

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Teen Center in Castle Rock
Date: Tuesday, August 27, 2024 12:45:06 PM

Good morning,

I am writing in order to pledge my complete support for the teen mental health center plans in Castle Rock.

It is very important to give teens a place where they can feel safe and get the support that they may not receive at home. I believe it is beneficial, not only to the teens themselves, but the community at large.

Thank you!

From: [REDACTED]
To: [TownCouncil Mailbox](#); [Sandy Vossler](#)
Subject: Metzler Ranch Teen Center
Date: Tuesday, August 27, 2024 12:47:48 PM

Hello! I wanted to write because I heard about the plans for Metzler Ranch Planned Development. I think it's great to have a youth center to help with mental health, I fully support it. Mental health is incredibly important, especially for people who are as vulnerable as teens.

From: [REDACTED]
To: [Sandy Vossler](#); [TownCouncil Mailbox](#)
Subject: Metzler Ranch Planned Development
Date: Monday, August 26, 2024 10:29:18 PM

Hello,

I support the Metzler Ranch Planned Development.

My address is: [REDACTED].

Thank you,
Caitlin Evans

From: [Tim Dietz](#)
To: [Sandy Vossler](#); [TownCouncil Mailbox](#)
Subject: FW: I support the Metzler Ranch Planned Development.
Date: Monday, August 26, 2024 5:48:12 PM

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

From: [REDACTED]
Sent: Monday, August 26, 2024 5:45 PM
To: Tim Dietz <TDietz@crgov.com>
Subject: Re: I support the Metzler Ranch Planned Development.

No you may not.
That's privileged information that you do not need to be privy to.
Thank you for the response I hope to see the Castle Rock town council takes action that protects its youth rather than what I've seen our local government do again and again. Don't let your community down.

Catalina Mari Mapson

[REDACTED]
Thank you
Excuse any brevity as it is sent from iPhone

> On Aug 26, 2024, at 5:34 PM, Tim Dietz <TDietz@crgov.com> wrote:

>
> Thank You For the email, may we please obtain your Castle Rock address for the record.

>
>
> Thank You
> Tim Dietz
> D6 Councilman
> Castle Rock

>
>
> -----Original Message-----

> From: [REDACTED]
> Sent: Monday, August 26, 2024 4:03 PM
> To: TownCouncil Mailbox <towncouncil@crgov.com>; Sandy Vossler <SVossler@crgov.com>
> Subject: I support the Metzler Ranch Planned Development.

>
> Hello,

>
> I am a castle rock native who was just informed of the plan for a mental health treatment facility for teens and those who struggle. I firmly support this and feel it's important for the future of Castle Rock and the surrounding areas.

> When I was in high school I lost many friends to drugs and suicides. My formative years marked by death and a lack of support. Parents and families can only do so much on their own. There were no places where we could get the support with the traumas we were encountering far too young.

> I went to 25 funerals and memorials before I turned 21. I get heartburn and CPTSD attacks just coming to my home town. This planned facility can save families, save lives, and protect our youth from the traumas of life.

> It's extremely important that the types of facilities that are planned for Metzler Ranch are supported by local politics because you set the tone for the community. Support saving lives.

>
> I support the Metzler Ranch planned facility build.

>

> Catalina Mari Mapson



> Thank you

> Excuse any brevity as it is sent from iPhone

>

From: [REDACTED]
To: [TownCouncil Mailbox](#)
Cc: [Sandy Vossler](#)
Subject: Support for Sand Stone Care- New Adolescent Mood Disorder Residential Program
Date: Tuesday, August 27, 2024 2:29:41 PM
Attachments: [image001.png](#)

Good afternoon,

I am writing to voice my support for the initiative for Sand Stone Care to open an Adolescent Mood Disorder Residential Program. As an acute behavioral health provider that delivers treatment and stabilization for youth from across Colorado, my agency consistently see's a shortage and youth residential options across the state, especially for those with Medicaid. We hope Sand Stones' new program will help fill this gap in the community and help local and state initiatives in promoting mental wellness for our young people as well as reduce the overall suicide rates among adolescents. Castle Rock is an ideal location to not only support Douglas County, but increase supports all along the Front Range, providing a location that promotes ease of accessibility to parents and caregivers to seek out these services. This crucial resource is but a single step in the overall need of expanded resources across the state.

Kind regards,



Eric Gibbs (He, Him, His)
Director of Business Development

[REDACTED]
Hospital Fax: (719)355-1059
Hospital Direct: (719)444-8484

[Join our Newsletter- Click Here!](#)

www.peakviewbh.com

“Improve The Lives We Touch”

Board Member: Pikes Peak Suicide Prevention <https://www.pikespeaksuicideprevention.org/>

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From: [Eric Gibbs](#)
To: [Tim Dietz](#); [TownCouncil Mailbox](#)
Cc: [Sandy Vossler](#)
Subject: Re: Support for Sand Stone Care- New Adolescent Mood Disorder Residential Program
Date: Tuesday, August 27, 2024 4:42:58 PM
Attachments: [image001.png](#)

My agency does not have a castle rock address but we do support a high number of youth from Douglas County due to our proximity. We are one of only a few psychiatric hospitals in the state who serve adolescents and are a stakeholder from a statewide need perspective.

Eric Gibbs
(He, Him, His)
Director of Business Development
Peak View Behavioral Health
[7353 Sisters Grove](#)
[Colorado Springs, CO 80923](#)
C:[719-216-3414](#)
F: [719-355-1059](#)
E-mail: eric.gibbs@peakviewbh.com
www.peakviewbh.com

please know this message is sent from my phone and may contain typo's

Noencrypt

From: Tim Dietz <TDietz@crgov.com>
Sent: Tuesday, August 27, 2024 4:37:32 PM
To: Eric Gibbs <Eric.gibbs@peakviewbh.com>; TownCouncil Mailbox <towncouncil@crgov.com>
Cc: Sandy Vossler <SVossler@crgov.com>
Subject: RE: Support for Sand Stone Care- New Adolescent Mood Disorder Residential Program

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

Thank You For the email, may we please obtain your Castle Rock address for the record.

Thank You
Tim Dietz
D6 Councilman
Castle Rock

From: Eric Gibbs <Eric.gibbs@peakviewbh.com>
Sent: Tuesday, August 27, 2024 2:30 PM
To: TownCouncil Mailbox <towncouncil@crgov.com>
Cc: Sandy Vossler <SVossler@crgov.com>
Subject: Support for Sand Stone Care- New Adolescent Mood Disorder Residential Program

Good afternoon,

I am writing to voice my support for the initiative for Sand Stone Care to open an Adolescent Mood Disorder Residential Program. As an acute behavioral health provider that delivers treatment and stabilization for youth from across Colorado, my agency consistently see's a shortage and youth residential options across the state, especially for those with Medicaid. We hope Sand Stones' new program will help fill this gap in the community and help local and state initiatives in promoting mental wellness for our young people as well as reduce the overall suicide rates among adolescents. Castle Rock is an ideal location to not only support Douglas County, but increase supports all along the Front Range, providing a location that promotes ease of accessibility to parents and caregivers to seek out these services. This crucial resource is but a single step in the overall need of expanded resources across the state.

Kind regards,



Eric Gibbs (He, Him, His)
Director of Business Development

Cell: (719)216-3414
Hospital Fax: (719)355-1059
Hospital Direct: (719)444-8484

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“Improve The Lives We Touch”

Board Member: Pikes Peak Suicide Prevention <https://www.pikespeaksuicideprevention.org/>

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From: 
To: [Sandy Vossler; TownCouncil Mailbox](#)
Subject: Metzler Ranch Planned Development
Date: Monday, August 26, 2024 3:53:26 PM

Hi there- I am reaching out to express my support for the Metzler Ranch Planned Development for the youth in Castle Rock!
This is an amazing initiative to support youth in our town and ensure they are receiving proper assistance in their developmental years.

I am looking forward to the opening of this in our great community of Castle Rock!

Thank you,
Faith

From: [REDACTED]
To: [TownCouncil Mailbox](#); [Sandy Vossler](#)
Subject: I support the Metzler Ranch Planned Development
Date: Monday, August 26, 2024 4:08:22 PM

Hi, Town Council! My former Castle Rock neighbor and good friend, Becca Chacon, reached out, mentioning the possibility of a voluntary teen mental health facility in Metzler Ranch, and I'd like to advocate for or support this in any way possible.

I fully support the Metzler Ranch Planned Development!!

I wish there was something like this for myself and everyone I know who grew up there as we all experienced the consequences from the lack of support in place for our community as teens.

Please let me know how else I can help with this initiative!

Thank you in advance for your consideration!

From: [REDACTED]
To: [TownCouncil Mailbox](#); [Sandy Vossler](#)
Subject: Support for Teen Mental Health Facility
Date: Monday, August 26, 2024 5:27:50 PM

To Whom It May Concern-

I am a resident of Castle Rock, living currently in the Terrain neighborhood. I grew up in this town. I went to 7-12th grade in this town. While many things have certainly changed over the years, one thing has not- the need for mental health support and treatment for the young people of Castle Rock. When I was young, I lost many friends due to untreated mental health illness. While I am no longer young, I have a younger brother who goes to school at CV who tells me of his experiences. His and my testimony are similar when it comes to issues with mental health, both personally and observed in friends, issues surrounding substances, and feeling overwhelmed by the weight of those things. I would love to see him have access to tools that I did not have to help him deal with all of the above.

Thus, I think having a Sandstone facility in Metzler Ranch is a necessity for our community to be happy and healthy. I support this measure fully.

Please reach out with any questions or concerns.
Thank you,
Jericha Bradley

From: [REDACTED]
To: [TownCouncil Mailbox](#)
Cc: [Sandy Vossler](#)
Subject: Sandstone Care - Castle Rock
Date: Friday, August 23, 2024 8:48:48 AM

To Whom it May Concern -

I wanted to send an email in support of the rezone that is being proposed to allow for Sandstone Care to operate at 864 Barranca Dr, Castle Rock CO 80104. We have personally been involved in the need for a community to have these services available to the members of the community and have seen cities thrive when they have the needed resources available for the individuals who need these services especially since they are often underserved. Sandstone Care is a first class provider and would be a great addition to this community. Thanks

Best
Jeremiah Reardon
[REDACTED]

From: [REDACTED]
To: [TownCouncil Mailbox](#); [Sandy Vossler](#)
Subject: Metzler ranch development
Date: Tuesday, August 27, 2024 1:36:07 PM

I support the metzler ranch development because I was someone who grew up in castle rock and have seen a lot of my friends struggle with addiction and this place has been such a positive place for the ones who have made the choice to get better.

From: [REDACTED]
To: [TownCouncil Mailbox](#); [Sandy Vossler](#)
Subject: Re: I support the planned Metzker Ranch Planned development
Date: Monday, August 26, 2024 7:15:36 PM

Kristie Mapson
[REDACTED]

Sent from my iPhone

> On Aug 26, 2024, at 7:11 PM, kristie mapson [REDACTED] wrote:

>

>

> The lack of mental health support in our community impacts us all. For the sake of us all, we must support our youth so that they may actually live the promise of the American Dream-an adulthood of opportunity and success. Without their success, there will not be a future for any of us.

>

>

> Sent from my iPhone

From: [REDACTED]
To: [TownCouncil Mailbox](#); [Sandy Vossler](#)
Subject: Metzler Ranch Planned Development
Date: Monday, August 26, 2024 4:15:39 PM

To whom it may concern,
I support the Metzler Ranch Planned Development. Please carefully consider moving forward.

From: [REDACTED]
To: [TownCouncil Mailbox](#); [Sandy Vossler](#)
Subject: Metzler Ranch Planned Development
Date: Monday, August 26, 2024 11:55:00 PM

Hello,

I support the Metzler Ranch Planned Development.

Kindly,
Lissette

Sent from my iPhone

From: [REDACTED]
To: [TownCouncil Mailbox](#); [Sandy Vossler](#)
Subject: Metzler Ranch Planned Development
Date: Monday, August 26, 2024 5:08:07 PM

Hi there-

I support the Metzler Ranch Planned Development. I grew up here in Castle Rock and graduated in the class of 2013. I've struggled with mental health since I was 12 years old. I've grown up alongside my community- however, there are many we lost in the process. There have been a number of peers I went to school with that have passed away by suicide or due to drug overdose. I've gotten to grow up, have a family, and invest in my future. They didn't get that chance. I truly believe if we would have had the opportunity to receive proper rehabilitation in Castle Rock, we could have saved so many. I have a hole in my heart for my teenage friends who will forever be teenagers. They didn't get to experience growing up and they didn't get to experience getting better.

With the Metzler Ranch planned development, I believe we will take back the heart of this town and support our youth in ways that we previously have failed in the past.

I'm looking forward to a healthy Castle Rock again.

--

Morgan Alvarez

[REDACTED]

From: [REDACTED]
To: [Tim Dietz](#)
Cc: [TownCouncil Mailbox](#); [Sandy Vossler](#)
Subject: Re: Metzler Ranch Planned Development
Date: Monday, August 26, 2024 6:13:47 PM

[REDACTED]

On Aug 26, 2024, at 5:33 PM, Tim Dietz <TDietz@crgov.com> wrote:

Thank You For the email, may we please obtain your Castle Rock address for the record.

Thank You
Tim Dietz
D6 Councilman
Castle Rock

From: [REDACTED]
Sent: Monday, August 26, 2024 5:08 PM
To: [TownCouncil Mailbox](#) <towncouncil@crgov.com>; [Sandy Vossler](#) <SVossler@crgov.com>
Subject: Metzler Ranch Planned Development

Hi there-

I support the Metzler Ranch Planned Development. I grew up here in Castle Rock and graduated in the class of 2013. I've struggled with mental health since I was 12 years old. I've grown up alongside my community- however, there are many we lost in the process. There have been a number of peers I went to school with that have passed away by suicide or due to drug overdose. I've gotten to grow up, have a family, and invest in my future. They didn't get that chance. I truly believe if we would have had the opportunity to receive proper rehabilitation in Castle Rock, we could have saved so many. I have a hole in my heart for my teenage friends who will forever be teenagers. They didn't get to experience growing up and they didn't get to experience getting better.

With the Metzler Ranch planned development, I believe we will take back the heart of this town and support our youth in ways that we previously have failed in the past.

I'm looking forward to a healthy Castle Rock again.

--

Morgan Alvarez



From: [REDACTED]
To: [TownCouncil Mailbox](#); [Sandy Vossler](#)
Subject: I support the Metzler Ranch Planned Development.
Date: Monday, August 26, 2024 4:03:39 PM

Hello,

I am a castle rock native who was just informed of the plan for a mental health treatment facility for teens and those who struggle. I firmly support this and feel it's important for the future of Castle Rock and the surrounding areas. When I was in high school I lost many friends to drugs and suicides. My formative years marked by death and a lack of support. Parents and families can only do so much on their own. There were no places where we could get the support with the traumas we were encountering far too young.

I went to 25 funerals and memorials before I turned 21. I get heartburn and CPTSD attacks just coming to my home town. This planned facility can save families, save lives, and protect our youth from the traumas of life. It's extremely important that the types of facilities that are planned for Metzler Ranch are supported by local politics because you set the tone for the community. Support saving lives.

I support the Metzler Ranch planned facility build.

Catalina Mari Mapson

[REDACTED]

Thank you

Excuse any brevity as it is sent from iPhone

From: [REDACTED]
To: [TownCouncil Mailbox](#); [Sandy Vossler](#)
Subject: Support for the Metzler Ranch Planned Development.
Date: Monday, August 26, 2024 8:49:21 PM

To whom it may concern,

I grew up in Castle Rock and my experiences as a student at Douglas County High School are why I strongly support the Metzler Ranch Teen Mental Health Care Facility plan. I feel that my classmates who were suffering from addiction and mental health issues were left with little resources to try and better their situation. This facility can provide support to these troubled kids and I hope you will support its development.

Thank you,
Marcus Brandenburger

From: [REDACTED]
To: [TownCouncil Mailbox](#); [Sandy Vossler](#)
Subject: Teen mental health facility - Metzler Ranch
Date: Monday, August 26, 2024 8:24:39 PM

Too whom it may concern,

I support the Metzler Ranch planned development.

Thank you,
Michelle Dearman

Sent from my iPhone

From: [REDACTED]
To: [TownCouncil Mailbox](#); [Sandy Vossler](#)
Subject: Metzler Ranch Planned Development
Date: Monday, August 26, 2024 6:40:13 PM

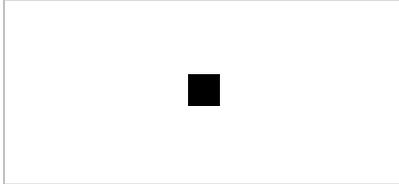
I support the Metzler Ranch Planned Development!

Sent from my iPhone

From: [REDACTED]
To: [Sandy Vossler](#); [TownCouncil Mailbox](#)
Subject: Metzler Ranch Planned Development
Date: Monday, August 26, 2024 4:46:58 PM

To Whom It May Concern: I support the Metzler Ranch Planned Development. Thank you!

