 - g. Security is a big issue. We have been broken into numerous times. And we often have vandalism.
 - h. My employees are nervous when getting in their cars at night when it is dark.
 - i. Is there any proposal for the Colorado Springs Police to increase patrols. Have a car dedicated to the Mill Street, Las Vegas, Sierra Madre, and Tejon streets, just officers are at high schools all day.
4. Has drainage been considered? Their property to the west drains rainwater into our back yard. It could be exacerbated by impermeable things like roofs and pavement. During heavy rains our back yard is flooded as deep as 4-5 inches.

Thank you taking these concerns into consideration.

Sincerely,

David Arnsteen
Rhino Office Products, Inc.
17 W. Las Vegas St.
Colorado Springs, CO 80903
719-634-3372

Tefertiller, Ryan

From: Jeff Hovermale <jeff4trees@q.com>
Sent: Wednesday, December 16, 2015 9:31 AM
To: Tefertiller, Ryan
Cc: JDoran1003@aol.com; zieglerjoanne@yahoo.com
Subject: FW: SRM Meeting

Follow Up Flag: Follow up
Flag Status: Completed

Good day Ryan,

Trailing message with questions was directed to Aimee Cox this past Sunday 12/13 prior to preparation of the Urban Steam working meeting with SRM. While Aimee likely shared the e-mail with you, I am forwarding to you as informational and if needed providing perspective to Aimee toward responses.

As discussed during the later portion of the Tuesday evening meeting at Urban Steam, postponement of the scheduled DRB scheduled meeting on 1/06/2016 for SRM proposal may hold merit. In gleaning DRB agenda and minutes from October 2014 and September 2015 one can appreciate that the DRB has evaluated similar proposals such as the Salvation Army and SRM emergency shelters along with receiving stakeholder and interested party feedback (supportive and in opposition). These actions were temporal in nature. The SRM expansion is toward an enduring land use and possibly holds more off-site concern. While it is may be understandable to proceed with appearance of fast track based on implementation, I ask consideration for a 30 day postponement. Along with your perspective, please discuss postponement option with Peter Wysocki and as needed with Daniel Hankins as DRB Chairperson. I do not hold appreciate of potential ramifications. That said, elements of the proposal:

- Still require SRM responsiveness,
- SRM/CONO/MSNA dialogue toward an agreement is in process, and
- Additional time for area residents and perhaps business owners for review of yet to be submitted SRM responsive documents (partially as SRM has provided response to the 11/24/15 letter) to consider the expansion proposal in a more complete and comprehensive manner would be of value. Emphasis added as this is a time of pause for all during the Holiday season.

Respectfully,

Jeffrey Hovermale, Mill Street Neighborhood.

From: Jeff Hovermale [<mailto:jeff4trees@q.com>]
Sent: Sunday, December 13, 2015 12:13 PM
To: aiCox@springsgov.com
Cc: zieglerjoanne@yahoo.com
Subject: SRM Meeting

Good day Aimee,

A few candidate thoughts for consideration toward preparation of the Tuesday working session scheduled at Urban Stream. The gathering last Thursday with a few neighborhood folks held value. Again, we are most appreciates of your involvement.

Before identification of foreseeable issues and opportunity to address them perhaps a few questions could be candidates for incorporation into the agenda that you , Tim and perhaps Ryan will stand up toward a productive exchange. No reply necessary as you and others need time to prepare for a constructive meeting. Just a few quick initial questions that I offer...

1. In response to city planning letter dated 11/25/15 to RTA (SRM), when will application and drawings be revised? Will responsive document(s) be available for public availability prior to DRB meeting currently scheduled for January 6, 2016?
2. What is the intended service relationship between Salvation Army Montgomery Community Center and Springs Rescue Mission?
3. What are core accepted best practices and standard operating procedures in draft for the SRM expansion proposal?
4. What are the planned and or foreseeable adjustments of area homeless care/service providers upon SRM completion of expansion phases? A few examples; Mobile food kitchen in America the Beautiful Park, Marion House, etc.
5. What are foreseeable future changes in the adjoining business and residential area?
6. The SRM application generally documents expansion facilities to include a welcome center, meal service/kitchen, year-round 150 bed shelter, and day center services. Provided comprehensive list of known services along with forecast volume.
7. Provide clear objectives and foreseeable expectations to be achieved in the SRM expansion with support of regional homeless services providers.
8. What is the current and or future structure of city and non-profit service provider leadership and oversight? Detail roles and responsibilities including evolving role of the CSPD Homeless Outreach Team.
9. Will a system be in place to monitoring, evaluate, measure success and identify corrective actions?
10. Is a traffic study required for the SRM proposal? Suggest expanding beyond motor vehicle to include pedestrian traffic.
11. How can proposed services eliminate, reduce or address ongoing concerns in adjoining areas (neighborhood properties, public rights-of –way and park spaces)?

