

Len Kendall

From: Craig Dossey
Sent: Tuesday, August 7, 2018 7:41 AM
To: Nina Ruiz; Len Kendall
Cc: Mike Hrebenar
Subject: FW: Ramada Inn conversion to rehab center

For the file.

Craig Dossey

Executive Director
El Paso County Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910
719-520-7941
craigdossey@elpasoco.com

From: Darryl Glenn
Sent: Monday, August 6, 2018 6:39 PM
To: Craig Dossey
Subject: Fwd: Ramada Inn conversion to rehab center

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: CenturyLink Customer <kramerne@q.com>
Date: August 6, 2018 at 3:56:31 PM MDT
To: <darrylglenn@elpasoco.com>
Subject: Ramada Inn conversion to rehab center

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Dear Mr Glenn:
As a resident of Woodmoor in Monument I am very upset that you would approve a zoning use change of the

Len Kendall

From: Darcy Dittenber
Sent: Monday, August 6, 2018 3:39 PM
To: Len Kendall
Cc: Darcy Dittenber
Subject: FW: Change of Use at Ramada Hotel 1865 Woodmoor Drive, Monument, CO 80132 concerns

Hi Len,

I think this is your project?

Thanks,

Darcy

From: Brian Werner [mailto:Brian@brwtax.com]
Sent: Monday, August 6, 2018 2:44 PM
To: PLNWEB
Subject: Change of Use at Ramada Hotel 1865 Woodmoor Drive, Monument, CO 80132 concerns

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Craig,

Hope all is well.

It appears that N.E.S. Inc. on behalf of Sunshine Behavior Health has submitted a change of use from the Ramada hotel to a drug and alcohol rehabilitation facility. This site location is within close proximity (under .5 miles) of Lewis Palmer Elementary School and Lewis Palmer Middle School.

Are there any county zoning restrictions for this type of facility within such close proximity to a school?

Thank you in advance for your efforts and time. Take care.

Brian



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Len Kendall

From: Marina <marinanelson@comcast.net>
Sent: Tuesday, August 7, 2018 10:52 AM
To: Len Kendall
Subject: NO rehab center in Woodmoor

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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: Linda Westbrook <lindywestbrook77@gmail.com>
Sent: Tuesday, August 7, 2018 11:52 AM
To: Len Kendall; Darryl Glenn
Subject: We thought this discussion was dead and buried

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I can not believe you are even thinking about letting "Sunshine Behavioral Health" put a drug rehab center anywhere near our schools. People do not want druggies hanging out around our school children. People with these problems attract people selling this substance. It is apparent you did not understand peoples will in Monument on the last vote. You have not thought this out. That area is right next to a high school. So you really want your children exposed to these type of people? Statics say that 1 in 10 recover from drug/alcohol abuse. I'm guessing Sunshine Behavioral Health is giving the county a lot of money to build this facility. Commissioner, you should be spending your time building a strong beautiful county with great restaurants and corporations that can do good for us living here, not a rehab facility located near our schools. Only a fool invites a Wolf into his House.

A concerned resident of El Paso County

There is a development plan meeting being held Wednesday (tomorrow) Aug.8 from 6 to 8pm at Tri-Lakes Chamber of Commerce Visitor Center, 166 Second St, Monument

Len Kendall

From: m.m.mills@juno.com
Sent: Monday, August 6, 2018 6:05 PM
To: cwirb@aol.com; dolora@comcast.net; ekrynov@comcast.net;
jimjanejurasek@gmail.com; jane@blueinkstudios.com; jaladowski@gmail.com;
marilyn@integratedsolutions.org; pegmcdonough@hotmail.com;
Windowsilangel@aol.com; coloqueenie@msn.com; thuy.lampe@gmail.com;
skynback@aol.com
Cc: Len Kendall; Darryl Glenn
Subject: Say NO to the proposed Drug and Alcohol Clinic in Woodmoor!!!!