--



From: [REDACTED]
To: [TownCouncil Mailbox](#); [Sandy Vossler](#)
Subject: In support of Metzler Ranch Planned Development
Date: Monday, August 26, 2024 6:27:53 PM

I support the Metzler Ranch Planned Development.

- Nathalie Ramirez

Sent from my iPhone

From: [REDACTED]
To: [TownCouncil Mailbox](#)
Cc: [Sandy Vossler](#)
Subject: METZLER RANCH DEVELOPMENT
Date: Tuesday, August 27, 2024 10:02:57 PM

Hello.

I am reaching out via email to express my full support for the establishment of the Metzler Ranch development as a crucial teen mental health facility.

The need for this resource is urgent. The current teen suicide rate in Douglas County is alarming and cannot be ignored. Investing in our youth is investing in our future, and we have the opportunity to make a positive impact within our community now.

The opposing views have been purely based on stigma. It's extremely disheartening. One thing the opposers have in common is that they want to support their neighbors and community. These kids are their neighbors and they are our community!

Thank you,
Ryan Johanns

[REDACTED]

M: [REDACTED]
E: [REDACTED]

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Re: Sandstone care facility
Date: Friday, March 8, 2024 12:52:52 PM

Hello Ms. Vossler,

I received the following inquiry from an attorney friend upon trying to research who is actually going to run the facility so I could bring up their information.

LTC Properties, Inc. in California, the applicant for this property is a REIT. That means it will own the property, but will be leasing the facility to some other entity to manage as a mental health facility. They will not be the operator, they are a real estate company.

We the residents in the surrounding neighborhoods need to know who the private health care operator will be, and what their reputation is.

<https://www.ltcreit.com/portfolio/>

Thank you again for your prompt response,
Cameron Andrus

Sent from my T-Mobile 5G Device
[REDACTED]

From: Cameron Andrus
Sent: Friday, March 8, 2024 9:30:54 AM
To: svossler@crgov.com <svossler@crgov.com>
Subject: Sandstone care facility

Hello Ms. Vossler,

I am writing you today as a resident within the Metzler Ranch community. I have reviewed the proposal regarding the Sandstone care facility for teens with mental health issues.

I myself was one of these people 25 years ago. Due to my personal experiences, I feel that I am highly knowledgeable about the benefits and risks associated with such a place being located in a residential neighborhood. The benefits are surprisingly few, and would in almost no way positively affect the surrounding homeowners.

These facilities are an invitation for drug use, smoking, alcohol abuse, and crime increases in the neighborhoods they border. I learned more about being a "bad kid" from the kids in these places than I ever would have had I not gone to one. The kids in these places are often violent and experiencing horrible abandonment issues. They lash out and take advantage of anyone around them.

My children, nieces, and nephew attend Renaissance elementary and secondary schools. They walk right by this facility everyday on their way to school. As do dozens of other

children.

Further, this is a for profit company that wants to implement this facility. For profit facilities tend to also on security and proper treatment. They will often not respond promptly to deal with obvious red flags due to lack of staff. Child abuse also runs rampant in these facilities.

This plan means importing highly at risk youth from other cities and potentially states with no connection to the town. The plans for the facility intend on these children being allowed to wander unsupervised at times. This will absolutely lead to break-ins, fights, theft, bullying, and other transient type behavior in the surrounding neighborhoods. The additional risk posed to our families must be taken into consideration.

In short, I am respectfully and completely opposed to the opening of this facility.

Thank you for your time,
Cameron Andrus

Sent from my T-Mobile 5G Device



From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Sandstone Care Facility
Date: Friday, March 8, 2024 10:22:18 AM

Hello Sandy: We reside in Metzler Ranch near the location of this proposed facility. My question: Do we have a say in this decision or is it a done deal? Thanks, Dave Nern

[REDACTED]



EXTERNAL DISTRIBUTION FOR LAND USE APPLICATIONS

Date: 3-4-24	Type of Application: PD Text Amendment	Project No: PDP24-0003
Name of Proposal: Sandstone Care Facility		
Project Manager: Sandy Vossler	Phone Number: 720-733-3556	Email: svossler@crgov.com

Please submit any comments or concerns to svossler@crgov.com at by or before March 26, 2024

Project Description:

The proposed Planned Development text amendment would allow an age-specific inpatient mental health care facility for teens and young adults, ages 13 to 20 years old. In addition to counseling and family support, the short-term residential facility would provide living and sleeping facilities, meal preparation, laundry services, transportation and medical assistance. Services will also be available via outpatient and telehealth formats. The facility is located at 864 Barranca Drive. No site changes are proposed.

Document Storage Link:

NO COMMENTS

X COMMENTS: The primary concern I have with this proposed project is that there is a child care center (The Goddard School) directly across the street that has infants and young children in the facility and outside at the playground throughout the day. My main issue is with this being a mental health facility, there is a possibility of someone leaving the facility and causing safety issues for small kids directly across the street.

Black Hills Energy:
1769 Park St., Castle Rock, CO 80109
Santiago Tijerina – Santiago.Tijerina@blackhillscorp.com
(303) 688-1114

Chatfield Watershed Authority:
Leonard Rice Engineers, Inc.
Kate Moran, Sr. Project Scientist - kate.moran@lrewater.com
(303) 867-7675

Castle Rock Post Office:
300 E. Miller Ct., Castle Rock, CO 80104
Noel E. Ramos – NOEL.E.RAMOS@USPS.GOV
(303) 814-6932

Colorado Dept. of Transportation Region 1:
2829 W. Howard Pl #225F, Denver, CO 80204
Aaron Eyl – aaron.eyl@state.co.us
(303) 757-9356

Century Link:
Century Link Network Real Estate Dept.
700 W. Mineral Ave., Littleton, CO 80120
platreview@lumen.com
(720) 520-3133

Comcast Cable:
84 Inverness Circle East, Englewood, CO 80112
Scott Moore, Construction Supervisor -
Scott_Moore@comcast.com
(720) 531-2585
Scot Delanoy, Sr Business Development Representative
Scot_delanoy@comcast.com
(720)-202-4734

Cherry Creek Basin Water Quality Authority:
General Questions to Val Endyk – val.endyk@ccbwwqa.org
Referrals to landusereferral@ccbwwqa.org
(303) 968-9098

CDOT Air Quality & Noise Programs:
4201 E. Arkansas Ave., Denver, CO 80222

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Sandstone Care Facility
Date: Saturday, March 9, 2024 1:05:12 PM

Ms Vossler,

Metzler Ranch Community Safety and Security,

I am submitting my comments and concerns about the proposed planned development of the facility located at 864 Barranca Drive, Castle Rock, CO 80104.

My family's concerns are that this facility would be used to treat teens and young adults ages 13 to 20 years old with mental health issues. Another concern is that the facility would also provide short-term residential housing to include living and sleeping facilities for the demographic occupants. What are the guarantees that the facility would be secure and that the individuals being treated would not be able to come and go as they pleased leaving them to possibly commit property damage and or life-threatening activities? I know these are extreme thoughts, I am just being honest.

The safety and security of our community are paramount. I have lived in this community for 24 years and have never had a concern about community safety until now. I believe your proposed location for this care facility should be reconsidered due to its proximity to three community schools.

1. The Goddard School of Castle Rock, 4340 Woodlands Blvd, Castle Rock, CO 80104. The school is located directly across the street from the proposed Care Facility. The Goddard School provides educational and developmental education for Infant to Pre-K students.

2. Renaissance Magnet School, 3960 Trail Boss Ln, Castle Rock, CO 80104. The school is located approximately less than half a mile South of the proposed Care Facility. The Renaissance Magnet School provides education to elementary school, Kindergarten through fifth-grade students.

3. Renaissance Secondary School, 3954 Trail Boss Ln, Castle Rock, CO 80104. The school is located approximately less than half a mile South of the proposed Care Facility. The Renaissance Secondary School provides education to middle school, sixth through eighth-grade students.

Please take my safety and security concerns for the residents of the Metzler Ranch Community strongly when considering your proposed location for this Care Facility.

Sincerely,

Concerned Resident
Walter and Deanna Schmidt

[REDACTED]

Sandy Vossler

From: EVA M POLLACK [REDACTED]
Sent: Monday, March 25, 2024 1:12 PM
To: Sandy Vossler
Subject: Concerns About Proposed Mental Health Facility on Qoodlands Boulevard

Eva Pollack
Metzler Ranch, Castle Rock, CO
03/25/2024

Dear Sandy,

I am writing to express my deep concerns regarding the proposed establishment of a mental health facility for troubled teens within our neighborhood, especially considering its proximity to an early childhood education center across the street.

While I understand the importance of providing support and care for troubled teens, I strongly believe that locating such a facility in a residential area poses significant risks and challenges. Here are several reasons why I oppose this decision:

1. **Safety Concerns:** Introducing a mental health facility for troubled teens into our neighborhood raises legitimate safety concerns. Given the vulnerable nature of the population it serves, there is a potential for incidents that could jeopardize the safety of residents, including children attending the nearby early childhood education center.
2. **Stigma and Fear:** The presence of a mental health facility may perpetuate stigma and fear within the community. Some residents may feel uneasy or apprehensive about living near individuals receiving treatment for mental health issues, which could lead to social ostracization and discrimination.
3. **Property Values:** The establishment of a mental health facility in our neighborhood could negatively impact property values. Prospective homebuyers and renters may be deterred by the stigma associated with living near such a facility, leading to a decline in property values and an overall decrease in the desirability of our community.
4. **Disruption to Peace and Quiet:** Residential neighborhoods are typically associated with peace and quiet, providing a conducive environment for families and children to thrive. The presence of a mental health facility, with its potential for disturbances and heightened activity, could disrupt the tranquility of our community and negatively affect the quality of life for residents.
5. **Potential for Escapes or Incidents:** There is a legitimate concern about the potential for escapes or incidents involving troubled teens who may pose a risk to themselves or others. Such occurrences could have serious consequences for the safety and well-being of residents, particularly children attending the nearby early childhood education center.

In light of these concerns, I urge you to reconsider the proposed location of the mental health facility for troubled teens and explore alternative options that prioritize the safety and well-being of our

community. It is essential to ensure that any facility serving vulnerable populations is situated in a suitable location that minimizes potential risks and disruptions to the surrounding neighborhood.

Thank you for taking the time to consider my concerns. I hope that together, we can find a solution that promotes the health, safety, and prosperity of our community.

Sincerely,

Eva Pollack



From: [REDACTED]
To: mlarocca@sandstonecare.com; eric.smith@ltcreit.com; [Sandy Vossler](#)
Cc: [REDACTED]
Subject: Sandstone Care Proposed Adolescent Mental Health Facility - Castle Rock
Date: Wednesday, May 24, 2023 12:52:58 PM

Hello,

We would like to voice our concerns regarding the proposed mental health facility you are planning to build in our neighborhood. We will not be able to attend the meeting on the 31st.

First, these proposal is not something we want for our community and we strongly oppose this build. We live about two blocks away from this facility. Reason being is that we fear for the safety of our children and property if a facility like this was to be built. There are multiple schools within walking distance and children are always out and about. Our community (Metzler's Ranch) encompasses the area next to and across the street from this facility and we are concerned about security and destruction of property or break in to our property if a place like this is built. We don't have public transportation in Castle Rock, so where from and how are these patients getting here? We don't want the problems from the other cities here.

- Why is there a need to build a mental health/half-way house facility in the middle of a neighborhood?
- Why can't a facility like this be built near other health developments that aren't close to schools and across the street from a community?
- What is the plan for 24/7 security?
- What is the plan if a patient breaks out?
- Where are these patients coming from?
- What is the cost for the residents of this town?

Look forward to a response and, again, we strongly oppose this planned build.

Thanks,
Jon

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Proposed - Sandstone Care Facility
Date: Monday, March 18, 2024 11:47:30 AM

Hello Sandy,

Thank you for bringing this project to the attention of our community.

While mental health care is of great need to our community and all communities throughout our state, it's extremely important to be thoughtful and use good judgement in placement and administration of these care facilities.

Unlike the low to no risk elderly memory care services previously offered at this location, there are certain inherent risks associated with mental health care currently being proposed at Sandstone (i've seen this first hand elsewhere) and with it being in the heart of a neighborhood with a daycare across the street and an elementary school only a block away, this is a very bad idea that represents unnecessary risk and liability.

Things can and do go wrong in these facilities that can have a direct impact on those nearby. Considering the number of children who live near this location, routinely walk past this location and are cared for just across the street, please explore other placement options.

Thank you,

Jan Johnson

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: 864 Barranca Drive,, Castle Rock
Date: Monday, March 11, 2024 10:30:50 AM

Sandy, I heard there will be a neighborhood Meeting regarding the use of the facility at 864 Barranca Drive. Please include me in the notification of this meeting
My immediate reaction was that there isn't any land for young people to be involved with. No place for being outside and perhaps playing basketball, soccer and simply walking. The building is beautiful and there is an outdoor patio but not to accommodate large amounts of people to be active and to be actively involved with the outdoors and sport activities.

I would appreciate it if you would pass on my remark to Sandstone Care.
Jacquie Perez -Homeowner, Metzler Ranch Board member

[REDACTED]

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Sandstone Care Facility
Date: Thursday, March 7, 2024 11:39:28 AM

Ms Vossler, our home is in Metzler Ranch which is literally next to the site for the proposed facility, Metzler Ranch subdivision is strictly a single family subdivision with exception of condos on Black Feather.

Metzler Ranch homes are filled with families of all ages, however most families have children. There are lot of children.

I am concerned about supervision of people being treated at Sandstone Care Facility and their ability to engage with home owners and their children. And further possibly having the suppliers of illegal products brought to them from outside and therefore having close proximity to expose anyone to the supplies.

Mental health is important for anyone. However this facility will treat substance use, and addiction, including alcohol abuse. Their website states they service teens 13-18, young adults 18-30 plus care for over 30+ adults. How do we know it will remain only for teens?

This kind of facility is directly the opposite of what Metzler Ranch subdivision is. A single family home environment.

We have the Metzler Ranch park next to our subdivision with further possible exposure to drug dealers and users coming into the area once they know, and they will find out, that drugs and substances may be nearby.

This facility is better suited next to a hospital environment than next to homes.

In no uncertain words, absolutely WRONG for the location and vehemently opposed to allowing it. What is The Town thinking?

Respectfully, Linda Podorski

From: [Marcello La Rocca](#)
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Sandstone Care Proposed Adolescent Mental Health Facility - Castle Rock
Date: Wednesday, May 24, 2023 9:08:06 PM

Hi Jon,

Appreciate your outreach and sorry we will miss you on May 31st. Are you available this Friday at 12pm MT to get together for coffee or a zoom meeting? I am a resident of Castle Rock so happy to meet somewhere convenient if an in person meeting would work. We can also schedule a time for next week if that works better on your end.

Looking forward to connecting and discussing your questions and comments. I did include some initial remarks for your context below as well (in **Bold**).

Best,

Marcello

From: Jon Harrison [REDACTED]
Sent: Wednesday, May 24, 2023 12:53 PM
To: Marcello La Rocca <mlarocca@sandstonecare.com>; eric.smith@ltcreit.com; svossler@crgov.com
[REDACTED]
Subject: Sandstone Care Proposed Adolescent Mental Health Facility - Castle Rock



[CAUTION: This email originated from outside of the organization! Do not click links or open attachments unless you recognize the sender or know the content is safe.]

Hello,

We would like to voice our concerns regarding the proposed mental health facility you are planning to build in our neighborhood. We will not be able to attend the meeting on the 31st.

First, these proposal is not something we want for our community and we strongly oppose this build. We live about two blocks away from this facility. Reason being is that we fear for the safety of our children and property if a facility like this was to be built. There are multiple schools within walking distance and children are always out and about. Our community (Metzler's Ranch) encompasses the area next to and across the street from this facility and we are concerned about security and destruction of property or break in to our property if a place like this is built. We don't have public transportation in Castle Rock, so where from and how are these patients getting here? We don't want the problems from the other cities here.

- Why is there a need to build a mental health/half-way house facility in the middle of a neighborhood? - **Our desired use is a residential care facility for youth who are struggling with mental health conditions including anxiety, depression, and trauma. The buildings previous healthcare use as an assisted living / memory care facility translates incredibly well to our desired use. The need for the services in in significant need in Douglas County and beyond.**
- Why can't a facility like this be built near other health developments that aren't close to schools and across the street from a community? - **See above.**
- What is the plan for 24/7 security? - **This is not a lockdown facility but instead is a voluntary care program. Kids and their families elect to access Sandstone Care services. In addition, Sandstone Care has strict admission criteria that ensures the adolescents are appropriate for our care with exclusionary criteria. All patients are thoroughly evaluated prior to admission to ensure appropriateness for our services. The facility will be staffed 24x7 with clinical and medical staff to support our patients.**
- What is the plan if a patient breaks out? - **See above, this is a voluntary program so patients don't "break out". Patients are cared for by our multidisciplinary care team which includes doctors, therapists, nurses, and care coordinators.**
- Where are these patients coming from? – **We are community based program so the vast majority of patients will be local to Douglas County and the greater Denver and Colorado Springs metro areas.**
- What is the cost for the residents of this town? - **We accept nearly all commercial insurances including Anthem BCBS, United Healthcare, Aetna, Beacon, Kaiser, Humana, Cigna, First Health, etc., so cost of care will be dependent on the individual's / family's specific insurance coverage.**

Look forward to a response and, again, we strongly oppose this planned build.

