

## **Bloom Recovery& Residential Treatment Home**

### **Frequently Asked Questions**

**Why is Homeward Pikes Peak (HPP) asking for Conditional Use zoning?** To ensure the current and future uses of the buildings are in line with city code. No more than 8 dwelling units per acre are permitted. Code 7.3.103 allows for a Human Service Shelter for drug or alcohol treatment facility within a residential zone district.

**What is the development plan?** HPP is submitting its request with “as built” development plan; meaning we are not proposing any changes to any structures at this time. The request is merely a rezone.

**When will the development plan be submitted?** The development plan will be submitted with our request to the city.

**Are you going to maintain your houses on East Boulder and N. El Paso?** We always want to be a good neighbor, so if there are ever any specific concerns please share them with HPP.

**Are you committed to preserving the building?** We want to be very transparent; this application does not include any modification or removal of any buildings. What is being proposed currently is only a rezoning measure to ensure HPP is using its current buildings in line with city code. We will always work with our community to find the best solutions to the issues we are working to address.

**Do you have a date for Planning Commission and City Council Meetings?** Not at this time, these dates will be set after our submittal.

**Will use of this building affect nearby parking?** No, there is ample parking behind both buildings. Most residents will not have cars.

**Will traffic flow be impacted?** Traffic flow will not be impacted. We believe that there will be less traffic with our program than the County’s program.

**Will there be security provided?** HPP will have staff on site 24/7. We will utilize a security system and if needed contract for additional security services.

**Is HPP committed to maintaining the historic character of that block?** Yes, HPP is committed to the historical character of the neighborhood and we expect that to continue.

**Is HPP buying additional properties in the neighborhood?** No, we do not have any plans to do so at this time.

**Will this project impact the value of my property?** As you are aware, available housing in Colorado Springs is hard to come by housing market will remain stable. Property values in the past 2 years:

Average Sales Price is 28.1% year over year increase;  
Average Median Price is 23.5 % year over year increase

**Will there be a lot of activity at the site?** Staff and residents will be on site 24 hours a day with additional clinical staff and guest providers visiting 9-5 pm.

**How are women referred to this program?** Referrals for the treatment center come from El Paso County DHS, the 4<sup>th</sup> Judicial District, Private agencies, Counselors

**How many people will be living on site?** There will be 24-hour supervision by several staff members (3) overseeing 8 women who are either pregnant or postpartum. Babies will be staying with their mothers during treatment period.

**How long is the stay at Bloom House?** Ideally women will stay up to 18 months.

**What is the program that will be delivered at this site?** HPP will provide housing with on-site substance abuse counseling services. We will have licensed behavioral health and medical staff present to oversee the welfare of the residents. We have MOU's with several agencies underway to partner with HPP. These include, Peak Vista, Diversus Health, and El Paso County Dept. of Human Services. HPP will provide each resident up to 12 hours a week of individual counseling and treatment groups. We will also have parenting classes, life skills, and recovery activities.

**How many women will you help each year?** HPP anticipates serving 30-45 women annually through this program with the average length of stay is 90 days.