

Neighborhood Meeting Summary

Application: Planned Development Amendment- Text Change

Property Owner: LTC Properties

Applicant: Marcello La Rocca, Sandstone Care

Meeting #1

Date/Time: Wednesday, May 31, 2023, 6 pm; Adjourned at 7:30 pm

Meeting Location: Castle Rock Recreation Center, The Studio Room

Councilmember District: La Fleur

Applicant's Proposal:

Applicant is proposing to rezone the property to allow a residential group care facility for adolescents ages 13-18, suffering from mild to moderate mental health symptoms. The program is voluntary. In-patients follow a structured daily program, are supervised 24/7, no visitors are allowed and parent's visits are virtual. The program does not treat acute psychiatric patients or court referred clients. No exterior building or site changes are proposed.

Attendees

Applicant Representatives:

Marcello La Rocca, Sandstone Care, Executive Director (virtual)

Michael Hunter, Sandstone Care, CEO

Edwin Alvarado, Sandstone Care, Director of Facilities and Compliance

Katie Coffman, Sandstone Care, VP of De Novo Strategy

Rob Solls, Mohr Capital

Jon Carty, Mohr Capital

Liz Leder, SVN Commercial Real Estate

Public Attendees:

In-person Attendees:

Katherine and Dennis Carter

Elise and Jonathan Ozum

Online/Phone Attendees:

Dave Igllicki and Laura Stultz

Maggie Bolden

Pete 799p

1-817-965-4498

Town Staff Attendees:

Sandy Vossler, Senior Planner, Town of Castle Rock

Presentation Description

Applicant's Presentation:

Michael Hunter provided an overview of Sandstone Care and a description of the proposal for this facility. Sandstone Care was founded in Denver in 2015. They currently have 23 national

locations. The program is not an in-patient drug or alcohol program, it does not serve acute psychiatric patients, and does not serve court-ordered clients. The program is voluntary and patients can opt out at any time. This facility will serve adolescents 13-18 years old, with suffering from anxiety, depression, mood disorders and thoughts of suicide.

Questions Presented to Applicant:

Q: From the 2nd floor of the facility their entire backyard is visible and people can see into their house.

A: The applicant indicated they would work with the resident to identify reasonable solutions to providing for their privacy.

Q: Will there be more traffic?

A: A traffic analysis will be submitted to the Town; however, applicant expects that traffic may be reduced. There will be 2 shift changes. Adolescents are dropped off, not permitted to come and go independently, parents and friends are not allowed to visit in person. Out-patient care and counseling will not be offered at this location.

Q: What is the maintenance plan for the building? The building has been vacant for a long time.

A: If the project moves forward, the applicant will spend the time necessary to complete repairs, address landscaping deficiencies, and make interior improvements. Moving forward there will be an onsite facilities manager and maintenance will become a routine on-going activity.

Q: Resident stated they were glad that the building was not going to remain vacant. Does Sandstone Care have an anticipated timeline for opening?

A: The applicant expects that all combined, the rezoning, refreshing of the site and building, it will likely be a year before the facility is open and operating.

Q: How many patients can be expected to reside at the site.

A: Sandstone Care expects to have between 24 and 36 adolescent residents. The capacity of the former nursing home/memory care was 48 residents.

Q: What are some of the lessons learned that you can share from your other facilities?

A: Applicant explained the importance of developing relationships with surrounding neighbors, regularly talking to the neighbors and quickly addressing touchpoints. In terms of care provided, their experience has consistently shown that primary mental health clients are more successful and stay in the program longer than addiction and substance abuse clients.

Q: Concerns were expressed about the kind of people that would be in-patient clients.

A: All potential clients are carefully screened and patients exhibiting "red flags" are screen out. Red flags are things like sex offenders, history of violence, history of hurting animals, background of quitting or leaving similar programs.

Neighborhood Meeting Summary

Name: Sandstone Care Facility

Application: Planned Development Text Amendment to Rezone

Property Owner: Gibson Satterwhite (Under contract with Sandstone)

Meeting #: 2

Date/Time: Monday, April 29, 2024, 6 pm (Adjourned at 7:30 pm)

Meeting Location: Philip S. Miller Activity Center, Aspen Room

Councilmember District: Desiree LaFleur

Applicant's Proposal:

The applicant proposes to rezone the property located at 864 Barranca Drive. The 1.4-acre site is in the Metzler Ranch Planned Development and is zoned to allow nursing home and elderly assisted living uses. The building was the former location of the Metzler Memory Care facility and has been vacant now for a few years.