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Friends and neighbors: Our town has more than doubled in size, the police chief says the force cannot keep up with the crime, and now the homeowners are being faced with more attempts to import people with drug and alcohol problems and, most likely, criminal backgrounds!!!! We need to rally!!! Meeting at the Tri-Lakes Chamber of Commerce visitor center set for August 8 at 6:00 p.m.

According to the Community News newspaper, Sunshine Behavioral Health is purchasing the Ramada Inn at 1865 Woodmoor Drive and plans to turn it into an inpatient drug and alcohol rehabilitation center.

Nice, huh? Just down the road from the elementary school!! We all proved that we didn't want the methadone clinic across the street from the park and La Casa Fiesta, and I am sure no one wants the thing near the school.....!!!! Where is our Planning Commissioner? What happened with the newly elected Town of Monument officials? Has everyone fallen asleep at the wheel? Hey --- Len and Glenn --- how about you put the rehabilitation clinic next door to the planned sports arena area and the new hotels you are building in downtown Colorado Springs.....? Keep your problems in the Springs!!

The news article suggested that Residents may direct their questions or comments to:

El Paso County project manager Len Kendall at lenkendall@elpasoco.com and to county commissioner for the district Darryl Glenn at darrylglenn@elpasoco.com.

Development Plan is available online at <https://epcdevplanreview.com/Public/ProjectDetails/103610> and includes a detailed letter of intent describing the project.

What do we have to do to keep these people out??? Say NO!!!!

Thanks,
Michele Mills

Unbelievable German World War 2 Photo Shocks Americans
pro.naturalhealthresponse.com

<http://thirdpartyoffers.juno.com/TGL3132/5b68e27c168d627b0446st02duc>

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Ramada Inn location to an alcohol and drug rehab center. This change was a real surprise to the majority of residents in our area because there was a lack of transparency prior to the announcement of the change by N.E.S. on behalf of Sunshine Behavioral Health. I would guess that you have never personally inspected the property location first hand; because you would have been aware that the site location is 1000ft from a middle school on the same street, 200ft from the Monument Library which is frequented by children of all ages and approximately 2000ft from an elementary school east of the Ramada. Furthermore, there is a new affordable housing development that has been completed and is now sold out (The Dunes) about 300ft from the Ramada location. There is also another new development about to begin, about one half mile from this site. I wonder how these new residents feel about the rehab center plan.

My concern is for the safety and well being of the children's activity along Woodmoor Dr. and Lake Woodmoor Dr.

The Monument Police Dept. is already short staffed and are working 12 hour shifts. The Fire Dept. also has its issues.

Two years ago a similar proposal was denied because of the proximity of the same type of center to Best Elementary and St. Peter's church school. What has changed?

Len Kendall

From: Craig Dossey
Sent: Wednesday, August 1, 2018 9:12 AM
To: Nina Ruiz; Len Kendall; Mike Hrebenar
Subject: Fwd: Opposition to Proposed Rehab Facility @ 1865 Woodmoor Drive
Attachments: Rehab Center Effects on Communities.pdf; ATT00001.htm

Another email 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 1, 2018 at 8:59:30 AM MDT
To: Craig Dossey <craigdossey@elpasoco.com>
Subject: Fwd: Opposition to Proposed Rehab Facility @ 1865 Woodmoor Drive

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: <crusii@aol.com>
Date: August 1, 2018 at 8:35:08 AM MDT
To: <Darrylglenn@elpasoco.com>, <LenKendall@elpasoco.com>
Subject: Opposition to Proposed Rehab Facility @ 1865 Woodmoor Drive

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Dear County Commissioner Glenn & Mr. Len Kendall:

As residents of Woodmoor, we would like to express our very strong opposition to a rehab facility being allowed to locate in the current Ramada Inn on Woodmoor Drive. A rehab facility that is 0.4 mile from a middle school, 1.3 miles from a high school, 0.5 mile from a library, 0.9 mile from a elementary school and in a residential neighborhood is insane! Any rehab facility should be required to have a **Special Use Permit** in order to locate anywhere. We are not familiar with El Paso County's zoning laws, but if it is allowed in any C2 zoning, the zoning ordinances need to be changed. Any responsible government official that has read the attached **Impact Study** certainly wouldn't allow this to go forward without public hearings and community input.

