

Len Kendall

From: Craig Dossey
Sent: Tuesday, August 7, 2018 7:06 PM
To: Nina Ruiz; Len Kendall
Cc: Mike Hrebenar
Subject: Fwd: NO rehab center in Woodmoor

Craig Dossey
Executive Director
El Paso County Planning and Community Development Department
2880 International Circle
Colorado Springs, CO
80910
(719) 520-6300 (main)
(719) 520-7941 (direct)
Sent from my iPhone

Begin forwarded message:

From: Darryl Glenn <DarrylGlenn@elpasoco.com>
Date: August 7, 2018 at 6:40:49 PM MDT
To: Craig Dossey <craigdossey@elpasoco.com>
Subject: Fwd: NO rehab center in Woodmoor

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: Marina <marinanelson@comcast.net>
Date: August 7, 2018 at 10:50:45 AM MDT
To: <darrylglenn@elpasoco.com>
Subject: NO rehab center in Woodmoor

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Service at 520-6355 if you are unsure of the integrity of this message.

We are strongly opposed to having a rehab center at the Ramada Hotel in Monument. We are a small idealic community with a growing population of young families. We want to retain a healthy environment for those young families and a rehab center will NOT help those goals.

Place rehab facilities in wide open areas where there is not a population close to the facility.

Reasons NOT to do it:

1. Is very close to the Middle School & the Elementary School. Too close to neighborhood children.
2. We already have a Rehab center in Palmer Lake. Why do we need more?
3. The facility has never been taken care of & will need a large infusion of cash. It has changed ownership's with great regularity in the 18 years we have lived here and has never been improved. It probably should be torn down.
4. We don't need the extra traffic on Woodmoor Drive.
5. Will increase the calls to the Woodmoor Public Safety (WPS), which can't do anything because we have El Paso County Roads & isn't a gated community, according to WPS, a service we pay for.
6. We already have experienced an increase in crime in the neighborhood. The news media describes the area, "The Affluent Woodmoor," which doesn't help.
7. Rehab Center probably won't pay for damages, if we experience an individual who doesn't want to be there.
8. We don't know if this is a short term housing facility or long term.
9. Our home values will go down around that section of the area.
10. Woodmoor residents have been blindsided by this development.

I hope you will take the above comments under some consideration.

Marina Nelson
Woodmoor resident

Len Kendall

From: Craig Dossey
Sent: Tuesday, August 7, 2018 7:07 PM
To: Nina Ruiz; Len Kendall
Cc: Mike Hrebenar
Subject: Fwd: Rehab Center in Monument

Craig Dossey
Executive Director
El Paso County Planning and Community Development Department
2880 International Circle
Colorado Springs, CO
80910
(719) 520-6300 (main)
(719) 520-7941 (direct)
Sent from my iPhone

Begin forwarded message:

From: Darryl Glenn <DarrylGlenn@elpasoco.com>
Date: August 7, 2018 at 6:25:32 PM MDT
To: Craig Dossey <craigdossey@elpasoco.com>
Subject: Fwd: Rehab Center in Monument

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: Nancy Barke <nancybarke@gmail.com>
Date: August 7, 2018 at 4:00:40 PM MDT
To: <darrylglenn@elpasoco.com>
Subject: Rehab Center in Monument

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Service at 520-6355 if you are unsure of the integrity of this message.

Dear Mr. Glenn,

We recently found out that there are plans to turn the local Ramada Inn into a rehab center here at 1865 Woodmoor Drive in Monument. I am having a hard time understanding why such a facility can come into a small town like Monument, close to a residential area without any public hearings. It would seem to me that the people who are living close to this facility and whose property values will be affected by it, should have some say about who the neighbors are going to be.

I just read an article in the Monument paper where the Police Chief, Jake Shirk was quoted as saying that the Monument Police force is understaffed and stressed due to the increased level of "career" crime in Monument. How does the installation of a rehab center and a bunch of addicts help this?

There is a lot of vacant land around here that would be a more appropriate location for a rehab facility; areas close to other commercial and medical facilities. Why drop a rehab center in the middle of a small town so close to residences?