Sandstone Care operates several programs in treatment centers located in Colorado, specifically Denver, Boulder and Colorado Springs. The current services offered for teens, young adults and adults include mental health, drug and alcohol rehabilitation and transitional living. The services proposed for the Castle Rock facility would serve only teens with mental health conditions.

The rezoning proposal would retain the current uses and add short-term, in-patient mental health care for youth ranging from 13 to 18 years of age. Counseling care provided would include mood disorders and trauma. It would not include acute mental health conditions, such as psychosis, or substance abuse and addiction. Prescreening process is used to identify whether the services available are suitable for each application. More acute cases are referred elsewhere.

In-patient admission and participation is voluntary; the program subject to the Department of Corrections, and is not a court-ordered treatment option, or an alternative to juvenile sentencing. As a voluntary treatment program, the participant may also opt out voluntarily, but would only be released directly to a parent or legal guardian; they would not be allowed to walk out on their own.

The Sandstone team presented additional information and data about the mental health needs of kids in this age range. They explained that this smaller facility would allow directly one-on-one interaction between staff and the kids. The security program was explained to include mandatory biometric bracelets, 24-hour onsite staff, set interval eyes-on check of the residents. A minimum of 6 hours each day is devoted to structured counselling and education. Common areas within the facility will be used for games, and other down-time activities. All travel off of the premises is supervised and may include wilderness excursions, and other outside group interactive activities.

Attendees

Sandstone Representatives:

Michael Hunter, Chief Executive Officer,
Johnny Gonzales, De Novo Project Manager
Edwin Alvarado, Director of Construction
John Cunningham, Chief Operating Officer

Aimee Techau, Chief Quality Officer
Robert Moore, National Director of De Novo
Dr. Linsey Romero, Regional Medical Director Colorado
Sarah Ladue, Chief Clinical Officer
Halcy Driskel, Director of Behavior Health Services

Public Attendees:

In-person Attendees: Approx. 25 residents

Online/Phone Attendees: 2

Town Attendees:

Sandy Vossler, Sr. Planner Town of Castle Rock

Presentation Description

Applicant's Presentation:

Sandstone Chief Executive Officer, Michael Hunter, led the presentation beginning with introductions of Sandstone staff in attendance and an overview of what Sandstone Care is and the services offered. He discussed Sandstone locations nationwide and in Colorado and summarized the rising adolescent mental crisis and contributing factors. He then summarized the proposal for the Castle Rock facility as in-patient treatment facility for adolescents ages 13 to 18, suffering with mild to moderate mood disorders such as anxiety, depression and post trauma distress.

The facility would have a maximum of 36 beds, common indoor areas for exercise and group activities. Security includes a full-time 24\7 staff of professionals trained to intervene and de-escalate clients who want to leave the facility. ObservSmart technology is used to monitor the clients. Client are screened for certain behaviors prior to admission and any that would pose a threat to others within or outside of the facility are determined to be unsuitable for the level of care at this facility and would be referred elsewhere.

The feedback from the residents was a combination of comments, statements and questions; to capture a clear picture of the input received, the comments and questions have been separated below. Overwhelmingly, the residents expressed opposition to the rezoning to allow the facility to be used as proposed by Sandstone. Their opposition was based on concerns about impacts to property values, crime related to patients leaving the facility unsupervised, the presence of kids with drug/alcohol addiction, violent backgrounds, sexually abused who are now abusers, what they concluded was insufficient security and ability to lock down the facility.

Attendee Feedback:

Statements and Comments Presented to Applicant:

- We support the work you are doing, but locating it in our neighborhood is a bad idea. I'm all for helping kids, but these facilities need to be located in a more "remote or isolated" place.
- The presence of this kind of facility in our neighborhood will lower our property values
- Not comfortable with the kids being able to see in my windows/yard.

- Teens who carry out shootings are known to have underlying mood disorders. They would be a danger to the neighborhood and nearby daycare, schools and parks.
- If it serves kids who have been sexually abused, many of whom then become abusers, I don't want my niece to be raped by someone who gets out.
- Don't want to see crime rise in the neighborhood, don't want assaults, murders, vandalism or them abusing each other.
- I have a huge concern about bringing in kids from outside of the area. Don't want kids from outside of Douglas County brought down here; kids from northern urban areas really have issues.
- I don't believe the building is secure enough, there should be bars on the windows, windows that don't open, and solid metal doors that are locked. The tracking system is insufficient. Kids can easily escape these type of facilities.
- This can't be located next to a day care facility (The Goddard School). I'm concerned my property value will be impacted and enrollment will drop when parents find out what's nearby.
- The noise of the children playing outside at the Goddard school would not be beneficial to the kids with mental health issues at the facility.
- I don't want to see them doing their "jail break" walks around the block.
- This should be made into a hospice facility.