A few initial weekend thoughts toward a functional agenda. Appreciate your efforts!

-Jeffrey Hovermale



December 22, 2015

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 Springs Rescue Mission's conditional use development plan and warrants regarding building envelope, glazing and frontage standards.

First, we address the larger goal of Springs Rescue Mission's campus plan and strongly support SRM's efforts to better serve people experiencing homelessness, poverty and addiction in the community. The robust and collaborative campus plan will contribute greatly to creating a safer and economically thriving downtown and surrounding neighborhoods by ensuring that people needing services may access them in a comprehensive manner. With a day center, expanded shelter and food services, and expanded case management services, SRM provides a thoughtful approach to addressing the problem of a growing street population in our city.

While we typically wish to see building designs that are in conformance with the form based zone, we understand that not every project can fit to these standards, particularly on campus-like parcels whose buildings serve such a specific need. With the nature of this project's site constraints, we agree that a warrant should be granted for the building envelope, frontage, and glazing as long as any technical modifications requested by city staff are incorporated.

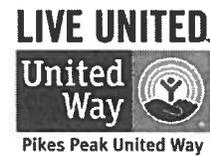
We do feel that we need more information before making an informed recommendation on any future signage, and also feel that the surrounding neighborhood needs to be supported with a plan to address any anticipated, or unanticipated issues relating to the proximity of increased human services in the vicinity of the neighborhood.

Overall, we are supportive of the plans Springs Rescue Mission has to support the needs of this community, which to us outweighs any potential design issues that the Downtown Review Board will be addressing.

Sincerely,

Sarah Harris
Director of Business Development & Economic Vitality
Downtown Partnership of Colorado Springs

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



FOR IMMEDIATE RELEASE

Contact: Shawna Kemppainen
Governing Board Chair, Colorado Springs/El Paso County Continuum of Care
shawna.kemppainen@urbanpeak.org
[719-201-5926](tel:719-201-5926) / Cell

**STATE OF HOMELESSNESS REPORTED IN 2015 DEMONSTRATES PROGRESS
AND WORK STILL TO BE DONE**

COLORADO SPRINGS, CO, JULY 29, 2015 – The number of people experiencing homelessness in Colorado Springs and El Paso County remained largely the same in 2015 compared with 2014, but the percentage of those who were unsheltered decreased by nearly 10 percent and the number of veterans in some form of permanent housing program increased by nearly 67 percent.

Statistics are drawn from the Point In Time and Housing Inventory Count, the most consistent measures for enumeration of homelessness in our community. The results are made available today through the 2015 Point In Time / Housing Inventory Count Report.

During the last week of January 2015, the Pikes Peak United Way in collaboration with many organizations that are part of the region’s Continuum of Care worked with more than 100 volunteers to survey people staying in emergency shelters, transitional housing projects and those who were unsheltered. Additional data was collected on people in permanent supportive housing and homeless prevention projects to round out our community count.

Surveys are collected and cross-checked multiple times to avoid duplication and ensure data integrity. While assumed to be a very conservative measure, local outreach specialists and homeless clients themselves indicated that the 2015 count was the most accurate to date within data collection methods and a continually improving system. (A margin of error is not calculable because the report is not a statistical estimate, but rather a complete picture of those counted.)

For purposes of the official Point In Time count, homelessness is defined as individuals or families who do not have a permanent residence: people who live in emergency shelters, transitional housing, or in places not meant for human habitation (outdoors, campers/cars, abandoned buildings, etc.) The definition is established by the U.S. Department of Housing and Urban Development.

People in permanent housing and prevention programs are not considered homeless as they have stable housing with varying levels of support. We include them in the community counts to show the number of people assisted by collective and collaborative efforts. The number of unsheltered people represents the people who sought services (meals, showers, etc.) on the count day, and those with whom we were

able to connect through extensive outreach efforts. The CSPD Homeless Outreach Team and other outreach workers mapped camping and hang out locations, and volunteers canvased those locations over a several-day period.