I am not a stranger to rehab facilities. My sister has been in three rehab facilities in Colorado and not one was in a residential neighborhood. All of them were surrounded by a "fence," as I have read it is the intention of the owners of the facility to do. The "friends" of the addicts would throw drugs and alcohol over the fence at pre-arranged times. It was a joke. Do we want these people in a residential community?

I know I am going to be told that this building is properly zoned for this business and I really don't care - that doesn't make it right.

Thank you for your time and by the way, I am a huge fan of yours.

Nancy Barké
1306 Meadowlake Way
Monument, CO 80132

Len Kendall

From: Margaret Maloney <granof8@comcast.net>
Sent: Wednesday, August 8, 2018 7:59 AM
To: Len Kendall; Darryl Glenn
Subject: Re: The drug rehab at Ramada Inn

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Service at 520-6355 if you are unsure of the integrity of this message.

My husband says your minds are made up ahead of time, just as they were on opening the road on Doewood Drive in Woodmoor. You remember that, don't you, Daryl? I see he is correct in that you, Daryl, did not respond to this email. So much for people who WORK FOR US! MM

On 8/4/2018 6:24 PM, Margaret Maloney wrote:

> Do you realize the drug rehab will be 1/2 block from the middle
> school? You cannot make assurances that the selling of drugs by
> friends of the inhabitants will not be targeted at that area. It is
> too close! Answer appreciated. Margaret maloney
>

Len Kendall

From: Craig Dossey
Sent: Wednesday, August 8, 2018 8:56 AM
To: Nina Ruiz; Len Kendall
Cc: Mike Hrebenar
Subject: Fwd: Ramada Hotel re-zoning

For the file.

Craig Dossey
Executive Director
El Paso County Planning and Community Development Department
2880 International Circle
Colorado Springs, CO
80910
(719) 520-6300 (main)
(719) 520-7941 (direct)
Sent from my iPhone

Begin forwarded message:

From: Darryl Glenn <DarrylGlenn@elpasoco.com>
Date: August 8, 2018 at 8:42:17 AM MDT
To: Craig Dossey <craigdossey@elpasoco.com>
Subject: Fwd: Ramada Hotel re-zoning

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: Justin thistle <jthistle78@yahoo.com>
Date: August 7, 2018 at 6:48:42 PM MDT
To: <DarrylGlenn@elpasoco.com>
Subject: Ramada Hotel re-zoning

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Service at 520-6355 if you are unsure of the integrity of this message.

Good afternoon Mr. Glenn,

I understand you are the commissioner for El Paso County District One which encompasses the town of Monument. We currently reside within Woodmoor and have been here for a year and a half. We relocated from Las Vegas Nevada and after searching the front range from Ft. Collins to Colorado Springs, we immediately knew Woodmoor was where we wanted to raise our two boys. Nothing on the front range compared to Monument, and Woodmoor is by far the nicest neighborhood on the front range! I have been recently notified that the Ramada Hotel is wanting a zoning change to allow redevelopment to a rehabilitation facility. I don't think I have to explain to you how ludicrous this is, being how it's at the front doorstep to the Woodmoor neighborhood and right across the street from a middle school. We do not want these facilities in our community. There are millions of acres out east of the front range that would be suitable sites for such facilities, this facility does not belong in our neighborhood or even within the boundaries of our town! Please see to it that this does not happen.

Thank you and best regards,
Justin Thistle

Sent from my iPhone

Len Kendall

From: Darcy Dittenber
Sent: Wednesday, August 8, 2018 1:47 PM
To: Len Kendall
Cc: Darcy Dittenber
Subject: FW: Proposed Rehab Center on Woodmoor Drive

Against...

From: Mark VanEsselstine [mailto:mvanesse@comcast.net]
Sent: Wednesday, August 8, 2018 1:13 PM
To: PLNWEB
Subject: Proposed Rehab Center on Woodmoor Drive

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Service at 520-6355 if you are unsure of the integrity of this message.

Mr Dossey,

I just learned of this proposal as I fairly recently purchased a home in the Dunes at Woodmoor. I'm trying and failing to control my temper of it!!