Thanks,
Jon

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Sandstone Care Facility
Date: Thursday, March 7, 2024 11:13:37 AM

Since there is no outside exercise area will patients be allowed outside and able to go to surrounding neighborhoods? Is the building going to be secured? Also what type of mental illness? Drug treatment? Etc.

Thanks,
Rick Podorski
Metzler Ranch Homeowner

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Sandstone Care Facility
Date: Thursday, March 7, 2024 9:54:25 AM

Hi Sandy,

I received the information sent to Metzler Ranch residents about the proposed Sandstone Care Facility. I live in Metzler Ranch [REDACTED] right near the proposed site.

I'm strongly in favor of allowing this project to move forward. There is a critical need for mental health facilities for young people, and I think it's a wonderful use of that now-empty property.

Sincerely,
Shannon Andrus

--

Shannon H. Andrus, Ed.D.
[REDACTED]

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Fwd: Proposed - Sandstone Care Facility - Message from Town of Castle Rock
Date: Thursday, March 7, 2024 11:20:30 AM

Sandy,

I am not sure if these should come to you for comment or if there was a more formal process. While I don't believe anyone wants this in their neighborhood I know there has to be a place. I prefer it not be here right in the middle of Metzler Ranch due to the type of facility it is and concerns about the stability/security of the people housed here. The other concern is there is a daycare directly across the street and another just West of here.

Thanks,
Steve

----- Forwarded message -----

From: Metzler Ranch Filing No 1 Homeowners Association Inc

[REDACTED]

Metzler Ranch Filing No. 1 Homeowners Association, Inc. Bulletin

Proposed - Sandstone Care Facility - Message from Town of Castle Rock

The Town of Castle Rock is seeking external referral comments on a proposed Planned Development text amendment to allow an age-specific inpatient mental health care and family support facility for teens and young adults between ages of 13 and 20 years. The existing facility is located at 864 Barranca Drive; the former Metzler Memory Care. The submittal documents can be viewed and downloaded at [REDACTED]

[REDACTED]

[REDACTED] Please return any comments by March 26, 2024.

Thank you for your time. Sandy

Sandy Vossler, Senior Planner

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Sandstone Care Facility
Date: Thursday, March 7, 2024 10:30:59 AM

To whom it may concern,
Is there going to be a public meeting in regards to this "proposed" care facility?

We have been a resident in Metzler Ranch for 24 yrs.
We **STRONGLY OPPOSE** this vacant facility becoming any type of Mental Health
Care Facility!
ABSOLUTELY NO!!

Shane Fruth
Metzler Ranch HOA

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Sandstone Care Facility
Date: Monday, March 18, 2024 1:12:06 PM

Dear Ms./Mr. Vossler

Please see attached my concerns/comment regarding the Sandstone Care Facility. I am concerned in not seeing anything regarding any Security procedures. Security Guards? Enter and return procedures? Alarms? Nightly room checks? Can you please address the above and any other procedures that are to be in place? I also believe your responses should be shared to the Metzler Ranch HOA. Thank you,
Sharon Scherdin
[REDACTED]



EXTERNAL DISTRIBUTION FOR LAND USE APPLICATIONS

Date: 3-4-24	Type of Application: PD Text Amendment	Project No: PDP24-0003
Name of Proposal: Sandstone Care Facility		
Project Manager: Sandy Vossler	Phone Number: 720-733-3556	Email: svossler@crgov.com

Please submit any comments or concerns to svossler@crgov.com at by or before March 26, 2024

Project Description:

The proposed Planned Development text amendment would allow an age-specific inpatient mental health care facility for teens and young adults, ages 13 to 20 years old. In addition to counseling and family support, the short-term residential facility would provide living and sleeping facilities, meal preparation, laundry services, transportation and medical assistance. Services will also be available via outpatient and telehealth formats. The facility is located at 864 Barranca Drive. No site changes are proposed.



NO COMMENTS

COMMENTS: I do not see where any Security procedures have been addressed. Sharon Scherdin
sharon.scherdin@gmail.com

Black Hills Energy:

1769 Park St., Castle Rock, CO 80109
 Santiago Tijerina – Santiago.Tijerina@blackhillscorp.com
 (303) 688-1114

Castle Rock Post Office:

300 E. Miller Ct., Castle Rock, CO 80104
 Noel E. Ramos – NOEL.E.RAMOS@USPS.GOV
 (303) 814-6932

Century Link:

Century Link Network Real Estate Dept.
 700 W. Mineral Ave., Littleton, CO 80120
platreview@lumen.com
 (720) 520-3133

Cherry Creek Basin Water Quality Authority:

General Questions to Val Endyk – val.endyk@ccbwwqa.org
 Referrals to landusereferral@ccbwwqa.org
 (303) 968-9098

Chatfield Watershed Authority:

Leonard Rice Engineers, Inc.
 Kate Moran, Sr. Project Scientist - kate.moran@lrewater.com
 (303) 867-7675

Colorado Dept. of Transportation Region 1:

2829 W. Howard Pl #225F, Denver, CO 80204
 Aaron Eyl – aaron.eyl@state.co.us
 (303) 757-9356

Comcast Cable:

84 Inverness Circle East, Englewood, CO 80112
 Scott Moore, Construction Supervisor -
Scott_Moore@comcast.com
 (720) 531-2585
 Scot Delaney, Sr Business Development Representative
Scot_delaney@comcast.com
 (720)-202-4734

CDOT Air Quality & Noise Programs:

4201 E. Arkansas Ave., Denver, CO 80222
 Jill Schlaefer
 (303)757-9016 or cell (303) 514-2987

Colorado Dept. of Public Health & Environment:

4300 Cherry Creek Drive South, Denver, CO 80246
 • Hazardous Materials:
comments.hmwmd@state.co.us

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Concerns regarding Sandstone facility
Date: Tuesday, April 30, 2024 11:27:48 AM

Hello Sandy,

Per your request yesterday, I am writing to present some of my questions about the Sandstone facility. I want to preface by saying I'm not in agreement with many of the attendees last night about truly horrific crimes and their proposed responses to said kids. I don't think we're going to see an uptick in rapes and murders etc.

My concerns run more towards an increase in petty crime. Things like car break ins, defacing property, misdemeanor assault, theft from surrounding businesses, and influencing kids in our community with things they wouldn't necessarily be introduced to. As I stated yesterday, I learned more about being a bad kid from the people in these facilities than I ever did being out of one.

To which my questions, in an attempt to gather a more robust set of data points.

1. What happens to the crime rate within an area around these facilities after they are put in? I find it hard to believe that this isn't something investors like "Moore Capital" or local communities haven't looked into.
2. What happens to home values within a 2 mile radius after these facilities are put in?
3. What percentage of kids at the current facilities are from within a 20 mile radius? That would be our community, Not from the Wyoming to New Mexico borders.
4. Will the facility commit to this being a 70% Douglas and bordering counties treatment facility? That's what Sandstone seemed to claim. This is to answer the call from Dougco for treatment facilities.
5. Will the facility commit to implementing locked doors and non-opening windows?
6. Does the contract of enrollment, signed by the parents, into the facility indemnify the facility and their staff from the actions of their residents while they are in said facility's care? Will they provide a copy of that contract?
7. How many criminal charges have been filed against kids while in care, or shortly after expulsion from, one of the Sandstone facilities?
8. How many civil lawsuits has the Sandstone group had filed against them? Both for lack of care of patients and by neighboring communities affected by their residents?
9. How many facilities has Moore Capital invested in and built out? What is their reputation? I can't seem to find a website that explains who they are.
10. Will the facility commit, in writing, that they will never apply to be a drug treatment facility? Further, just because they aren't treating kids for drug abuse doesn't mean the kids haven't dealt with drug abuse.
11. Will the facility share their vetting plan for incoming patients?
12. Does the facility have security on site (armed or not?) and what are their qualifications?
13. What percentage of kids will be dealing with sex assault or trafficking? Per staff this would be one of things they would be dealing with. I bring this up, because it is highly unlikely that trafficking victims are not going to be drug abusers.
14. I believe we were quoted as there being 15 facilities in the Sandstone network (my notes may be wrong). I count 32 on the Sandstone website, with the vast majority being drug

- rehab or other drug treatment facilities. Can they confirm which is accurate?
15. How many kids have assaulted each other, including those "minor" occurrences not reported to police, while in the care of the facility?
 16. How many facilities does Sandstone run currently that are at this level of treatment?
 17. How many kids annually are transferred from this lower level facility, drop out, or are expelled from treatment due to more violent behavior?
 18. Same question as 17, but for criminal mischief behavior?
 19. How many runners per year?
 20. How many members of investment and leadership teams live in Castle Rock? Not looking for nurses or general staff.
 21. Again, it appears there will likely be drug users in the facility, but no indication that this is the specific intent of treatment. Does the intake preclude anyone who has used drugs from being an inpatient resident?

There's probably some additional things I would like to address later, but this covers my bases for the moment. I have included the HOA management company and some members of the Metzler Ranch board in this email. Please reply all.

--

Thank you,
Cameron Andrus



From: [REDACTED]
To: [Katie Coffman](#)
[REDACTED]
Subject: Re: Sandstone Care - Castle Rock
Date: Monday, May 13, 2024 7:34:45 AM
Attachments: [image001.png](#)
[image002.png](#)
[image002.png](#)

Thank you Ms. Coffman,

I see that all 3 of your facilities for adolescents that you provided to us are in non-populated areas. It appears they are each surrounded by national forest based on the maps you provided. Is that correct?

Additionally, your Facebook posts that you provided were not properly redacted. I can see folks names in the replies. These are not Castle Rock residents, but rather Denver and other area residents complaining about our county being a red county. It appears that we have a different definition of community.

You gave us an answer as to the number of patients in your facilities from Dougco, but failed to provide a percentage. Would you please provide a percentage of patients in your facilities that are or would be located here?

I want to be clear about something. I'm not completely against the idea of having your facility located here. I don't fall into the group that was threatening violence against these kids. I also don't think these kids are going to be raping, committing arson, or assaulting people in general. I do believe some of them will break into vehicles or houses and deface property when they get out on the run. Accordingly, I think at a minimum for the local residents of our community to have a reasonable negotiation with Sandstone, we are requesting locked doors that do not allow someone into the neighborhood because they're having a "bad day."

On Mon, May 13, 2024, 6:57 AM Katie Coffman <Katie.Coffman@sandstonecare.com> wrote:

Mr. Andrus,

Thank you for your patience while we respond to your email. Attached you will find a document addressing the questions and concerned emailed to Sandy. I've copied her here, along with the original group that was on your original email so everyone has the same information available to them.

Warmly,

From: [Cameron Andrus](#)
Subject: Re: Sandstone Care - Castle Rock
Date: Tuesday, May 21, 2024 1:49:08 PM
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)
[image010.png](#)
[image011.png](#)

Thank you Katie,

I appreciate you providing the information for the governing body and the citation for the relevant regulation. I'm truly trying to understand so we can work something out together as a community. Accordingly, in my review I found the following.

Please see 7.705.55 Subsection B. 4., found above the quoted regulation "Subsection B. 5. refers to the requirements for exterior doors, particularly the highlighted portion of the screenshot below."

I read subsection B. 4. as though a locked set of doors with panic alarms allowing egress in emergency situations is allowed. Are you saying your facility does not qualify as one of these two types of facilities highlighted below here, and would therefore not be allowed to put this in place? I also read this as a local fire department issue and not a State licensing board question.

"4. In residential child care facilities approved as **a therapeutic residential child care facility or psychiatric residential treatment facility**, time-delay panic hardware utilizing 30- to 90second delays before release may be installed on the two approved exit doors on each floor of the facility, provided that such time-delay panic hardware is approved by the fire department having jurisdiction over the facility. The two approved exit doors on each floor must release and open automatically after the 30- to 90-second delay without constant pressure being applied to the doors and must remain open for at least 15 seconds. The two approved exit doors on each floor can neither automatically reset themselves nor be reset from a central control panel for a period of at least 15 seconds after release. Magnetic locks in conjunction with time-delay panic hardware that meets these criteria are allowed."

Noting your comment regarding working with Fire Marshall Sullivan, is Sandstone intending to apply for this allowance in their design process? Additionally, should approval be gained from FM, would Sandstone be amenable to this implementation?

Thank you again,
Cameron Andrus

On Tue, May 21, 2024 at 1:22 PM Katie Coffman <Katie.Coffman@sandstonecare.com> wrote:

Good afternoon Cameron,

Regarding the locked doors, there are a couple of governing bodies that we need to adhere to, such as the State of Colorado's Behavioral Health Authority for Residential Child Care Facilities, the licensing body, along with The Joint Commission, our accrediting body. I've provided references to both of these agencies below.

The Joint Commission

The Joint Commission's Means of Egress, Standard LS.02.01.20, meaning "the organization maintains the integrity of the means of egress" is something we are evaluated on every time we have a surveyor on site. Here is their website: [A Trusted Partner in Patient Care | The Joint Commission](#)

State of Colorado

The State of Colorado Code of Regulations for Child Care Facility Licensing addresses this directly, which is the licensing body for this type of facility. Please refer to 7.705.55 Building Safety [Rev. eff. 6/1/12], B. Exits.

- Subsection B. 5. refers to the requirements for exterior doors, particularly the highlighted portion of the screenshot below.
 - - 5. In every building or structure, exits shall be so arranged and maintained as to provide free and unobstructed egress from all parts of the building or structure at all times when it is occupied. No lock or fastening to prevent free escape from the inside of any building shall be installed unless specifically authorized pursuant to Section 7.714.53.
- Here's the Code of Regulations as a reference: [Code of Colorado Regulations \(state.co.us\)](http://state.co.us)

Please know that we will partner with the State and local Assistant Fire Marshal, Kevin Sullivan, and the State of Colorado to investigate what and if any alternatives would be approved when working through the design & permitting process.

Thank you,

 **Katie Coffman**

VP of De Novo Strategy

Sandstone Care

Direct/Fax: (720) 704-8251

Mobile: (262) 442-7018

www.SandstoneCare.com



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received this email in error, please notify the sender by replying to this email and then delete the email from your computer.

From: Cameron Andrus [REDACTED]
Sent: Tuesday, May 21, 2024 12:04 PM
To: John Cunningham <John.Cunningham@sandstonecare.com>

[REDACTED]

Subject: Re: Sandstone Care - Castle Rock

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Thank you John,

Could you please send me the statute you're quoting that since your facility is voluntary that you are not allowed to have locked doors?

I am admittedly somewhat ignorant of the rules and regs associated with maintaining one of these facilities. In my very cursory review of Colorado regulations I did not see anything linking those standards to each other. See attached for reference. Per that document, it appears that minor rights are addressed in: 27-10-103, C.R.S. From what I can tell this is more so about the right to treatment and quality of care (which again, I believe you will provide). However, I can't find anything about the facility being "lockdown" or "free-roam" for lack of better terminology.

On Tue, May 21, 2024 at 10:47 AM John Cunningham <John.Cunningham@sandstonecare.com> wrote:

Thank you, Sandy.

Cameron, thank you for your continued support as we seek to respond to the community and provide insights into our operations. We are happy to be engaged with the community. Regarding locking doors, in licensing Residential Treatment Centers, locked facilities are a higher level of care than we provide and are proposing for the Castle Rock facility. Our plan for the Castle Rock facility is a voluntary, Mood Disorder program for adolescents. We are currently not licensed nor intending to operate locked facilities. I hope that answers the question regarding locking the facility.

Thank you very much for your very thoughtful questions. We welcome them!

All the best, John

John Cunningham

Chief Operating Officer

www.sandstonecare.com



From: Sandy Vossler <SVossler@crgov.com>

Sent: Tuesday, May 21, 2024 9:07 AM

To: Cameron Andrus [REDACTED] Katie Coffman <Katie.Coffman@sandstonecare.com>

Subject: RE: Sandstone Care - Castle Rock

[CAUTION: This email originated from outside of the organization! Do not click links or open attachments unless you recognize the sender or know the content is safe.]

Cameron,

I will check in with the Building Division and Castle Rock Fire regarding the IBC and IFC requirements.
Sandy

Sandy Vossler, Senior Planner

Town of Castle Rock

Development Services Department

100 N. Wilcox Street

Castle Rock, CO 80109

Office: 720-733-3556



Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey.