The number of people reported in housing programs is an accurate and complete count of those supported by local, state, and federal funds on any given day, as those programs are required to report. Other privately funded programs report as well to complete the picture. A temporary decrease in transitional housing units/beds is reflected in the count, but did not cause an increase in unsheltered people. One of the biggest challenges for our community remains the disparity between the cost of housing and the income/resources available to pay for it.

By the numbers for 2015:

- The HUD PIT count for 2015 is 1,073 compared to 1,219 in 2014. If adjusted for the temporarily closed transitional housing beds, the number would have been about flat with 2014.
- The Community PIT count for 2015 is 2,107 compared to 2,142 in 2014. If adjusted similarly, the number would be higher than 2014. It still accurately reflects the additional permanent housing resources that were made available.
- The number of unsheltered people decreased from 269 to 243, and is a reflection of additional winter emergency shelter beds.
- The percent of people who were sheltered rose from 87.4% to 88.5%, reflecting the continued efforts to move people into housing.
- The percent of people in some form of stable permanent housing program continues to rise: from 35.7% in 2013, to 43.1% in 2014, to 49.1% in 2015.
- The number of chronically homeless people (unsheltered and in emergency shelters) dropped from 327 to 291.
- The number of unsheltered veterans rose from 46 to 54. This reflects the concerted outreach effort to find and engage our veterans.
- The number of veterans in some form of permanent housing program rose by 66.7% from 285 to 475.
- The unsheltered population continues to be local, with 72% from El Paso County and 83% from El Paso County or elsewhere in Colorado.
- The number of beds available across categories continues to rise, from 1,616 in 2014 to 1,719 in 2015, and utilization of the beds remains high at 93.7%.
- The winter shelters averaged 176 people each night throughout the 5 ½ month period, providing 29,479 nights of shelter.

Tefertiller, Ryan

From: himmelreich2@aol.com
Sent: Sunday, April 10, 2011 11:38 PM
To: Tefertiller, Ryan; rdgosselin@gmail.com; russg@mysrm.org
Cc: grandmajoanne@q.com; linda.clemons@netzero.net; burgandy65@comcast.net; luckyfirewalker@yahoo.com; Himmelreich2@aol.com
Subject: Re: DRB CU 11-00035

Follow Up Flag: Follow up
Flag Status: Completed

Ryan and Russ,

The Mill Street Neighborhood Association Board has reviewed the proposed expansion of the existing human service shelter at the Springs Rescue Mission. We are supportive of their proposal for up to 55 additional beds/occupants and advocate for the approval of the conditional use permit and non-use variance for inadequate separation from a nearby human service shelter. The Springs Rescue Mission has been very supportive of the Mill Street Neighborhood Associations endeavors, and we look forward to a continuing good relationship with them.

One comment relative to the project statement--- it says the other human service shelter is at 1116 S. Tejon St. It should be **1116 S. Nevada Ave.**

Please contact me if you or the Downtown Review Board have any questions.

Respectfully,

On Behalf of the Mill Street Neighborhood Association
John Himmelreich, President

-----Original Message-----

From: Tefertiller, Ryan <RTefertiller@springsgov.com>
To: himmelreich2@aol.com
Sent: Wed, Mar 30, 2011 7:20 am
Subject: RE: DRB CU 11-00035

Hi John,

The deadline for comment included on the postcard was 4/11, the buckslip date is 4/13. If MSNA needs until the 13th that is totally fine; of course you can provide comment at any time, the comments are just more productive if they're received prior to completion of my review. In this case, I'm expediting my review. As you know, a conditional use permit requires a public hearing (in this case, due to the FBZ zone on the property the public hearing is with the fairly new Downtown Review Board) and public hearings are only available once a month. Because of their desired timing on the purchase of the property, they really needed to get on the May 4th DRB agenda. My staff report for that meeting is due April 20th... therefore I really need all comments (internal and external) by the end of the second week of the month.

I had previously been under the impression that there was pretty strong support for the SRM from folks in your organization. Is that still true? Obviously, if you have significant concerns and feel that we need to slow the review process down, I can be receptive to that; just let me know. But if input is available from all the stakeholders and they can be on the May 4th agenda for public hearing, that would make them very happy.