Questions Presented to Applicant:

Q: What type of screening are you able to provide the abutting neighbors?

Sandstone expressed a willingness to add privacy fencing onsite or potentially in resident's property, whichever would provide the greatest amount of privacy.

Q: What happens to kids who may be likely to carry out shootings and other violent crimes?

Potential patients are screened carefully to purposely identify people for whom the treatment offered would not be appropriate. Screening looks to identify anyone with a violent history or acute mental illness, and they are referred elsewhere for treatment.

Q: Have you done a study on the impacts that these facilities have on home values?

No, we don't have that specific data, and it would be difficult to determine if property values declined, that it was wholly because of the presence of a Sandstone facility.

Q: Do you have data on the number of patients that run or get out the facility, and of those the number that commit crimes in the surrounding neighborhood; the number who have criminal records, the number who finish the program that go on to commit crimes, etc.

We don't that specific information available tonight, but we can look to provide that in the future.

[Staff spoke with this resident after the meeting and asked that he email a list of the questions he has and the data he'd like to have. I received this email from him on Tuesday morning. I forwarded it to the applicant for response and I am reviewing it for questions the Town may be able to answer, or concerns that can be specifically addressed in the zoning amendment.]

Q: How will we be notified if a kid escapes?

In other locations near residential we have a very open and positive relationship with surrounding residents and with local law enforcement. The ObservSmart monitors allow

us to account for patients' location within the facility and if there were to leave. If a patient were to leave the facility unsupervised, or not in the custody of a parent or legal guardian, the local law enforcement is immediately notified. Patients are not free to come and go unsupervised. In other locations we use a notification app to communication with neighbors on all sorts of things, including events, etc.

Q: Does Sandstone accept liability for crimes caused by kids that get out?

Ultimately, as with any minor, the parent or legal guardian can be held liable to the child's actions.

Q: How many of the kids are local, or from Douglas County?

Approximately 70% of patients are anticipated to be from the local area, which is defined as within one or hours' drive. Yes, it possible that there would be patients from Denver or other urban areas outside of Douglas County.

Q: Why did you select this location?

We had a realtor do a statewide search of possible properties for sale that met our needs for a smaller facility and there were surprisingly few. We believe this building, which has been vacant for a few years, suits our needs in terms of number of beds, indoor common space and the need exists in this area of the state.

Neighborhood Meeting Summary

Name: Sandstone Care Facility

Application: Planned Development Text Amendment

Property Owner: Gibson Satterwhite (Under contract with Sandstone)

Meeting #: 3

Date/Time: Wednesday, July 17, 2024 6 pm (Adjourned approximately 7:30 pm)

Meeting Location: Town Council Chambers

Councilmember District: Mayor Pro Tem LaFleur

Applicant's Proposal:

The applicant proposes to rezone the property located at 864 Barranca Drive. The 1.3-acre site is in the Metzler Ranch Planned Development and is zoned to allow nursing home, assisted living and memory care uses. The building was the former location of the Metzler Memory Care facility and has been vacant now for a few years.

Sandstone Care operates several programs in treatment centers located in Colorado, specifically Denver, Boulder and Colorado Springs. The current services offered for teens, young adults and adults include mental health, drug and alcohol rehabilitation and transitional living. The services proposed for the Castle Rock facility would serve only teens with mild to moderate mental health conditions.

The rezoning proposal would retain the current uses and add short-term, in-patient mental health care for youth ranging from 13 through 17 years of age with mild to moderate mental health conditions. Symptoms may include depression, anxiety, and mood disorders. The facility would not accept or treat persons suffering from severe mental health conditions such as psychosis, or suicidal or homicidal behaviors. No outpatient services will be offered. No substance abuse treatment will be offered. A prescreening process is conducted and used to identify whether the services available are suitable for each applicant. More acute cases are referred elsewhere.

The facility is not a halfway house, or a detention facility connected to the Department of Corrections. The program is not available as a court-ordered treatment option, or an alternative to juvenile sentencing. In-patient admission and participation is voluntary, meaning a participant may opt out voluntarily, in which case they would only be released directly to a parent or legal guardian. They would be free to leave the facility on their own.

Onsite security includes mandatory biometric bracelets, 24-hour onsite staff, set interval eyes-on check of the residents. In addition, Sandstone Care LLC is required to draft an Emergency Management Plan with the cooperation of the Town of Castle Rock Fire Department. A minimum of 6 hours each day is devoted to structured counselling and education. Common areas within the facility will be used for games, and other down-time activities. All travel off of the premises is supervised and may include wilderness excursions, and other outside group interactive activities.