<https://www.surveymonkey.com/r/LR35C27>

From: Cameron Andrus [REDACTED]
Sent: Tuesday, May 21, 2024 10:00 AM
To: Katie Coffman <Katie.Coffman@sandstonecare.com>

[REDACTED]
[REDACTED]
[REDACTED]
Subject: Re: Sandstone Care - Castle Rock

Thank you Ms. Coffman,

I'm not quite sure how locking doors that open in case of an emergency are going to be found to be against code? Lots of facilities have a locked entry and exit.

Hi Sandy,

Do you know. Is there a specific building code in CR or Douglas that Ms. Coffman is referring to about their inability to have a locked facility?

I'm really trying to give us a basic starting point to work together so Sandstone and their investors can have their facility and local residents & business owners can feel safe.

On Mon, May 20, 2024 at 2:22 PM Katie Coffman <Katie.Coffman@sandstonecare.com> wrote:

Good afternoon Cameron,

I hope this message finds you well, and once again I appreciate your patience. Please see answers to your questions in [BLUE](#) below.

I see that all 3 of your facilities for adolescents that you provided to us are in non-populated areas. It appears they are each surrounded by national forest based on the maps you provided. Is that correct? [The two facilities in Colorado \(Cascade & Boulder\) happen to be in more rural areas, where the Crownsville site in Maryland is in the middle of a residential neighborhood.](#)

Additionally, your Facebook posts that you provided were not properly redacted. I can see folks names in the replies. These are not Castle Rock residents, but rather Denver and other area residents complaining about our county being a red county. It appears that we have a different definition of community. [Apologies for the error. While we did our best, Facebook is a public platform, and those names are not confidential.](#)

You gave us an answer as to the number of patients in your facilities from Dougco, but failed to provide a percentage. Would you please provide a percentage of patients in your facilities that are or would be located here? [Page 18 of the presentation provides a breakdown of where each Douglas County client received treatment. Please keep in mind this is data represents the entire year of 2023 clients.](#)

I want to be clear about something. I'm not completely against the idea of having your facility located here. I don't fall into the group that was threatening violence against these kids. I also don't think these kids are going to be raping, committing arson, or assaulting people in general. I do believe some of them will break into vehicles or houses and deface property when they get out on the run. Accordingly, I think at a minimum for the local residents of our community to have a reasonable negotiation with Sandstone, we are requesting locked doors that do not allow someone into the neighborhood because they're having a "bad day." [We understand your concerns, and I'd encourage you to take up our offer to speak with our clinical leadership team. They will be able to provide more detail as to why we simply cannot lock the doors, aside from being against Fire Code.](#)

Additionally, we would also like to offer an opportunity to schedule a call with our Clinical Leadership Team as an additional platform to get to know our clinical staff and ask additional questions. They are available to schedule something this week. If that is something of interest to you, I will be more than happy to facilitate.

Warmly,



Katie Coffman

VP of De Novo Strategy

Sandstone Care

Direct/Fax: (720) 704-8251

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From: Cameron Andrus [REDACTED]
Sent: Monday, May 13,
To: Katie Coffman <Katie.Coffman@sandstonecare.com>

[REDACTED]

Subject: Re: Sandstone Care - Castle Rock

[CAUTION: This email originated from outside of the organization! Do not click links or open attachments unless you recognize the sender or know the content is safe.]

Thank you Ms. Coffman,

I see that all 3 of your facilities for adolescents that you provided to us are in non-populated areas. It appears they are each surrounded by national forest based on the maps you provided. Is that correct?

Additionally, your Facebook posts that you provided were not properly redacted. I can see folks names in the replies. These are not Castle Rock residents, but rather Denver and other area residents complaining about our county being a red county. It appears that we have a different definition of community.

You gave us an answer as to the number of patients in your facilities from Dougco, but failed to provide a percentage. Would you please provide a percentage of patients in your facilities that are or would be located here?

I want to be clear about something. I'm not completely against the idea of having your facility located here. I don't fall into the group that was threatening violence against these kids. I also don't think these kids are going to be raping, committing arson, or assaulting people in general. I do believe some of them will break into vehicles or houses and deface property when they get out on the run. Accordingly, I think at a minimum for the local residents of our community to have a reasonable negotiation with Sandstone, we are requesting locked doors that do not allow someone into the neighborhood because they're having a "bad day."

On Mon, May 13, 2024, 6:57 AM Katie Coffman <Katie.Coffman@sandstonecare.com> wrote:

Mr. Andrus,

Thank you for your patience while we respond to your email. Attached you will find a document addressing the questions and concerns emailed to Sandy. I've copied her here, along with the original group that was on your original email so everyone has the same information available to them.

Warmly,

Katie Coffman

VP of De Novo Strategy

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From: [REDACTED]
To: [Katie Coffman](mailto:Katie.Coffman@sandstonecare.com)
[REDACTED]
Subject: Re: Sandstone Care - Castle Rock
Date: Tuesday, May 21, 2024 2:17:27 PM
Attachments: [image006.png](#)
[image007.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image014.png](#)

Thanks Katie,

Unfortunately, I believe we've reached an impasse. Without a commitment from Sandstone to have a locked building most voters, homeowners & businesses in the neighborhood will likely be opposed to the idea of this facility being there.

To me it seems that discussions could be conducted and agreements could be made with local fire and State regulators regarding this small request prior to presentation to the town council for permitting approval. Again, I believe that a commitment from Sandstone to take these precautions would go a long way to assuaging the concerns of those that actually live here.

Thank you,
Cameron Andrus

On Tue, May 21, 2024 at 1:59 PM Katie Coffman <Katie.Coffman@sandstonecare.com> wrote:

Cameron,

We hear you, and we will work within the code of regulations from the State and the local fire code to ensure compliance and an appropriate environment of safety for our clients. We have made note of your concern and preference and will partner with the Assistant Fire Marshal once through zoning and we are able to start delving into design and permitting process.

Best,



Katie Coffman

VP of De Novo Strategy

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From: Cameron Andrus [REDACTED]
Sent: Tuesday, May 21, 2024 2:48 PM
To: Katie Coffman <Katie.Coffman@sandstonecare.com>

[REDACTED]

Subject: Re: Sandstone Care - Castle Rock

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Thank you Katie,

I appreciate you providing the information for the governing body and the citation for the relevant regulation. I'm truly trying to understand so we can work something out together as a community. Accordingly, in my review I found the following.

Please see 7.705.55 Subsection B. 4., found above the quoted regulation "Subsection B. 5. refers to the requirements for exterior doors, particularly the highlighted portion of the screenshot below."

I read subsection B. 4. as though a locked set of doors with panic alarms allowing egress in emergency situations is allowed. Are you saying your facility does not qualify as one of these two types of facilities highlighted below here, and would therefore not be allowed to put this in place? I also read this as a local fire department issue and not a State licensing board question.

"4. In residential child care facilities approved as a therapeutic residential child care facility or psychiatric residential treatment facility, time-delay panic hardware utilizing 30- to 90second delays before release may be installed on the two approved exit doors on each floor of the facility, provided that such time-delay panic hardware is approved by the fire department having jurisdiction over the facility. The two approved exit doors on each floor must release and open automatically after the 30- to 90-second delay without constant pressure being applied to the doors and must remain open for at least 15 seconds. The two approved exit doors on each floor can neither automatically reset themselves nor be reset from a central control panel for a period of at least 15 seconds

after release. Magnetic locks in conjunction with time-delay panic hardware that meets these criteria are allowed."

Noting your comment regarding working with Fire Marshall Sullivan, is Sandstone intending to apply for this allowance in their design process? Additionally, should approval be gained from FM, would Sandstone be amenable to this implementation?

Thank you again,

Cameron Andrus

On Tue, May 21, 2024 at 1:22 PM Katie Coffman <Katie.Coffman@sandstonecare.com> wrote:

Good afternoon Cameron,

Regarding the locked doors, there are a couple of governing bodies that we need to adhere to, such as the State of Colorado's Behavioral Health Authority for Residential Child Care Facilities, the licensing body, along with The Joint Commission, our accrediting body. I've provided references to both of these agencies below.

The Joint Commission

The Joint Commission's Means of Egress, Standard LS.02.01.20, meaning "the organization maintains the integrity of the means of egress" is something we are evaluated on every time we have a surveyor on site. Here is their website: [A Trusted Partner in Patient Care | The Joint Commission](#)

State of Colorado

The State of Colorado Code of Regulations for Child Care Facility Licensing addresses this directly, which is the licensing body for this type of facility. Please refer to 7.705.55 Building Safety [Rev. eff. 6/1/12], B. Exits.

- Subsection B. 5. refers to the requirements for exterior doors, particularly the highlighted portion of the screenshot below.

◦

5. In every building or structure, exits shall be so arranged and maintained as to provide free and unobstructed egress from all parts of the building or structure at all times when it is occupied. No lock or fastening to prevent free escape from the inside of any building shall be installed unless specifically authorized pursuant to Section 7.714.53.

- Here's the Code of Regulations as a reference: [Code of Colorado Regulations \(state.co.us\)](#)

Please know that we will partner with the State and local Assistant Fire Marshal, Kevin Sullivan, and the State of Colorado to investigate what and if any alternatives would be approved when working through the design & permitting process.

Thank you,



Katie Coffman

VP of De Novo Strategy

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From: Cameron Andrus [REDACTED]
Sent: Tuesday, May 21, 2024 12:04 PM
To: John Cunningham <John.Cunningham@sandstonecare.com>

Subject: Re: Sandstone Care - Castle Rock

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Thank you John,

Could you please send me the statute you're quoting that since your facility is voluntary that you are not allowed to have locked doors?

I am admittedly somewhat ignorant of the rules and regs associated with maintaining one of these facilities. In my very cursory review of Colorado regulations I did not see anything linking those standards to each other. See attached for reference. Per that document, it appears that minor rights are addressed in: 27-10-103, C.R.S. From what I can tell this is more so about the right to treatment and quality of care (which again, I believe you will provide). However, I can't find anything about the facility being "lockdown" or "free-roam" for lack of better terminology.

On Tue, May 21, 2024 at 10:47 AM John Cunningham <John.Cunningham@sandstonecare.com> wrote:

Thank you, Sandy.

Cameron, thank you for your continued support as we seek to respond to the community and provide insights into our operations. We are happy to be engaged with the community. Regarding locking doors, in licensing Residential Treatment Centers, locked facilities are a higher level of care than we provide and are proposing for the Castle Rock facility. Our plan for the Castle Rock facility is a voluntary, Mood Disorder program for adolescents. We are currently not licensed nor intending to operate locked facilities. I hope that answers the question regarding locking the facility.

Thank you very much for your very thoughtful questions. We welcome them!

All the best, John

John Cunningham

Chief Operating Officer

www.sandstonecare.com



From: Sandy Vossler <SVossler@ergov.com>

Sent: Tuesday, May 21, 2024 9:07 AM

To: Cameron Andrus [REDACTED]; Katie Coffman <Katie.Coffman@sandstonecare.com>

Cc: John Cunningham <John.Cunningham@sandstonecare.com>; Edwin Alvarado [REDACTED]

Subject: RE: Sandstone Care - Castle Rock

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Cameron,

I will check in with the Building Division and Castle Rock Fire regarding the IBC and IFC requirements.
Sandy

Sandy Vossler, Senior Planner

Town of Castle Rock

Development Services Department

100 N. Wilcox Street

Castle Rock, CO 80109

Office: 720-733-3556



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<https://www.surveymonkey.com/r/LR35C27>

From: Cameron Andrus [REDACTED]
Sent: Tuesday, May 21, 2024 10:00 AM
To: Katie Coffman <Katie.Coffman@sandstonecare.com>

[REDACTED]

Subject: Re: Sandstone Care - Castle Rock

Thank you Ms. Coffman,

I'm not quite sure how locking doors that open in case of an emergency are going to be found to be against code? Lots of facilities have a locked entry and exit.

Hi Sandy,

Do you know. Is there a specific building code in CR or Douglas that Ms. Coffman is referring to about their inability to have a locked facility?

I'm really trying to give us a basic starting point to work together so Sandstone and their investors can have their facility and local residents & business owners can feel safe.

On Mon, May 20, 2024 at 2:22 PM Katie Coffman <Katie.Coffman@sandstonecare.com> wrote:

Good afternoon Cameron,

I hope this message finds you well, and once again I appreciate your patience. Please see answers to your questions in [BLUE](#) below.

I see that all 3 of your facilities for adolescents that you provided to us are in non-populated areas. It appears they are each surrounded by national forest based on the maps you provided. Is that correct? [The two facilities in Colorado \(Cascade & Boulder\) happen to be in more rural areas, where the Crownsville site in Maryland is in the middle of a residential neighborhood.](#)

Additionally, your Facebook posts that you provided were not properly redacted. I can see folks names in the replies. These are not Castle Rock residents, but rather Denver and other area residents complaining about our county being a red county. It appears that we have a different definition of community. [Apologies for the error. While we did our best, Facebook is a public platform, and those names are not confidential.](#)

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I want to be clear about something. I'm not completely against the idea of having your facility located here. I don't fall into the group that was threatening violence against these kids. I also don't think these kids are going to be raping, committing arson, or assaulting people in general. I do believe some of them will break into vehicles or houses and deface property when they get out on the run. Accordingly, I think at a minimum for the local residents of our community to have a reasonable negotiation with Sandstone, we are requesting locked doors that do not allow someone into the neighborhood because they're having a "bad day." [We understand your concerns, and I'd encourage you to take up our offer to speak with our clinical leadership team. They will be able to provide more detail as to why we simply cannot lock the doors, aside from being against Fire Code.](#)

Additionally, we would also like to offer an opportunity to schedule a call with our Clinical Leadership Team as an additional platform to get to know our clinical staff and ask additional questions. They are available to schedule something this week. If that is something of interest to you, I will be more than happy to facilitate.

Warmly,



Katie Coffman

VP of De Novo Strategy

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From: Cameron Andrus [REDACTED]
Sent: Monday, May 13, 2024 8:34 AM
To: Katie Coffman <Katie.Coffman@sandstonecare.com>

[REDACTED]

Subject: Re: Sandstone Care - Castle Rock

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Thank you Ms. Coffman,

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Warmly,

[Katie Coffman](#)

VP of De Novo Strategy

From: [REDACTED]
To: [Katie Coffman](#)
[REDACTED]
Subject: Re: Sandstone Care - Castle Rock
Date: Tuesday, May 21, 2024 10:02:15 AM
Attachments: [image002.png](#)
[Sandstone Care - Castle Rock Q&A - FINAL \(1\).pdf](#)

Thank you Ms. Coffman,

I'm not quite sure how locking doors that open in case of an emergency are going to be found to be against code? Lots of facilities have a locked entry and exit.

Hi Sandy,

Do you know. Is there a specific building code in CR or Douglas that Ms. Coffman is referring to about their inability to have a locked facility?

I'm really trying to give us a basic starting point to work together so Sandstone and their investors can have their facility and local residents & business owners can feel safe.

On Mon, May 20, 2024 at 2:22 PM Katie Coffman <Katie.Coffman@sandstonecare.com> wrote:

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Katie Coffman

VP of De Novo Strategy

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From: Cameron Andrus [REDACTED]
Sent: Monday, May 13, 2024 8:34 AM
To: Katie Coffman <Katie.Coffman@sandstonecare.com>

[REDACTED]

Subject: Re: Sandstone Care - Castle Rock

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Warmly,



Katie Coffman

VP of De Novo Strategy

Sandstone Care

Direct/Fax: (720) 704-8251

From: [REDACTED]
To: [John Cunningham](mailto:John.Cunningham@sandstonecare.com)
[REDACTED]
Subject: Re: Sandstone Care - Castle Rock
Date: Tuesday, May 21, 2024 11:05:06 AM
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)
[ColoradoRegister.pdf](#)

Thank you John,

Could you please send me the statute you're quoting that since your facility is voluntary that you are not allowed to have locked doors?

I am admittedly somewhat ignorant of the rules and regs associated with maintaining one of these facilities. In my very cursory review of Colorado regulations I did not see anything linking those standards to each other. See attached for reference. Per that document, it appears that minor rights are addressed in: 27-10-103, C.R.S. From what I can tell this is more so about the right to treatment and quality of care (which again, I believe you will provide). However, I can't find anything about the facility being "lockdown" or "free-roam" for lack of better terminology.

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All the best, John

John Cunningham

Chief Operating Officer

www.sandstonecare.com



From: Sandy Vossler <SVossler@crgov.com>

Sent: Tuesday, May 21, 2024 9:07 AM

To: Cameron Andrus [REDACTED] Katie Coffman
<Katie.Coffman@sandstonecare.com>

[REDACTED]

Subject: RE: Sandstone Care - Castle Rock

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Cameron,

I will check in with the Building Division and Castle Rock Fire regarding the IBC and IFC requirements. Sandy

Sandy Vossler, Senior Planner

Town of Castle Rock

Development Services Department

100 N. Wilcox Street

Castle Rock, CO 80109

Office: 720-733-3556



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<https://www.surveymonkey.com/r/LR35C27>

From: Cameron Andrus [REDACTED]
Sent: Tuesday, May 21, 2024 10:00 AM
To: Katie Coffman <Katie.Coffman@sandstonecare.com>

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: Re: Sandstone Care - Castle Rock

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Warmly,



Katie Coffman

VP of De Novo Strategy

Sandstone Care

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Mobile: (262) 442-7018

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From: Cameron Andrus [REDACTED]
Sent: Monday, May 13, 2024 8:34 AM
To: Katie Coffman <Katie.Coffman@sandstonecare.com>

[REDACTED]

Subject: Re: Sandstone Care - Castle Rock

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Additionally, your Facebook posts that you provided were not properly redacted. I can see folks names in the replies. These are not Castle Rock residents, but rather Denver and other area residents complaining about our county being a red county. It appears that we have a different definition of community.