Why was this BS kept such a secret until the last days of closing this deal.

This will drag down the value of my new home and increase the crime rate. I've got two kids I now have to worry more about playing outside with a concentrated gathering place for drug addicts.

I cannot get over this is happening and will absolutely be opposing it tonight.

Nice job, too bad it isn't going in YOUR backyard!!

Mark VanEsselstine

Len Kendall

From: Patricia Manus <plmanus1277@gmail.com>
Sent: Wednesday, August 8, 2018 1:53 PM
To: Len Kendall; Darryl Glenn
Subject: Re: 1865 Woodmoor Drive
Attachments: definition of a rehabilitation center - Google Search.pdf

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Service at 520-6355 if you are unsure of the integrity of this message.

Hello Len,
I looked through the Codes document and do not see C-2 at all.
What is the definition of a C-2 area and where can I find that documented.

On the El Paso County site C-2 is listed under OBSOLETE ZONING DISTRICTS.
If these are obsolete then why hasn't county zoning changed these to be in standard?

Also, it is a wide stretch to call this just a "rehabilitation center". The true definition of a rehab center is shown on document attached from a general GOOGLE search. You officials are just using any loophole you can to get this in.

Two VERY DIFFERENT type of treatment centers....you cannot interchange REHABILITATION CENTER with DRUG REHABILITATION CENTER.

Rehabilitation facility- Rehabilitation hospitals, also referred to as inpatient rehabilitation hospitals, are devoted to the rehabilitation of patients with various neurological, musculo-skeletal, orthopedic and other medical conditions following stabilisation of their acute medical issues.

Drug rehab center - Drug rehabilitation (often **drug rehab** or just **rehab**) is the processes of medical or psychotherapeutic treatment for dependency on psychoactive substances such as alcohol, prescription drugs, and street drugs such as cocaine, heroin or amphetamines. The general intent is to enable the patient to confront substance dependence, if present, and cease substance abuse to avoid the psychological, legal, financial, social, and physical consequences that can be caused, especially by extreme abuse. Treatment includes medication for depression or other disorders, counseling by experts and sharing of experience with other addicts.^[1]

To try and push this forward as a simple rehabilitation center is not valid and an injustice on the community.

Regards,
Patricia

On Tue, Aug 7, 2018 at 4:30 PM Len Kendall <LenKendall@elpasoco.com> wrote:

Hello,

I am reaching out to you because of your comment regarding the proposed rehabilitation facility at 1865 Woodmoor Drive. The property that is being proposed for the rehabilitation facility is zoned C-2 (Commercial). A rehabilitation facility is an allowed use in the C-2 zoning district, and therefore does not require a public hearing, however, this type of use does require a site development plan. The applicants have applied for a Site Development Plan application, and the project is currently in review by staff to make sure that the development meets all of the criteria in the Land Development Code (2018) and Engineering Criteria Manual (2016). Attached is our permitted use table showing the allowed use, as well as our definition of a rehabilitation facility. Below is a link to the Land Development Code and Engineering Criteria Manual.

<https://planningdevelopment.elpasoco.com/land-development-code/>

<https://publicworks.elpasoco.com/wp-content/uploads/Documents/EngineeringCriteriaManual.pdf>

Best,

Len Kendall

Planner I

El Paso County Planning and Community Development

2880 International Circle, Suite 110

Colorado Springs, CO 80910

(719) 520-6300 – Main

(719) 520-6447 – Direct

Len Kendall

From: Patricia Manus <plmanus1277@gmail.com>
Sent: Wednesday, August 8, 2018 2:14 PM
To: Len Kendall; Darryl Glenn
Subject: Re: 1865 Woodmoor Drive

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Service at 520-6355 if you are unsure of the integrity of this message.

Some other facts to this issue - you are agreeing to place this center within very close proximity to one of the highest market value areas in the Front Range area - Woodmoor, Monument, CO.

There has been research done that quantifies putting a drug center within 1/8 mile of neighborhoods impact the ability to sell and market price for a home in those neighborhoods.