Thanks for understanding and let me know if you need anything else at this time.

Ryan

**Good Neighbor Statement of Cooperation
Made By
Springs Rescue Mission
Mill Street Neighborhood Association
City of Colorado Springs Community Development**

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BACKGROUND

The Springs Rescue Mission (SRM), together with a number of community partners, has assembled a plan to revolutionize the way our neighbors experiencing homelessness access, engage with and benefit from vital human services in Colorado Springs. The plan addresses the top three priorities outlined by the City of Colorado Springs in its *Initiative to End Homelessness*, which are 1) increasing access to emergency shelter, 2) developing a day center and 3) expanding outreach programs to reduce street homelessness. Meeting these needs requires the expansion of facilities at the Springs Rescue Mission Campus located at 25 W. Las Vegas Street to include:

Emergency Shelter: The expanded emergency shelter will provide 150 beds year-round for a total of 54,750 shelter nights. The existing winter shelter at SRM provides 60 beds during the cold weather season for a total of 9,462 beds per year. The expansion involves renovation of two SRM-owned properties.

Day Center: The full service day center will be the first of its kind in Colorado Springs. SRM's established and effective Resource Advocate Program (RAP) will operate in this space, with advocates providing more hours of casework than ever before. Partner agencies, including the Veteran's Administration, Aspen Pointe, and Peak Vista, that already work alongside RAP advocates at SRM will be provided permanent office space, creating a hub of vital and complimentary services for our chronically homeless neighbors. Programming will be augmented by laundry, shower, and computer lab facilities, which are currently dispersed or unavailable in Colorado Springs. The expansion involves the renovation of two properties currently under contract with SRM.

Welcome Center and Courtyard: The welcome center and courtyard will provide pet care and personal storage for guests while enabling SRM staff to efficiently connect clients to the services they most need, monitor their activity, and win their trust in a secure environment. A new building on property currently under contract with SRM is planned to facilitate these services.

Food Services Center: Operating the facilities listed above will require the expansion of the SRM kitchen.

- The new Samaritan's Kitchen dining room will seat 200 guests, more than double the current capacity. Square footage for food prep and storage will also double.
- Mission Catering, a rapidly-growing social enterprise of SRM providing sustainable revenue streams, will have its own cooking space, allowing for growth of this program.
- Mission Culinary Arts Academy, a program that teaches job skills to individuals enrolled in the residential addiction recovery program at SRM, will have its own classroom and training space.
- A new building on the SRM campus is planned to facilitate these services.

This Good Neighbor Statement of Cooperation provides information to the community on how residents and business owners located within the Mill Street neighborhood and adjacent to the SRM campus, SRM and the City will work together to communicate and resolve issues that arise from the expansion of services at the SRM campus.

From here, the word "**Community**" in this document refers to Mill Street neighbors and adjacent businesses, SRM and the clients at the campus, Continuum of Care and other key stakeholders in the City and County and reflects the shared commitment to good neighbor engagement. "**Neighborhood**" refers to the residences, businesses and organizations located in the Mill Street Neighborhood area generally bounded on the north by East Fountain Boulevard, on the south by Las Vegas Street, on the west by Conejos Street, and on the east by Tejon Street. "**Parties**" specifically refers to Mill Street Neighborhood Association (MSNA), SRM and the City of Colorado Springs Community Development (City).

1. PURPOSE

The purpose of this Good Neighbor Statement of Cooperation is to:

- Protect and meaningfully improve the quality of life in the Neighborhood and surrounding area and its attractiveness for economic activity.
- Hold all of the parties accountable to each other for building a better community.

2. GUIDING PRINCIPLES

The parties to this Good Neighbor Statement of Cooperation share a set of principles that underpin the commitments in this agreement:

- The SRM campus will provide life-saving services to unsheltered residents and help people living on the streets find a pathway out of homelessness. These services and facilities will help Colorado Springs build a more durable service delivery system that will benefit our community as a whole.
- The campus is proposed at a site located in a neighborhood that includes businesses, residences, and other human service providers. In providing the programs at the Springs Rescue Mission, the desirable qualities of the neighborhood should be protected, existing problems mitigated, and overall vibrancy and resilience of the neighborhood increased.
- On-going communication between the Mill Street Neighborhood, Springs Rescue Mission, the City of Colorado Springs and other organizations, such as the Continuum of Care, will be critical to resolving issues as they arise and to ensuring a safe and welcoming environment for residents, businesses, and the guests at Springs Rescue Mission.