You gave us an answer as to the number of patients in your facilities from Dougco, but failed to provide a percentage. Would you please provide a percentage of patients in your facilities that are or would be located here?

I want to be clear about something. I'm not completely against the idea of having your facility located here. I don't fall into the group that was threatening violence against these kids. I also don't think these kids are going to be raping, committing arson, or assaulting people in general. I do believe some of them will break into vehicles or houses and deface property when they get out on the run. Accordingly, I think at a minimum for the local residents of our community to have a reasonable negotiation with Sandstone, we are requesting locked doors that do not allow someone into the neighborhood because they're having a "bad day."

On Mon, May 13, 2024, 6:57 AM Katie Coffman <Katie.Coffman@sandstonecare.com> wrote:

Mr. Andrus,

Thank you for your patience while we respond to your email. Attached you will find a document addressing the questions and concerns emailed to Sandy. I've copied her here, along with the original group that was on your original email so everyone has the same information available to them.

Warmly,

Katie Coffman

VP of De Novo Strategy

Sandstone Care

Direct/Fax: (720) 704-8251

Mobile: (262) 442-7018

www.SandstoneCare.com

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From: [REDACTED]
To: [Katie Coffman](#)
[REDACTED]
Subject: Re: Sandstone Care - Castle Rock
Date: Tuesday, May 21, 2024 10:02:15 AM
Attachments: [image002.png](#)
[Sandstone Care - Castle Rock Q&A - FINAL \(1\).pdf](#)

Thank you Ms. Coffman,

I'm not quite sure how locking doors that open in case of an emergency are going to be found to be against code? Lots of facilities have a locked entry and exit.

Hi Sandy,

Do you know. Is there a specific building code in CR or Douglas that Ms. Coffman is referring to about their inability to have a locked facility?

I'm really trying to give us a basic starting point to work together so Sandstone and their investors can have their facility and local residents & business owners can feel safe.

On Mon, May 20, 2024 at 2:22 PM Katie Coffman <Katie.Coffman@sandstonecare.com> wrote:

Good afternoon Cameron,

I hope this message finds you well, and once again I appreciate your patience. Please see answers to your questions in [BLUE](#) below.

I see that all 3 of your facilities for adolescents that you provided to us are in non-populated areas. It appears they are each surrounded by national forest based on the maps you provided. Is that correct? [The two facilities in Colorado \(Cascade & Boulder\) happen to be in more rural areas, where the Crownsville site in Maryland is in the middle of a residential neighborhood.](#)

Additionally, your Facebook posts that you provided were not properly redacted. I can see folks names in the replies. These are not Castle Rock residents, but rather Denver and other area residents complaining about our county being a red county. It appears that we have a different definition of community. [Apologies for the error. While we did our best, Facebook is a public platform, and those names are not confidential.](#)

You gave us an answer as to the number of patients in your facilities from Dougco, but failed to provide a percentage. Would you please provide a percentage of patients in your facilities that are or would be located here? [Page 18 of the presentation](#)

provides a breakdown of where each Douglas County client received treatment. Please keep in mind this is data represents the entire year of 2023 clients.

I want to be clear about something. I'm not completely against the idea of having your facility located here. I don't fall into the group that was threatening violence against these kids. I also don't think these kids are going to be raping, committing arson, or assaulting people in general. I do believe some of them will break into vehicles or houses and deface property when they get out on the run. Accordingly, I think at a minimum for the local residents of our community to have a reasonable negotiation with Sandstone, we are requesting locked doors that do not allow someone into the neighborhood because they're having a "bad day." [We understand your concerns, and I'd encourage you to take up our offer to speak with our clinical leadership team. They will be able to provide more detail as to why we simply cannot lock the doors, aside from being against Fire Code.](#)

Additionally, we would also like to offer an opportunity to schedule a call with our Clinical Leadership Team as an additional platform to get to know our clinical staff and ask additional questions. They are available to schedule something this week. If that is something of interest to you, I will be more than happy to facilitate.

Warmly,



Katie Coffman

VP of De Novo Strategy

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www.SandstoneCare.com





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From: Cameron Andrus [REDACTED]
Sent: Monday, May 13, 2024 8:34 AM
To: Katie Coffman <Katie.Coffman@sandstonecare.com>

[REDACTED]

Subject: Re: Sandstone Care - Castle Rock

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Thank you Ms. Coffman,

I see that all 3 of your facilities for adolescents that you provided to us are in non-populated areas. It appears they are each surrounded by national forest based on the maps you provided. Is that correct?

Additionally, your Facebook posts that you provided were not properly redacted. I can see folks names in the replies. These are not Castle Rock residents, but rather Denver and other area residents complaining about our county being a red county. It appears that we have a different definition of community.

You gave us an answer as to the number of patients in your facilities from Dougco, but failed to provide a percentage. Would you please provide a percentage of patients in your facilities that are or would be located here?

I want to be clear about something. I'm not completely against the idea of having your facility located here. I don't fall into the group that was threatening violence against these kids. I also don't think these kids are going to be raping, committing arson, or assaulting people in general. I do believe some of them will break into vehicles or houses and deface property when they get out on the run. Accordingly, I think at a minimum for the local residents of our community to have a reasonable negotiation with Sandstone, we are requesting locked doors that do not allow someone into the neighborhood because they're having a "bad day."

On Mon, May 13, 2024, 6:57 AM Katie Coffman <Katie.Coffman@sandstonecare.com> wrote:

Mr. Andrus,

Thank you for your patience while we respond to your email. Attached you will find a document addressing the questions and concerns emailed to Sandy. I've copied her here, along with the original group that was on your original email so everyone has the same information available to them.

Warmly,



Katie Coffman

VP of De Novo Strategy

Sandstone Care

Direct/Fax: (720) 704-8251

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Proposed Sandstone Care Facility
Date: Monday, May 6, 2024 3:01:58 PM

Let this email serve as a summary of concerns and opposition to the proposed Sandstone Care facility in Metzler Ranch.

1. **Neighborhood Meeting** – until we received the invitation to attend the 2nd neighborhood meeting, no notice was given of this proposed rezoning to provide mental health to adolescents in Metzler Ranch. We only learned of the 2nd neighborhood meeting through our HOA. How were we overlooked for this notice???
2. **Outdoor Recreational Space** – There is no outdoor recreational space for adolescents to play sports or even walk around. There is a small fenced in patio on the West side of the facility small enough to relax on, however, that would mean that outside activities would have to be conducted offsite at the nearby Metzler Ranch Park. Even if these activities are supervised, any teenager could “take off” and have no intention of returning to the Sandstone Care Facility. What happens then, does Sandstone call the police, and who is responsible for this adolescent???. Nearby children will absolutely be exposed to this threat.
3. **Security of the Facility** – It is our understanding that patients are allowed to come and go as they please. Even if clients are watched by full-time staff, if you have a patient escalating, they are likely to head into the surrounding neighborhoods of Metzler Ranch to “disappear”. This surely would result in higher crime and illegal activities as a patient goes into “fight or flight” mode. Would like to see crime reports for other facilities. So far Sandstone has not been forthcoming with those reports.
4. **Proximity of Facility to neighborhood schools** - Sandstone has stated that there are only 3 schools within a half a mile of the proposed facility. There are actually 5!!
5. **Renaissance Expeditionary (K-6)**
6. **Renaissance Secondary School (6-12)**
7. **Goddard School (Pre – K)**
8. **Merryhill Preschool (Pre – K2)**
9. **Douglas County Early Childhood (Pre – HS)**

Children walking to and from school would have to pass this facility, as well as patients having the freedom to be able to wander onto school property and parks. I wouldn't allow my children to walk to and from school knowing what this facility is about. Also, the preschool across the street from this proposed property would lose enrollment. As a parent, I would not enroll my preschooler to spend the entire day across the street from this facility.

5. **Decrease in Property Values** – I've been a Realtor for many years, and I can tell you right now, that if Buyers were looking at four or five neighborhoods, and

they found out this facility was in Metzler Ranch, they would choose another neighborhood over Metzler Ranch. We specifically have enforceable HOA covenants in place to keep property values at the highest levels. This would negate those.

6. **Increase in illegal crime/illegal activities** – With the type of adolescents being treated at the facility it surely will bring an increase in crime and illegal activities to our quiet neighborhood. It is my understanding these kids are not neighborhood kids, but kids from the Denver Metro area, bringing crime and illegal activities with them.

We are vehemently opposed to having this property rezoned to facilitate Sandstone Care Facility. There are other closed facilities in Castle Rock that are not in residential neighborhoods and near schools. You need to explore these options. What about the closed Brookside Rehabilitation and Wellness facilities near Safeway???

Dave and Liza Nern



From: [REDACTED]
To: [Sandy Vossler](#); [REDACTED]
Subject: Letter from the Metzler HOA Board regarding Sandstone/Zoning Changes
Date: Friday, May 3, 2024 11:18:09 AM

Sandy,

Here is the letter from the HOA board at Metzler Ranch.

We are writing on behalf of all Metzler Ranch homeowners to express major concern regarding the establishment of a mental health facility for troubled teens within our neighborhood, especially considering its proximity to a daycare/children's education across the street (Goddard) and another just to the West (Merry Hill).

While we understand the importance of providing support and care for troubled teens, we strongly believe that locating such a facility in a residential area poses significant risks and challenges. We oppose the location of this facility for these reasons below.

Safety Concerns: Introducing a mental health facility for troubled teens into our neighborhood raises legitimate safety concerns. Given the vulnerable nature of the population it serves, there is a potential for incidents that could jeopardize the safety of residents, including children attending the nearby daycares.

Stigma and Fear: The presence of a mental health facility may perpetuate stigma and fear within the community. Some residents may feel uneasy or apprehensive about living near individuals receiving treatment for mental health issues, which could lead to another subset of issues.

Property Values: The establishment of a mental health facility in our neighborhood could negatively impact property values. Prospective homebuyers and renters may be deterred by the stigma associated with living near such a facility, leading to a decline in property values and an overall decrease in the desirability of the Metzler Ranch community.

Disruption to Peace and Quiet: Residential neighborhoods are typically associated with peace and quiet, providing a conducive environment for families and children to thrive. The presence of a mental health facility, with its potential for disturbances and heightened activity, could disrupt the tranquility of our community and negatively affect the quality of life for residents.

Potential for escapes or incidents: There is a legitimate concern about the potential for escapes or incidents involving troubled teens who may pose a risk to themselves or others. Such occurrences could have serious consequences for the safety and well-being of residents, particularly children attending the nearby daycares.

Zoning: The proposed zoning amendment would add "Mood Disorder Center with short-term, live-in patients, ages 13 to 18 years, and associated uses". We have concerns around what the future holds if the current applicants move on later and

another entity moves in to accommodate even tougher adolescent situations. It becomes a slippery slope.

Based on these concerns, we urge you to reconsider the proposed location of the facility and explore other options that better prioritize the safety and well-being of our community. It is essential to ensure that any facility serving vulnerable populations is situated in a suitable location that minimizes potential risks and disruptions to the surrounding neighborhood.

Thank You,

Metzler Ranch HOA Board

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: 864 Barranca Drive
Date: Monday, May 20, 2024 10:27:33 AM

Sandy I just walked over on Barranca drive this morning and was amazed at the noise level that came from the car wash that is along the rode next to the Memory Center. I wonder if anyone has done a noise measurement on that car wash. It was extremely loud. It could certainly affect the use of the Sandstone Care facility and wonder if they're aware of the intense noise. Would you mind sharing my concern with Sandstone.? I'm suggesting they have someone stop by during the day to witness the high noise level. I live about 3-4 blocks away and can hear it on occasion, but 864 Barranca is right next door.

Jacque Perez [REDACTED] Castle Rock, CO.

We are writing on behalf of all Metzler Ranch homeowners to express major concern regarding the establishment of a mental health facility for troubled teens within our neighborhood, especially considering its proximity to a daycare/children's education across the street (Goddard) and another just to the West (Merry Hill).

While we understand the importance of providing support and care for troubled teens, we strongly believe that locating such a facility in a residential area poses significant risks and challenges. We oppose the location of this facility for these reasons below.

Safety Concerns: Introducing a mental health facility for troubled teens into our neighborhood raises legitimate safety concerns. Given the vulnerable nature of the population it serves, there is a potential for incidents that could jeopardize the safety of residents, including children attending the nearby daycares.

Stigma and Fear: The presence of a mental health facility may perpetuate stigma and fear within the community. Some residents may feel uneasy or apprehensive about living near individuals receiving treatment for mental health issues, which could lead to another subset of issues.

Property Values: The establishment of a mental health facility in our neighborhood could negatively impact property values. Prospective homebuyers and renters may be deterred by the stigma associated with living near such a facility, leading to a decline in property values and an overall decrease in the desirability of the Metzler Ranch community.

Disruption to Peace and Quiet: Residential neighborhoods are typically associated with peace and quiet, providing a conducive environment for families and children to thrive. The presence of a mental health facility, with its potential for disturbances and heightened activity, could disrupt the tranquility of our community and negatively affect the quality of life for residents.

Potential for escapes or incidents: There is a legitimate concern about the potential for escapes or incidents involving troubled teens who may pose a risk to themselves or others. Such occurrences could have serious consequences for the safety and well-being of residents, particularly children attending the nearby daycares.

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Based on these concerns, we urge you to reconsider the proposed location of the facility and explore other options that better prioritize the safety and well-being of our community. It is essential to ensure that any facility serving vulnerable populations is situated in a suitable location that minimizes potential risks and disruptions to the surrounding neighborhood.

Thank You,

Metzler Ranch HOA Board

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Comments regarding the 4/29/24 informational meeting regarding the Sandstone proposal
Date: Tuesday, April 30, 2024 3:38:59 PM

Having attended the Tuesday evening meeting, my wife and I came away with a negative opinion. I'm sure there is a need for this kind of facility in our society, but I question the placement of it in our neighborhood. Locating it directly across the road from a young childcare center seems to be a particularly ill advised concept. Considering that the age range of the proposed Project is not limited to sub-teenage clients but extends to the late teens. The potential danger that an escaped 12 year old boy with mood disorders could inflict in the community would be fairly minor, but everyone knows what a large 18 year old male with raging hormones can be capable of if he escaped the facility -- not just to neighborhood children but to any female living here. If I thought the project was to be actually secure I might be more tolerant to the concept, but we were told that the doors and windows are not going to be of prison design and strength and could be defeated with nothing more than a desk chair. My wife and I live within 500 feet of the proposed site and I'm not comfortable concerning her safety with such a hazard in the neighborhood.

Additionally, Sandstone couldn't tell us the actual effect that their other facilities they operate had on the surrounding community home values. Our home is a major investment for us and we would strongly oppose the presence of what would be regarded as a "Prison" located this close to us. Please take our objections as serious and immutable.

Ron & Judy Troyer
[REDACTED]

Sandy:
Please forward this to the persons or committees concerned.

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Facility
Date: Wednesday, May 1, 2024 4:03:06 PM

Dear Sandy

Hi I'm a resident that lives in Metzler ranch on [REDACTED]. I'm writing in regards of the facility at the end of the street that could be used for troubled teens. Please don't let this happen. There is a need for this kind of place but not in a neighborhood with families and small children. Please hear our voices in this neighborhood and stop this action

Sincerely

Susan Borgelt

Sent from my iPhone SE

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Sandstone Care Facility
Date: Friday, May 3, 2024 3:32:09 PM

Dear Sandy,

I attended the meeting on April 29th. (You thought I looked familiar.) I have a couple more questions I wanted to present to you.

1. Is this going to be a coed facility?
2. Are the patients taught school at all?
3. Are they automatically dismissed at 60 days, or do they get enrolled again for another 60 days?
4. Who refers the patients to the facility? A doctor or another facility?
5. Is it possible for us to tour the facility? Maybe a one hour timeframe? I'd like to see how it's currently set up and what their revisions might look like.

I will be attending the next meeting as it became a little chaotic with so many people interrupting and asking questions. I am also reaching out to some of my direct neighbors. I will get their names and email addresses for you. I'm not in favor of this, but will keep an open mind. I had hope another ALF would move in there.