Residential substance abuse treatment centers can impact the price of neighboring homes, according to a study that uses MLS data to show just how much it can potentially hamper nearby values.

Centers for treating substance abuse are increasingly being located within residential neighborhoods, and the number is expected to grow. Many property owners respond with a "not in my backyard" attitude when a center is proposed, with nearby residents arguing that recovering addicts could bring higher crime risk to their community.

Researchers Claire Reeves La Roche, Bennie D. Waller, and Scott A. Wentland at Longwood University in Farmville, Va., used MLS data from central Virginia to estimate the impact of substance abuse treatment centers on nearby home values. They also used the data to figure out whether homes near substance abuse treatment centers stayed on the market for a longer amount of time.

They found that home values within one-eighth mile of a residential treatment center is associated with an 8 percent reduction in home prices when measured against comparable homes that are farther away. The discount is magnified even more when the treatment centers are for those that specifically treat opiate addiction, which includes addictions to heroin or morphine. In those cases, home values are reduced by up to 17 percent, researchers found.

If our town planners and officials are determined to put a Drug Rehab center in Monument, can you look at vacant land off Beacon Lite industrial area. This area is a better fit than by 3 or 4 neighborhood communities that stand to have our value diminished.

Regards,

Patricia

On Wed, Aug 8, 2018 at 1:52 PM Patricia Manus <plmanus1277@gmail.com> wrote:

Hello Len,

I looked through the Codes document and do not see C-2 at all.

What is the definition of a C-2 area and where can I find that documented.

On the El Paso County site C-2 is listed under OBSOLETE ZONING DISTRICTS.

If these are obsolete then why hasn't county zoning changed these to be in standard?

Also, it is a wide stretch to call this just a "rehabilitation center". The true definition of a rehab center is shown on document attached from a general GOOGLE search. You officials are just using any loophole you can to get this in.

Two VERY DIFFERENT type of treatment centers....you cannot interchange REHABILITATION CENTER with DRUG REHABILITATION CENTER.

Rehabilitation facility- Rehabilitation hospitals, also referred to as inpatient rehabilitation hospitals, are devoted to the rehabilitation of patients with various neurological, musculo-skeletal, orthopedic and other medical conditions following stabilisation of their acute medical issues.

Drug rehab center - Drug rehabilitation (often **drug rehab** or just **rehab**) is the processes of medical or psychotherapeutic treatment for dependency on psychoactive substances such as alcohol, prescription drugs, and street drugs such as cocaine, heroin or amphetamines. The general intent is to enable the patient to confront substance dependence, if present, and cease substance abuse to avoid the psychological, legal, financial, social, and physical consequences that can be caused, especially by extreme abuse. Treatment includes medication for depression or other disorders, counseling by experts and sharing of experience with other addicts.^[1]

To try and push this forward as a simple rehabilitation center is not valid and an injustice on the community.

Regards,
Patricia

On Tue, Aug 7, 2018 at 4:30 PM Len Kendall <LenKendall@elpasoco.com> wrote:

Hello,

I am reaching out to you because of your comment regarding the proposed rehabilitation facility at 1865 Woodmoor Drive. The property that is being proposed for the rehabilitation facility is zoned C-2 (Commercial). A rehabilitation facility is an allowed use in the C-2 zoning district, and therefore does not require a public hearing, however, this type of use does require a site development plan. The applicants have

applied for a Site Development Plan application, and the project is currently in review by staff to make sure that the development meets all of the criteria in the Land Development Code (2018) and Engineering Criteria Manual (2016). Attached is our permitted use table showing the allowed use, as well as our definition of a rehabilitation facility. Below is a link to the Land Development Code and Engineering Criteria Manual.

<https://planningdevelopment.elpasoco.com/land-development-code/>

<https://publicworks.elpasoco.com/wp-content/uploads/Documents/EngineeringCriteriaManual.pdf>

Best,

Len Kendall

Planner I

El Paso County Planning and Community Development

2880 International Circle, Suite 110

Colorado Springs, CO 80910

(719) 520-6300 – Main

(719) 520-6447 – Direct