3. COMMUNICATION & COMMUNITY ENGAGEMENT

3.1 Communication

Communication and transparency are important to developing and maintaining positive relationships. Towards that end, the Parties commit to the following:

- Hosting at least two meetings a year – generally one in May and one in November – with the MSNA, SRM, City, and area businesses. SRM will lead in scheduling the meetings. The City will arrange for participation from CSPD. All parties will provide support and input.
 - Within the first year of operations, the Parties will evaluate the need for an advisory committee to provide a forum for ongoing communication and furthering community relationships. The advisory committee would develop the agendas for the two annual neighborhood meetings and prepare meeting notes to share with the community.

- SRM will distribute its regular newsletter (issued six times a year) to neighbors and businesses in the area and include updates on progress toward construction and outcomes in service delivery. The newsletter will include contact information for SRM.
 - The February newsletter will include an annual report of activities.
- The City will maintain contact lists for the key parties in this agreement. In addition, all neighbors will be mailed a postcard with contact information for reporting issues.
- SRM and MSNA will identify SRM program services that will benefit the Mill Street Neighborhood residents such as meals, food and clothing distribution, employment, and other services related to health and welfare

3.2 Campus Design and Operation

The land use approval for the SRM campus will launch a more robust process for finalizing design features and operational procedures. The Parties will be engaged in this process.

- SRM will inform and seek comment from the MSNA and Mill Street businesses as it relates to certain operational concerns that may impact the neighborhood. Among these are hours of operation, policies and procedures concerning entry and exit, and overflow.
- The City will maintain an Emergency Cold Weather Shelter Plan to address cold weather emergencies. The plan will be made available via the City's website and summarized in the SRM newsletter.
- SRM will seek input from the MSNA, Neighborhood and Community relating to the outward facing campus aesthetics. This includes signage, exterior fencing, and entryway design.

3.3 Cleanliness

Neighbors and businesses desire a clean neighborhood.

- SRM will continue to work with the City, MSNA, and Community to support regularly scheduled cleanups along the creek behind the SRM campus.
- The Parties will coordinate and provide volunteer support for performing at least two Neighborhood clean ups.

4. SAFETY & SECURITY

The investment of resources to better serve people experiencing homelessness should also result in a safer neighborhood for residents and businesses.

- The City will work with the parties to schedule Crime Prevention Through Environmental Design (CPTED) training for residents and businesses and to host a crime prevention and safety meeting for the neighborhood.

- The City will assist MSNA in establishing and SRM will participate in a Neighborhood Watch program.
- SRM will work with the Community to coordinate outreach in the Neighborhood. The goal is to evaluate the impact of the shelter and mitigate issues before they become problems, build relationships with neighbors, and guide people who are experiencing homelessness to the services at the SRM campus.

5. NEIGHBORHOOD PRESERVATION PLAN

The City of Colorado Springs Community Development Division will convene the MSNA, residents, businesses and human services organizations within the Neighborhood to update the Mill Street Preservation Plan (2001). The plan will communicate a vision for the Neighborhood and address infrastructure needs (sidewalks, curb and gutter, lighting), wayfinding, safety, and housing preservation and rehabilitation. The City will work to identify funding for making short and long term improvements.

6. MONITORING PLAN

SRM staff will prepare an annual report to the community regarding the operations and outcomes related to the SRM campus. This report will protect the privacy of guests and will be shared via current email lists and on the SRM website. The report will include an annual summary and progress report of the following:

- (a) the operations at the site for the prior year;
- (b) the number and types of complaints and responses, community outreach, relationships, and activities;
- (c) guest successes, such as the average length of stay and number of people moved into housing.

7. AMENDMENTS

The Parties will review this Statement annually at the neighborhood meeting scheduled in November (as described in paragraph 3.1 above) and consider any proposed changes. Amendments will be made in writing and will be preceded by a notice to the neighborhood as part of the meeting agenda. The City will be the steward of the document and provide copies to the Parties and the public.

8. SIGNATORIES

The Parties to this agreement are listed below. Parties may be added when the Statement is amended per paragraph 7 above.