Thanks,
Sharon

From: [REDACTED]
To: [Katie Coffman](#)
Cc: [Sandy Vossler](#); [Edwin Alvarado](#); [REDACTED]
Subject: Re: Sandstone Care - Castle Rock
Date: Thursday, August 8, 2024 9:19:49 PM
Attachments: [image006.png](#)
[image007.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image014.png](#)

Hello Ms. Coffman,

Congratulations on your company's and investors' win tonight. I truly hope y'all are going to prove up to be everything you claim.

Unfortunately, I still cannot give my endorsement as I believe there are unanswered questions. Though, quite frankly, it was apparent that my personal history with these facilities nor the truly valid concerns of the local community was going to effect the commissioners' vote nor the eventual council's. That deal clearly was done before we walked in the door.

While I will not endorse, I personally no longer have the willpower to try and get full and transparent information. Please consider me a neutral party on this matter moving forward.

I do believe most of your staff cares about kids' wellbeing. It's a hard job to be in, and I don't envy the folks helping them deal with their trauma. Hopefully those standards will be maintained as y'all move forward, and expand at an exponential rate.

If any of your staff do ever want someone to talk to about the good, the bad, and truly traumatic (from an inside view) in the future please feel free to contact me and I'll try to answer the questions I can.

Have a good night,
Cameron Andrus

On Tue, May 21, 2024, 2:17 PM Cameron Andrus [REDACTED] > wrote:

Thanks Katie,

Unfortunately, I believe we've reached an impasse. Without a commitment from Sandstone to have a locked building most voters, homeowners & businesses in the neighborhood will likely be opposed to the idea of this facility being there.

To me it seems that discussions could be conducted and agreements could be made with local fire and State regulators regarding this small request prior to presentation to the town council for permitting approval. Again, I believe that a commitment from Sandstone to take these precautions would go a long way to assuaging the concerns of those that actually live here.

Thank you,
Cameron Andrus

On Tue, May 21, 2024 at 1:59 PM Katie Coffman <Katie.Coffman@sandstonecare.com> wrote:

Cameron,

We hear you, and we will work within the code of regulations from the State and the local fire code to ensure compliance and an appropriate environment of safety for our clients. We have made note of your concern and preference and will partner with the Assistant Fire Marshal once through zoning and we are able to start delving into design and permitting process.

Best,



Katie Coffman

VP of De Novo Strategy

Sandstone Care

Direct/Fax: (720) 704-8251

Mobile: (262) 442-7018

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From: Cameron Andrus [REDACTED]
Sent: Tuesday, May 21, 2024 2:48 PM
To: Katie Coffman <Katie.Coffman@sandstonecare.com>
Cc: Sandy Vossler <SVossler@crgov.com>; Edwin Alvarado <edwin.alvarado@sandstonecare.com>;

[REDACTED]

TownCouncil Mailbox

<towncouncil@crgov.com>

Subject: Re: Sandstone Care - Castle Rock

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Thank you Katie,

I appreciate you providing the information for the governing body and the citation for the relevant regulation. I'm truly trying to understand so we can work something out together as a community. Accordingly, in my review I

found the following.

Please see 7.705.55 Subsection B. 4., found above the quoted regulation "Subsection B. 5. refers to the requirements for exterior doors, particularly the highlighted portion of the screenshot below."

I read subsection B. 4. as though a locked set of doors with panic alarms allowing egress in emergency situations is allowed. Are you saying your facility does not qualify as one of these two types of facilities highlighted below here, and would therefore not be allowed to put this in place? I also read this as a local fire department issue and not a State licensing board question.

"4. In residential child care facilities approved as **a therapeutic residential child care facility or psychiatric residential treatment facility**, time-delay panic hardware utilizing 30- to 90second delays before release may be installed on the two approved exit doors on each floor of the facility, provided that such time-delay panic hardware is approved by the fire department having jurisdiction over the facility. The two approved exit doors on each floor must release and open automatically after the 30- to 90-second delay without constant pressure being applied to the doors and must remain open for at least 15 seconds. The two approved exit doors on each floor can neither automatically reset themselves nor be reset from a central control panel for a period of at least 15 seconds after release. Magnetic locks in conjunction with time-delay panic hardware that meets these criteria are allowed."

Noting your comment regarding working with Fire Marshall Sullivan, is Sandstone intending to apply for this allowance in their design process? Additionally, should approval be gained from FM, would Sandstone be amenable to this implementation?

Thank you again,

Cameron Andrus

On Tue, May 21, 2024 at 1:22 PM Katie Coffman <Katie.Coffman@sandstonecare.com> wrote:

Good afternoon Cameron,

Regarding the locked doors, there are a couple of governing bodies that we need to adhere to, such as the State of Colorado's Behavioral Health Authority for Residential Child Care Facilities, the licensing body, along with The Joint Commission, our accrediting body. I've provided references to both of these agencies below.

The Joint Commission

The Joint Commission's Means of Egress, Standard LS.02.01.20, meaning "the organization maintains the integrity of the means of egress" is something we are evaluated on every time we have a surveyor on site. Here is their website: [A Trusted Partner in Patient Care | The Joint Commission](#)

State of Colorado

The State of Colorado Code of Regulations for Child Care Facility Licensing addresses this directly, which is the licensing body for this type of facility. Please refer to 7.705.55 Building Safety [Rev. eff. 6/1/12], B. Exits.

- Subsection B. 5. refers to the requirements for exterior doors, particularly the highlighted portion of the screenshot below.
 - 5. In every building or structure, exits shall be so arranged and maintained as to provide free and unobstructed egress from all parts of the building or structure at all times when it is occupied. No lock or fastening to prevent free escape from the inside of any building shall be installed unless specifically authorized pursuant to Section 7.714.53.
- Here's the Code of Regulations as a reference: [Code of Colorado Regulations \(state.co.us\)](http://state.co.us)

Please know that we will partner with the State and local Assistant Fire Marshal, Kevin Sullivan, and the State of Colorado to investigate what and if any alternatives would be approved when working through the design & permitting process.

Thank you,



Katie Coffman

VP of De Novo Strategy

Sandstone Care

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Mobile: (262) 442-7018

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From: Cameron Andrus [REDACTED]
Sent: Tuesday, May 21, 2024 12:04 PM
To: John Cunningham [REDACTED]
Cc: Sandy Vossler <SVossler@crgov.com>; Katie Coffman <Katie.Coffman@sandstonecare.com>; Edwin Alvarado <edwin.alvarado@sandstonecare.com> [REDACTED]
[REDACTED] TownCouncil Mailbox <towncouncil@crgov.com>
Subject: Re: Sandstone Care - Castle Rock

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Thank you John,

Could you please send me the statute you're quoting that since your facility is voluntary that you are not allowed to have locked doors?

I am admittedly somewhat ignorant of the rules and regs associated with maintaining one of these facilities. In my very cursory review of Colorado regulations I did not see anything linking those standards to each other. See attached for reference. Per that document, it appears that minor rights are addressed in: 27-10-103, C.R.S. From what I can tell this is more so about the right to treatment and quality of care (which again, I believe you will provide). However, I can't find anything about the facility being "lockdown" or "free-roam" for lack of better terminology.

On Tue, May 21, 2024 at 10:47 AM John Cunningham <John.Cunningham@sandstonecare.com> wrote:

Thank you, Sandy.

Cameron, thank you for your continued support as we seek to respond to the community and provide insights into our operations. We are happy to be engaged with the community. Regarding locking doors, in licensing Residential Treatment Centers, locked facilities are a higher level of care than we provide and are proposing for the Castle Rock facility. Our plan for the Castle Rock facility is a voluntary Mood Disorder program for adolescents. We are currently not licensed nor intending to operate locked facilities. I hope that answers the question regarding locking the facility.

Thank you very much for your very thoughtful questions. We welcome them!

All the best, John

John Cunningham

Chief Operating Officer



From: Sandy Vossler <SVossler@crgov.com>
Sent: Tuesday, May 21, 2024 9:07 AM
To: Cameron Andrus [REDACTED]; Katie Coffman <Katie.Coffman@sandstonecare.com>
Cc: John Cunningham <John.Cunningham@sandstonecare.com>; Edwin Alvarado <edwin.alvarado@sandstonecare.com>; [REDACTED]
[REDACTED] TownCouncil Mailbox <towncouncil@crgov.com>
Subject: RE: Sandstone Care - Castle Rock

[CAUTION: This email originated from outside of the organization! Do not click links or open attachments unless you recognize the sender or know the content is safe.]

Cameron,

I will check in with the Building Division and Castle Rock Fire regarding the IBC and IFC requirements.
Sandy

Sandy Vossler, Senior Planner

Town of Castle Rock

Development Services Department

100 N. Wilcox Street

Castle Rock, CO 80109

Office: 720-733-3556



Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey.

<https://www.surveymonkey.com/r/LR35C27>

From: Cameron Andrus [REDACTED]
Sent: Tuesday, May 21, 2024 10:00 AM
To: Katie Coffman <Katie.Coffman@sandstonecare.com>
Cc: John Cunningham <John.Cunningham@sandstonecare.com>; Edwin Alvarado <edwin.alvarado@sandstonecare.com>; Sandy Vossler <SVossler@crgov.com>; [REDACTED]
[REDACTED] TownCouncil Mailbox <towncouncil@crgov.com>
Subject: Re: Sandstone Care - Castle Rock

Thank you Ms. Coffman,

I'm not quite sure how locking doors that open in case of an emergency are going to be found to be against code? Lots of facilities have a locked entry and exit.

Hi Sandy,

Do you know. Is there a specific building code in CR or Douglas that Ms. Coffman is referring to about their inability to have a locked facility?

I'm really trying to give us a basic starting point to work together so Sandstone and their investors can have their facility and local residents & business owners can feel safe.

On Mon, May 20, 2024 at 2:22 PM Katie Coffman <Katie.Coffman@sandstonecare.com> wrote:

Good afternoon Cameron,

I hope this message finds you well, and once again I appreciate your patience. Please see answers to your questions in BLUE below.

I see that all 3 of your facilities for adolescents that you provided to us are in non-populated areas. It appears they are each surrounded by national forest based on the maps you provided. Is that correct? The two facilities in Colorado (Cascade & Boulder) happen to be in more rural areas, where the Crownsville site in Maryland is in the middle of a residential neighborhood.

Additionally, your Facebook posts that you provided were not properly redacted. I can see folks names in the replies. These are not Castle Rock residents, but rather Denver and other area residents complaining about our county being a red county. It appears that we have a different definition of community. Apologies for the error. While we did our best, Facebook is a public platform, and those names are not confidential.

You gave us an answer as to the number of patients in your facilities from Dougco, but failed to

provide a percentage. Would you please provide a percentage of patients in your facilities that are or would be located here? [Page 18 of the presentation provides a breakdown of where each Douglas County client received treatment. Please keep in mind this is data represents the entire year of 2023 clients.](#)

I want to be clear about something. I'm not completely against the idea of having your facility located here. I don't fall into the group that was threatening violence against these kids. I also don't think these kids are going to be raping, committing arson, or assaulting people in general. I do believe some of them will break into vehicles or houses and deface property when they get out on the run. Accordingly, I think at a minimum for the local residents of our community to have a reasonable negotiation with Sandstone, we are requesting locked doors that do not allow someone into the neighborhood because they're having a "bad day." [We understand your concerns, and I'd encourage you to take up our offer to speak with our clinical leadership team. They will be able to provide more detail as to why we simply cannot lock the doors, aside from being against Fire Code.](#)

Additionally, we would also like to offer an opportunity to schedule a call with our Clinical Leadership Team as an additional platform to get to know our clinical staff and ask additional questions. They are available to schedule something this week. If that is something of interest to you, I will be more than happy to facilitate.

Warmly,



Katie Coffman

VP of De Novo Strategy

Sandstone Care

Direct/Fax: (720) 704-8251

Mobile: (262) 442-7018

www.SandstoneCare.com



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prohibited. If you have received this email in error, please notify the sender by replying to this email and then delete the email from your computer.

From: Cameron Andrus [REDACTED]
Sent: Monday, May 13, 2024 8:34 AM
To: Katie Coffman <Katie.Coffman@sandstonecare.com>
Cc: John Cunningham <John.Cunningham@sandstonecare.com>; Edwin Alvarado <edwin.alvarado@sandstonecare.com>; Sandy Vossler <SVossler@cr.gov> [REDACTED]
[REDACTED]
Subject: Re: Sandstone Care - Castle Rock

[CAUTION: This email originated from outside of the organization! Do not click links or open attachments unless you recognize the sender or know the content is safe.]

Thank you Ms. Coffman,

I see that all 3 of your facilities for adolescents that you provided to us are in non-populated areas. It appears they are each surrounded by national forest based on the maps you provided. Is that correct?

Additionally, your Facebook posts that you provided were not properly redacted. I can see folks names in the replies. These are not Castle Rock residents, but rather Denver and other area residents complaining about our county being a red county. It appears that we have a different definition of community.

You gave us an answer as to the number of patients in your facilities from Dougco, but failed to provide a percentage. Would you please provide a percentage of patients in your facilities that are or would be located here?

I want to be clear about something. I'm not completely against the idea of having your facility located here. I don't fall into the group that was threatening violence against these kids. I also don't think these kids are going to be raping, committing arson, or assaulting people in general. I do believe some of them will break into vehicles or houses and deface property when they get out on the run. Accordingly, I think at a minimum for the local residents of our community to have a reasonable negotiation with Sandstone, we are requesting locked doors that do not allow someone into the neighborhood because they're having a "bad day."

On Mon, May 13, 2024, 6:57 AM Katie Coffman <Katie.Coffman@sandstonecare.com> wrote:

Mr. Andrus,

--

Cameron Andrus

Katie Coffman



VP of De Novo Strategy
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Admissions:

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Katie Coffman



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--

Cameron Andrus

Katie Coffman

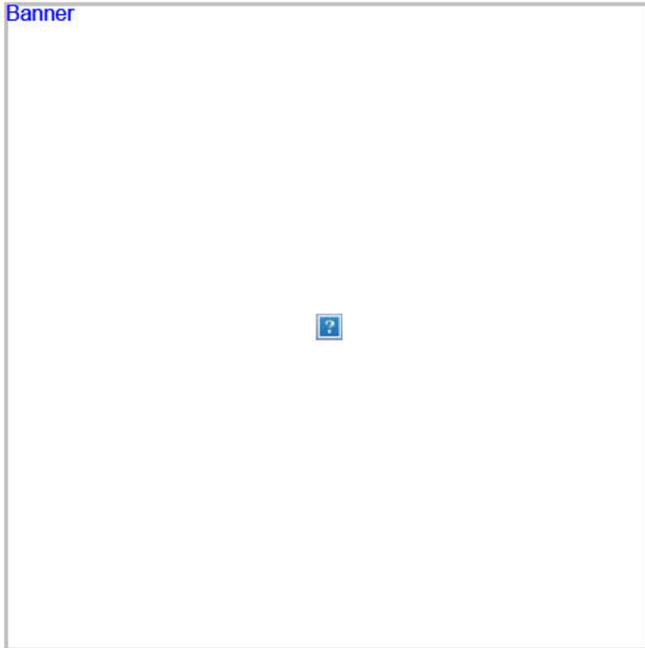


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Katie Coffman



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--

Cameron Andrus

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Concerns About Proposed Mental Health Facility on Woodlands Boulevard
Date: Sunday, August 4, 2024 3:03:00 PM

Dear Sandy,

I am writing to express my deep concerns regarding the proposed establishment of a mental health facility for troubled teens within our neighborhood, especially considering its proximity to an early childhood education center across the street.

While I understand the importance of providing support and care for troubled teens, I strongly believe that locating such a facility in a residential area poses significant risks and challenges. Here are several reasons why I oppose this decision:

1. **Safety Concerns:** Introducing a mental health facility for troubled teens into our neighborhood raises legitimate safety concerns. Given the vulnerable nature of the population it serves, there is a potential for incidents that could jeopardize the safety of residents, including children attending the nearby early childhood education center.
2. **Stigma and Fear:** The presence of a mental health facility may perpetuate stigma and fear within the community. Some residents may feel uneasy or apprehensive about living near individuals receiving treatment for mental health issues, which could lead to social ostracization and discrimination.
3. **Property Values:** This is in my wheel house being a Realtor~ I have seen through the years the negative impact these types of facilities have on the neighborhood in which they are around. Prospective homebuyers and renters may be deterred by the stigma associated with living near such a facility, leading to a decline in property values and an overall decrease in the desirability of our community.
4. **Disruption to Peace and Quiet:** Residential neighborhoods are typically associated with peace and quiet, providing a conducive environment for families and children to thrive. The presence of a mental health facility, with its potential for disturbances and heightened activity, could disrupt the tranquility of our community and negatively affect the quality of life for residents.
5. **Potential for Escapes or Incidents:** There is a legitimate concern about the potential for escapes or incidents involving troubled teens who may pose a risk to themselves or others. Such occurrences could have serious consequences for the safety and well-being of residents, particularly children attending the nearby early childhood education center.