Attendees

Sandstone Representatives:

Johnny Gonzales, De Novo Project Manager

Edwin Alvarado, Director of Construction

Marcello La Rocca, Sandstone Care LLC

Jim Houk, Kimley-Horn

Larry Salazar, Kimley-Horn

Public Attendees:

In-person Attendees: Approx. 25 residents

Online/Phone Attendees: 8

Town Attendees:

Sandy Vossler, Sr. Planner Town of Castle Rock

Presentation Description**Applicant's Presentation:**

Katie Coffman and Edwin Alvarado of Sandstone Care, LLC provided introductions, gave an overview of the agenda and distributed copies of the Metzler Ranch Planned Development Zoning Regulations, 2nd Amendment. Their presentation focused on the new text in the zoning regulations that defines the permitted uses and stipulates prohibited uses. Katie pointed out the revisions made to the text amendment based on input from the surrounding neighbors.

The feedback from the residents was a combination of comments, statements and questions; to capture a clear picture of the input received, the comments and questions have been separated below. Overwhelmingly, the residents expressed opposition to the rezoning to allow the facility to be used as proposed by Sandstone. Their opposition was based on concerns expressed at the previous two neighborhood meetings and in email communications, such as the presence of a mental health facility in proximity to their neighborhoods, impacts to property values, patients coming to the facility from outside of Douglas County, increased crime related to patients leaving the facility unsupervised, a lack of trust in the building security, the facility not being fully or partially locked-down, and the facilities proximity to a preschool, schools and parks in the area. New concerns were raised about prohibited treatments being provided regardless of the zoning, and about the presence of patients with mild to moderate mental health conditions who may unexpectedly escalate to behaviors related to severe or acute mental health conditions, or the presence of patients who once suffered with severe mental health conditions any time in their past.

Attendee Feedback:**Statements and Comments Presented to Applicant:**

- Sandstone needs to guarantee that there will be no “escapes” and there will be no patients with or who have had severe mental health conditions.
- I live nearby and want assurance that no one from the facility will “come and attack my kids.”
- We want locked doors or delayed egress.
- We want a guarantee the security system is fail-proof.
- Don't want patients from outside Douglas County, they don't have any connection to the community.
- Want a study of impacts to property values.
- This facility should be near the hospital in the Meadows.
- This facility shouldn't be near the Goddard School.
- This is a jail, a halfway house.
- There's no outdoor activity area for the kids.

Questions Presented to Applicant:

Q: There will be patients walking around the neighborhood, how will that be prevented?

The kids are not permitted to leave the facility unattended and Sandstone is confident the security system and monitoring requirements allow the staff to control the whereabouts of the youngsters. If someone were to leave the facility without permission, local law enforcement would be contacted immediately. Sandstone will draft an Emergency Management Plan with input from Castle Rock Fire, prior to issuance of a Certificate of Occupancy from the Town.

Q: Why this location, why in Douglas County? If treatment is for mild to moderate conditions, why do they need to be inpatients?

The existing facility was designed and constructed for residential and inpatient skilled nursing and assisted living uses. The smaller facility will allow for one-on-one counselling. The food preparation area, and common space areas meet the needs of a treatment facility such as this. The treatments offered here will serve a population of adolescents who need more than intermittent counselling, but who do not have acute conditions that would qualify them for inpatient psychiatric treatment.

Q: How do we know you aren't bringing in prohibited uses? How do we know that there won't be patients 18 years of age or older?

Sandstone must be licensed by the State of Colorado for the specific care provided, and doing so would jeopardize their state license. There is annual accreditation and Sandstone is accountable to the Colorado Behavioral Health Administration. The facility is audited annually, with unannounced onsite visits. Sandstone is also accredited by, and subject to audits by, the Joint Commission, a private accreditor that evaluates health care organizations. The Joint Commission is the nation's oldest and largest standards-setting and accrediting body in health care. In addition, the uses are regulated by the Zoning. Zoning violations are addressed by the Town of Castle Rock Zoning and Code Compliance Division.

Q: Why don't you accept Medicaid patients?

Sandstone is not opposed to participating in Medicaid in the future, however the application process is fairly involved and not the focus at this time.

Q: What is the number of staff that will be at the facility?

Ms. Coffman indicated that the patient to staff ratio is 3 to 1.

Q: What type of therapies will be offered? Will Prozac be administered?

Therapies may include 1-on-1 counseling by licensed staff, family therapy conducted virtually, experiential therapy. Prozac and other medications may be administered by the onsite Medical Director.

Q: Are these kids going to be attending class at Douglas County High School?

These kids may be students at Douglas County High School and other area schools; however, they are not released from inpatient care to attend class. Onsite education is included in the daily program structure to keep the kids current in their grade appropriate course work.