In light of these concerns, I urge you to reconsider the proposed location of the mental health facility for troubled teens and explore alternative options that prioritize the safety and well-being of our community. It is essential to ensure that any facility serving vulnerable populations is situated in a suitable location that minimizes potential risks and disruptions to the

surrounding neighborhood.

Thank you for taking the time to consider my concerns. I hope that together, we can find a solution that promotes the health, safety, and prosperity of our community.

Cheryl Phillips



From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Planning Commission Public Comment
Date: Monday, August 5, 2024 10:36:30 AM

Hello,

I am writing to express my concerns about the proposed location for the Sandstone Care Facility. While I fully support the need for mental health services in our community and use of vacant property, I believe the chosen site is problematic due to its proximity to Goddard daycare, two schools, and Metzler park.

Firstly, the increased traffic and congestion in an area frequented by children and families could pose significant safety risks. The influx of vehicles associated with the care center may lead to hazardous conditions during drop-off and pick-up times at the daycare and schools, as well as sports programming at the park. The intersection at Founders and Woodlands Blvd is already a location with frequent accidents.

Secondly, the nature of some therapy treatments might not be conducive to an environment with high levels of noise and activity, potentially affecting the quality of care provided to patients. As a parent of a child at Goddard, I know that the level of noise can be quite high, especially during outside time, which is year round. There is also a lot of traffic noise from Founders.

In conclusion, while I recognize the importance of accessible mental health services, I urge you to reconsider the location of the care center to ensure it does not negatively impact the surrounding community, especially areas predominantly used by children.

Thank you for listening to my concerns,
Sarah Grider

#1

METZLER RANCH PETITION IN OPPOSITION OF REZONING

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OVERVIEW

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1. Sandstone is a for profit group that has locations around the country for outpatient and inpatient rehabilitation, mental health care, and residential. The proposed location at 864 Barranca would be used for voluntary inpatient care for adolescents between the ages of 13 and 17. Due to the "voluntary" nature of treatment Sandstone has informed residents that they will not be able to hold those they treat against their will. This means that at any time a person within their facility could choose to leave without being stopped. Further, Sandstone has informed the community that these patients will come from multiple locations around the country and have little, to no, connection to the community.

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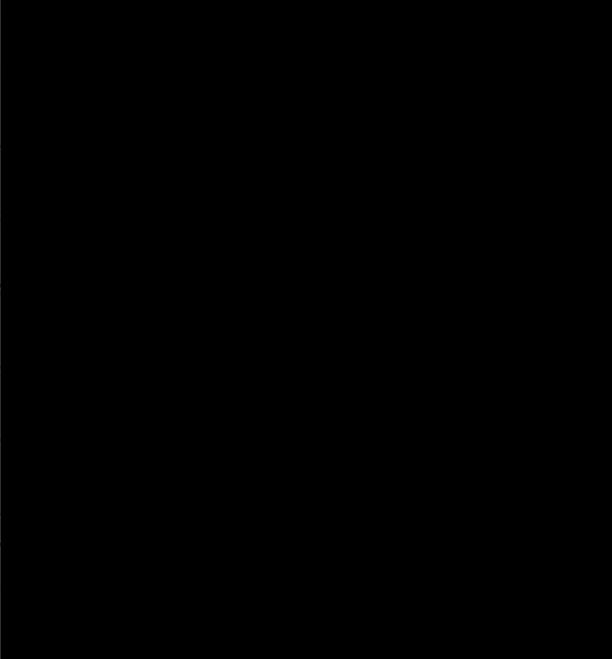
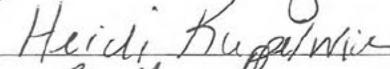
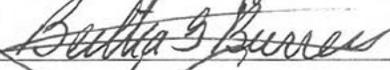
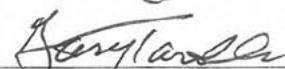
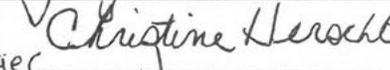
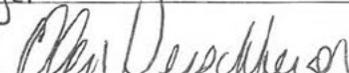
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Town of Castle Rock
DEVELOPMENT SERVICES

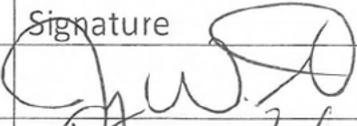
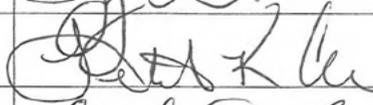
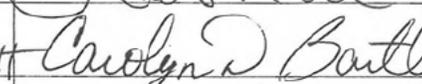
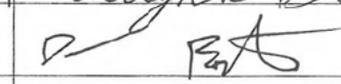
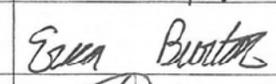
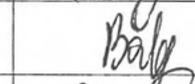
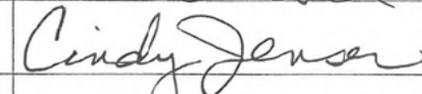
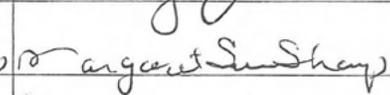
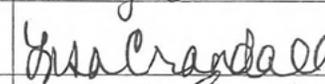
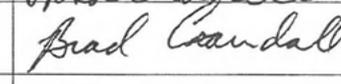
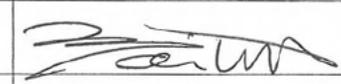
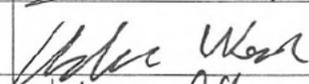
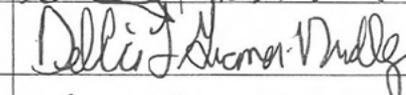
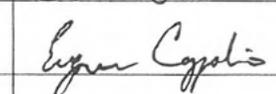
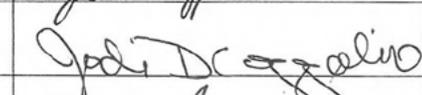
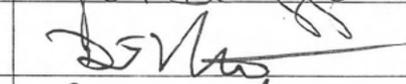
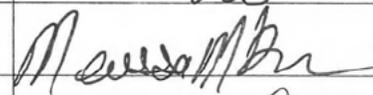
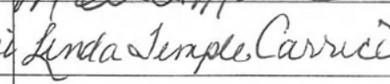
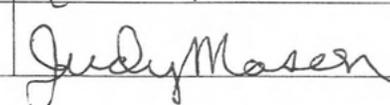
Metzler Ranch Petition in Opposition to Rezoning

2. Sandstone was requested to agree to a locked facility and security guards on premises. They would not commit to this request, while placing blame on statutory fire code. Residents checked these assertions and found them to be exaggerated if not blatantly false.
3. Sandstone was questioned as to the effects of creating these sorts of facilities on home values. Their response was to state that the information they have gathered to date shows no effect, but they failed to provide any data to support these assertions.
4. Sandstone had agreed in their rezoning application to a prohibited use of treatment for those suffering from "Severe" mental health issues. However, in discussions with community members they confirmed that they would take in patients who are stepping down from treatment due to Severe mental health facilities.
5. Sandstone was requested to provide numbers showing how many of those treated would be from within a local area. The response provided indicates that this data is not accurately tracked. It can be expected that a majority of patients will come from outside of Douglas and Elbert counties with a large portion of patients being out-of-state.

For these reasons, and others that have been expressed in the three previous "neighborhood meetings," the below signatories certify that they are in opposition to the rezoning and development of this location as an inpatient residential mental health care facility.

Name	Signature	Address
Jeremy Hostetter		
David Harvey		
Brenda Harvey		
Heidi Kugelmeier		
Betha S. Barnes		
Walter Schmitt		
GARY TAROLLI		
Christine Herschberger		
Olen Herschberger		

Metzler Ranch Petition in Opposition to Rezoning

Name	Signature	Address
Johnny Arens		
Letitia Arens		
Carolyn D. Bartlett		
Drew Burton		
Erica Burton		
Daryna Skliarova		
Misha Vavryshchuk		
Gillian Blawie		
Cindy Jensen		
Margaret Sushay		
Lisa Crandall		
Brad Crandall		
Monika Wesorick		
Adam Wesorick		
Stacy Hostetter		
Debbie Gramer-Dudley		
EUGENE COZZOLINO		
Jodi Cozzolino		
David Natalizia		
Melissa Burke		
Linda Temple Carruci		
Judy MASON		

#2

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OVERVIEW

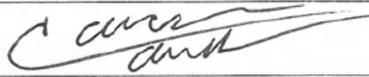
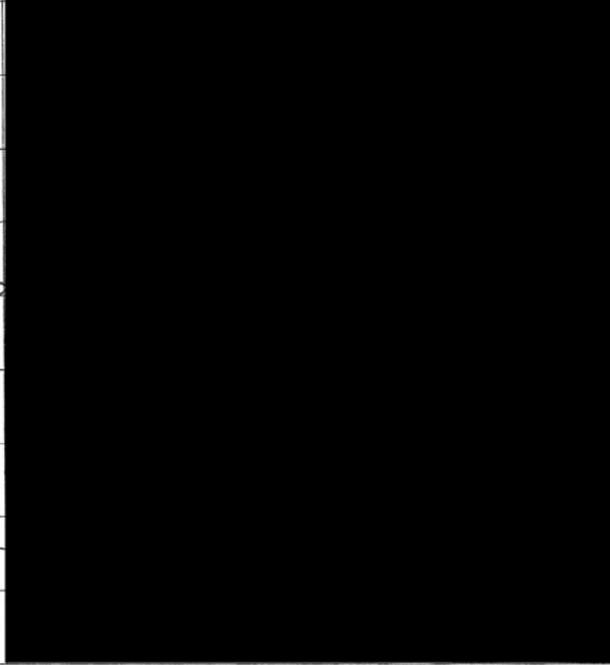
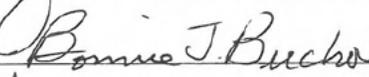
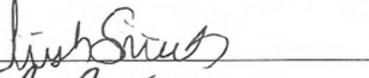
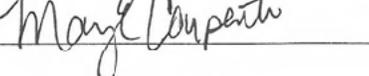
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1. Sandstone is a for profit group that has locations around the country for outpatient and inpatient rehabilitation, mental health care, and residential. The proposed location at 864 Barranca would be used for voluntary inpatient care for adolescents between the ages of 13 and 17. Due to the "voluntary" nature of treatment Sandstone has informed residents that they will not be able to hold those they treat against their will. This means that at any time a person within their facility could choose to leave without being stopped. Further, Sandstone has informed the community that these patients will come from multiple locations around the country and have little, to no, connection to the community.

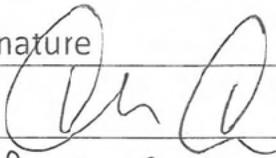
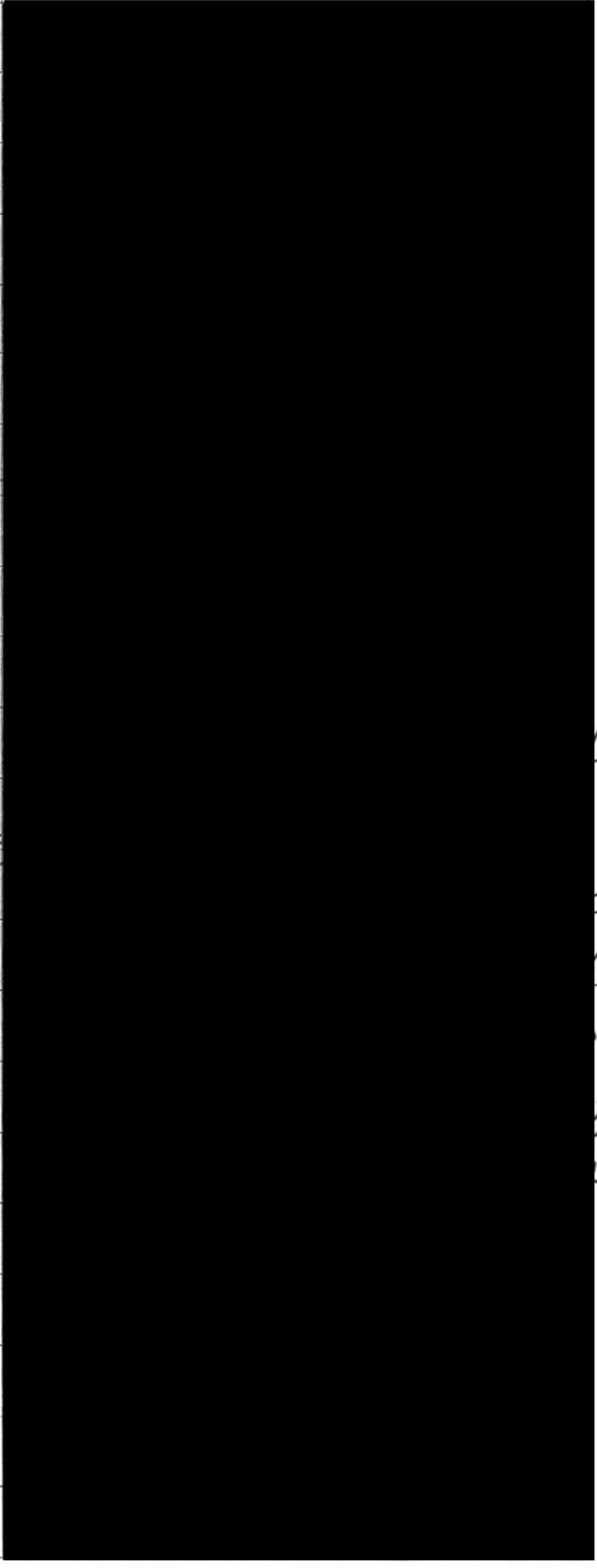
Metzler Ranch Petition in Opposition to Rezoning

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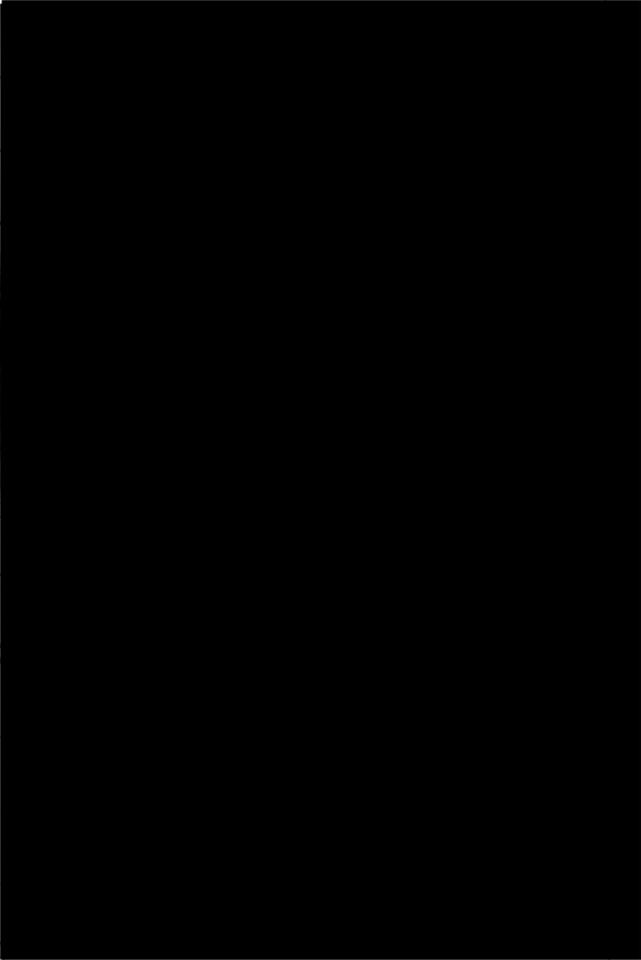
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Name	Signature	Address
Cameron Andrus		
Virginia Brennan	Virginia Brennan	
James P. Buchold		
Bonnie J. Buchold		
Trish Smith		
JAMES DUDER		
Josh Terriere		
REED BENSON		
Mary Carpenter		

Metzler Ranch Petition in Opposition to Rezoning

Name	Signature	Address
Chick Crane		
Stephanie Andrus	Stephanie Andrus	
Nick Clark	Nick Clark	
Ryan Spinoso	Ryan Spinoso	
Vicki Gates	Vicki Gates	
Rita Mansur	Rita Mansur	
Brett Musil		
Carmen Rayas	Carmen Rayas	
Manver	M. Manver	
Colleen Disher	Colleen Disher	
Cynthia Ramirez	Cynthia Ramirez	
Renée Goertz	Renée Goertz	
MARK Musil		
Gabrielle Musil	Gabrielle Musil	
Gina Hauser	Gina Hauser	
GREG HAUSER	Greg Hauser	
MICHAEL BARTLETT	Michael Bartlett	
Michael Hutchins		
Deborah Trujillo	Deborah Trujillo	
Gina Woodward	Gina Woodward	
Bear Woodward	Bear Woodward	
Jordan Dudley		

Metzler Ranch Petition in Opposition to Rezoning

Name	Signature	Address
Claude Moody	Claude Moody	
Preston Shepherd	Preston Shepherd	
Sandra D. Shepherd	Sandra D. Shepherd	
Denise Davatz	Denise Davatz	
Ken Bisson	Ken Bisson	
Sue B. Goodrich	Sue B. Goodrich	
Emerson Negley	Emerson Negley	
Marissa Negley	Marissa Negley	
Patricia A. Stevens	Patricia A. Stevens	
Catherine Oakley	Catherine Oakley	
Paul Oakley	Paul Oakley	
Nick Falconer	Nick Falconer	
Anne Johnson	Anne Johnson	

#3

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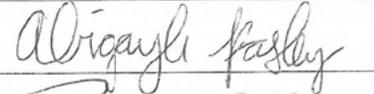
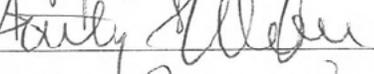
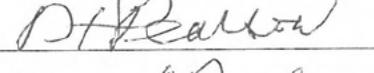
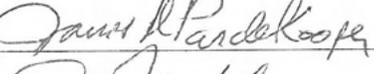
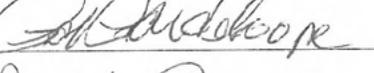
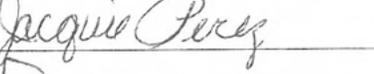
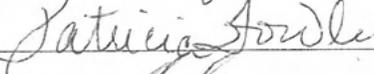
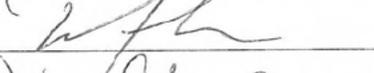
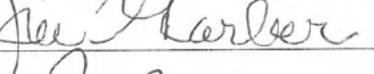
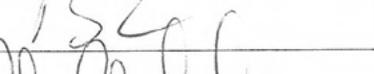
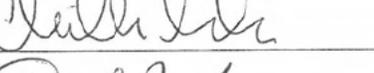
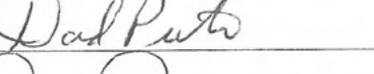
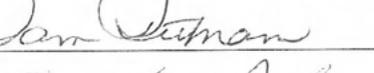
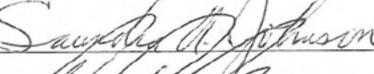
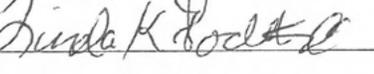
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MARK LOWISZ	<i>M. Lowisz</i>	
<i>Ural Fern Koehn</i>	URAL FERN KOEHN	
Andrew Morris	<i>Andrew Morris</i>	
JOYCE S. MORRIS	<i>Joyce S. Morris</i>	
<i>Karen S. Study</i>	<i>Karen S. Study</i>	
<i>David D. Nern</i>	DAVID D. NERN	
<i>Liza Nern</i>	Liza Nern	
<i>Eileen Gualberto</i>	<i>Eileen Gualberto</i>	
SEAN DUGAN	<i>Sean Dugan</i>	

Metzler Ranch Petition in Opposition to Rezoning

Name	Signature	Address
Landon Pasley		
Abigail Pasley		
DUSTY KING		
JESS KING		
Timothy Weber		
DENNIS PEARSON		
James Pardekooper		
Pardekooper Pat		
Jacque Perez		
Pete Perez		
Patricia Fowler		
William Fowler		
Jill Garber		
Brian Garber		
Brian Nonnen		
Charnelle Nonnen		
DAVID PUTNAM		
Pam Putnam		
Sandra A. Johnson		
Rick Podorski		
LINDA K. Podorski		



METZLER RANCH PETITION IN OPPOSITION OF REZONING

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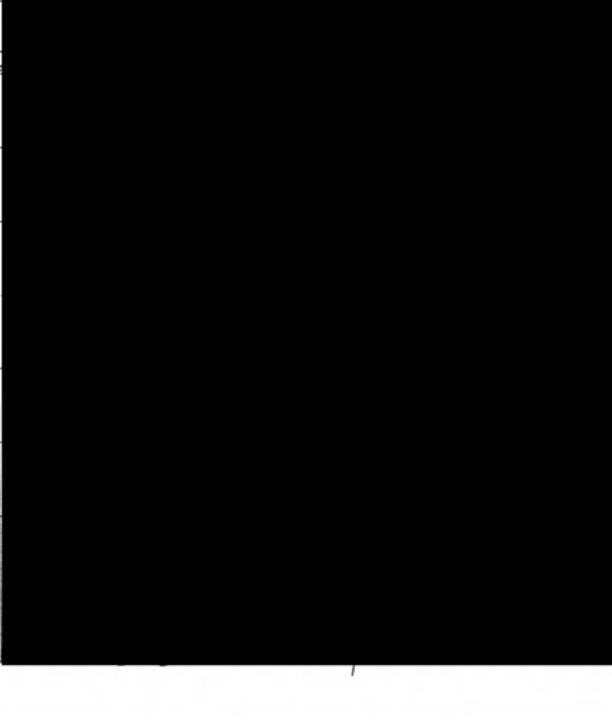
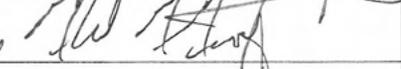
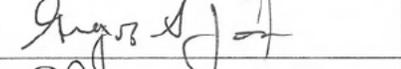
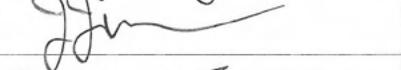
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Michael McNulty		
GREG JONES		
John Jones		
Betsy Jones	Betsy Jones	
SPIKE JONES	Spike Jones	
Tara McGraw	Tara McGraw	
Tanya Currella	Tanya Currella	
Janet Madrid	Janet Madrid	

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Matt Pantalone	Matt Pantalone	
Elizabeth Willoughby	Elizabeth Willoughby	
Robert Keime	Robert Keime	
Betsy Wilt	Betsy Wilt	
Jan Johnson	Jan Johnson	

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Daphne Kiefer	Daphne Kiefer	
MICHAEL KIEFER	Michael Kiefer	
Julie Rodvold	Julie Rodvold	
Kelley Meekehan	Kelley Meekehan	
Elliot Alderson	Elliot Alderson	
Cheslea Sosnowski	Cheslea Sosnowski	
John Dace Jr.	John Dace Jr.	
MADÉLINE ARROYO	Madeline Arroyo	

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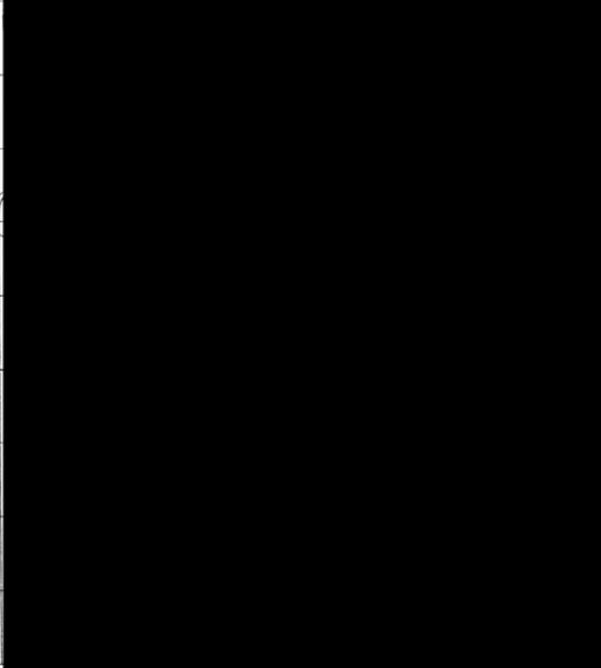
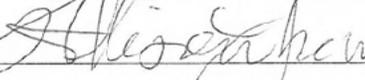
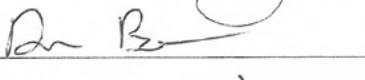
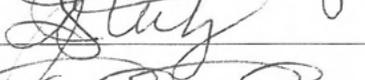
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Robert Skinner		
Allison Thans		
Dustin Berkowitz		
Michelle Herring		
LAURA STULTZ		
David Igliski		
Lorena Flores		
Yolanda Flores		

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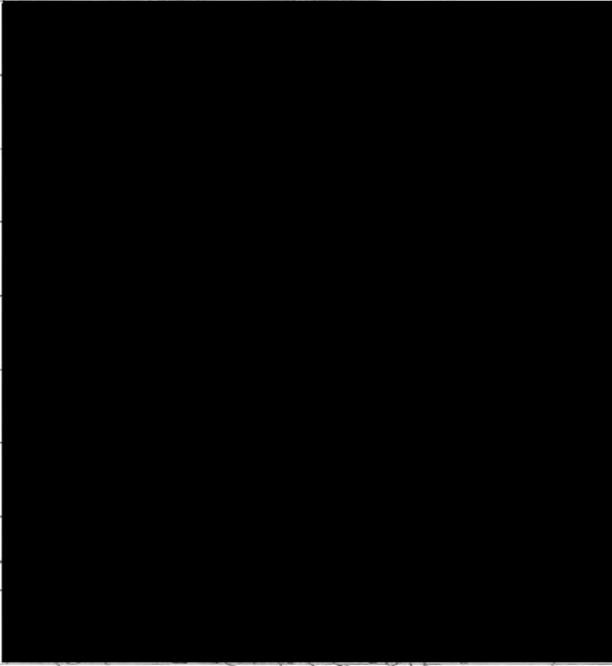
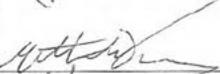
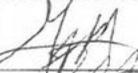
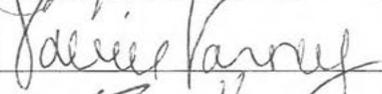
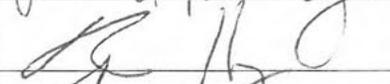
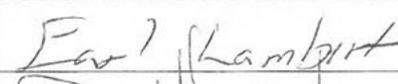
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Alexander Christensen		
Matthew McKeeney		
Greg Moss		
Sarah Moss		
Valerie Varney		
Aaron Hoy		
Toulee Hoy		
Earl Lambert		
Deanna Schmitt		

From: [REDACTED]
To: [Sandy Vossler](#); [Laura Cavey](#)
Subject: Mental Health Facility on Baranca
Date: Tuesday, August 20, 2024 11:27:46 AM

Hello,

I am against this proposed change to the zoning laws and the project, as well.

Here are my reasons:

1. Two pre schools in close proximity
2. One elementary school in close proximity
3. Not a lot of information about what these children have done/ problems to give them a designation that requires live in care.
4. Low oversight after the facility opens.
5. Unable to keep children in because of fire codes (??? is Douglas County Jail unable to lock doors???) No firm commitment to have security guards present.
6. Private company - if profits go down will the quality of supervision go down?
7. I see this is an "under served population". If there is so much need - Why would people come from other states? Why not care for Coloradoans that have a commitment to the community?

I know the planning committee has already approved this, but I hope you see that it is not a great idea and may lead to safety issues in neighboring communities and schools.

Thanks for your time,

Deborah Trujillo
[REDACTED]

To the Members of Castle Rock Town Council –

I am writing regarding Sandstone Care’s planned Adolescent Mood Disorder Inpatient Center in Castle Rock, Colorado. Please know that my lens is as the Manager of the Mental Health Division at Douglas County and the coordinator of the Douglas County Mental Health Initiative (DCMHI).

Douglas County has prioritized mental and behavioral health for the last ten years beginning with the establishment of the [Douglas County Mental Health Initiative \(DCMHI\)](#) in 2014 by the Board of Douglas County Commissioners and county leaders. The DCMHI is a collective of over [50 organizational partners](#), facilitated by Douglas County, with active and continuous participation by local and regional organizations. The purpose of this collaborative is to address unmet behavioral health (mental health, substance use) needs in Douglas County across the lifespan.

Over the years, DCMHI has implemented several strategies and collaborated across systems to strengthen behavioral healthcare delivery and support, to include work in the following areas:

- Veteran’s mental health
- Men’s mental health
- Expansion of crisis services and behavioral health services in general in Douglas County
- Specialty courts in the future 23rd Judicial District
- Stigma reduction
- Increasing resource awareness
- Care Compact program for youth and adults (care coordination for multi-system involved people living with serious mental illness, substance use disorder and/or intellectual and developmental disability/delay)
- Suicide prevention – development of a [Roadmap](#), partnering with the Douglas County Health Department on prevention strategies, making available free [Mental Health First Aid](#) county-wide

Additionally, DCMHI is the founding body of the [Community Response Team \(CRT\)](#) program, which started as a pilot in Castle Rock in 2017 and has since expanded to serve all of Douglas County, seven days a week. There are now nine teams, two dedicated to responding in schools. Each law enforcement jurisdiction has one or more CRTs. Two are based at Castle Rock Police Department (CRPD).

CRT has partnered with Sandstone Care through the Resource Specialist wing of the program for years. They have offered free trainings to CRT Resource Specialists, and access to services for youth and adolescents that have not existed historically in the county. As someone who has been part of DCMHI for eight years and been in many conversations about chronic gaps in care, youth mental health is always a topic of conversation. Having additional resources for young people in the county, close to home, is in alignment with the value system and guiding principles of DCMHI.

I am available to Council for additional discussion if desired. Thank you for your time and consideration.

Regards,

Laura Ciancone
lciancone@douglas.co.us • 720-520-2497

From: [Stephanie Crawford](#)
To: [TownCouncil Mailbox](#)
Cc: [Sandy Vossler](#)
Subject: RE: Sandstone Care's Program Proposal for Castle Rock
Date: Friday, August 30, 2024 3:12:23 PM

Council Members,

Hello. I hope you are doing well. The Douglas County School district has been following Sandstone Care's plans for a residential treatment facility in Castle Rock. Youth mental health continues to be a major concern. Anxiety and Depression are the biggest concerns we are seeing in students. Sandstone has shared that their residential treatment facility will be for youth that are expressing anxiety and depression and have difficulty functioning as a healthy teenager such as being able to go to school, participate in sports and clubs, and enjoy time with friends. Our community needs a facility for youth who need intensive psychiatric care but do not require the level of care of an inpatient hospital setting. I attended a town council meeting to hear Sandstone Care present information about the facility they are planning and felt positive about their model in which youth will experience an individualized, strengths based, voluntary program so that they are able to lead healthy lives, attend school, and become engaged in their community in a healthy and meaningful way. The Douglas County School District advocates for children and youth. Our youth are our state's future and they deserve to have the best care and mental health treatment options available. We are in support of having a residential treatment facility in our county to support our youth.

[photo](#)



With Gratitude,
Stephanie Crawford-Goetz
Director of Mental Health

720-841-5226 |
stephanie.crawford@dcsdk12.org
[620 Wilcox Street, Castle Rock, CO 80104](#)



If you, a friend, or a loved one is experiencing difficulties or a personal crisis of any kind please reach out to the community resources available: Safe2Tell 877-542-SAFE (7233), Suicide Prevention Hotline 988



"There is in every child at every stage a new miracle of vigorous unfolding." Erik Erikson

From: [Sandy Vossler](#)
To: [Darcie Hartman](#); [Shannon Eklund](#)
Subject: FW: Sandstone
Date: Wednesday, September 4, 2024 11:01:27 AM
Attachments: [image001.png](#)

Shannon, Darcie,

Could both of you add this to the email to the permanent record for the Sandstone rezoning? Thank you. Sandy

Sandy Vossler, Senior Planner
Town of Castle Rock
Development Services Department
100 N. Wilcox Street
Castle Rock, CO 80109
Office: 720-733-3556



Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey.

<https://www.surveymonkey.com/r/LR35C27>

From: Anthony Kappas <Anthony.Kappas@dcsdk12.org>
Sent: Tuesday, September 3, 2024 7:59 PM
To: TownCouncil Mailbox <towncouncil@crgov.com>
Cc: Sandy Vossler <SVossler@crgov.com>
Subject: Sandstone

Dear Castle Rock Town Council Members,

My name is Anthony Kappas, long time principal of Douglas County High School and Castle Rock resident. As one of two high schools in Castle Rock, we have been monitoring the zoning process for the new Sandstone Care Adolescent Mood Disorder Residential Program. Over the years we have become familiar with the clinical care Sandstone provides. I feel they are a highly trusted community partner and we are excited at the possibility for a program so close to home for the majority of our students. In the past 10 years, we have seen a steady increase in the need for mental health programs throughout the county. However, since COVID, we have definitely seen a spike in the need for more mental health care. Unfortunately, Colorado as a whole, has a lack of inpatient beds for teens. However, I would venture to say there is an even greater need for a lower-level programming in lieu of in-patient psychiatric care. Currently we only have 1 good option for mood disorder residential in Denver, (Pathlight) which is also typically full. The addition of a lower-level care, voluntary Mental Health facility such as the one Sandstone Care proposes to open, would be an incredible

benefit to the DC community and most importantly, the schools here in Castle Rock. Douglas County High School will always support mental health for the youth in our district and beyond. Therefore, DCHS gives our support to Sandstone Care, their local residential program and the future of our youth.

Kindest regards,
Anthony Kappas
Douglas County High School Principal

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Anthony Kappas, Principal
Douglas County High School

<http://dchs.dcsdk12.org/>

"Everyone a Huskie"