Commissioner Glenn, we have followed your political career and know that you are a conservative individual. As such, we ask you to use your conscience and good sense in helping to solve this issue for the safety of our community.

Thank you for your consideration in this matter.

Best Regards,

Jim & Judy Crusius
719-481-1994
Woodmoor, Monument, CO

Len Kendall

From: Craig Dossey
Sent: Monday, July 30, 2018 4:47 PM
To: Nina Ruiz; Len Kendall; Mike Hrebenar
Subject: Fwd: Public Safety and Health Risk - Community Opposition to Proposed Rehab Facility - 1865 Woodmoor Drive
Attachments: Rehab Center Effects on Communities.pdf; ATT00001.htm

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: July 30, 2018 at 3:42:23 PM MDT
To: Craig Dossey <craigdossey@elpasoco.com>
Subject: Fwd: Public Safety and Health Risk - Community Opposition to Proposed Rehab Facility - 1865 Woodmoor Drive

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: SEAN TUCKER <tucksg@comcast.net>
Date: July 30, 2018 at 3:33:38 PM MDT
To: <Darrylglenn@elpasoco.com>, <Markwaller@elpasoco.com>, <Stanvanderwerf@elpasoco.com>, <Longinosgonzalezjr@elpasoco.com>, <Peggylittleton@elpasoco.com>
Subject: Fwd: Public Safety and Health Risk - Community Opposition to

Proposed Rehab Facility - 1865 Woodmoor Drive

Reply-To: SEAN TUCKER <tucksg@comcast.net>

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Dear County Commissioners,

Please see the below community concerns and opposition to the proposed large-scale Rehab Facility in a "residential area".

There was "no" local disclosure of this proposed facility, and there was "no" opportunity for public comment, public referendum, or public opposition petition regarding this Rehab Facility.

This complete lack of Government and commercial transparency regarding such a massive and high-risk Rehab Facility (the old Ramada Hotel is going to be used for the Rehab Facility) in a "residential area" with adjacent Elementary and Middle Schools, Public Library, etc., is unacceptable!

Can you please provide guidance on our community rights, community petition, and community referendum requirements to voice our strong opposition to this proposed Rehab Facility?

Thank you for your prompt attention to this high-risk public safety and health concern!

Best regards,

Sean Tucker

719-487-0225

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

From: SEAN TUCKER <tucksg@comcast.net>

To: Darrylglenn@elpasoco.com, leonardkendall@elpasoco.com,
spidellra@aol.com

Date: July 27, 2018 at 11:48 AM

Subject: Public Safety and Health Risk - Community Opposition to
Proposed Rehab Facility - 1865 Woodmoor Drive

Dear County Commissioner Glenn,

The majority of Woodmoor residents are strongly opposed to the proposed drug and alcohol Rehab Facility on Woodmoor Drive, Monument, Colorado. This proposed facility will jeopardize and put at high-risk the public safety and health, and place local residents in extreme danger as outlined below and as extensively documented by external studies. Attached is only one of the documented studies outlining the risks to the local residents and communities from drug and alcohol rehabilitation facilities.

There was "no" local disclosure of this proposed facility, and there was no opportunity for public comment, public referendum, or public petition regarding this Rehab Facility. The below subject response from the El Paso County Planning and Community Development does "not" provide any guidance or recourse in addressing community concerns regarding this high-risk Rehab Facility.

Can you please provide guidance on our community rights, community petition, and community referendum requirements to voice our strong opposition to this proposed Rehab Facility?

Below and attached are our documented concerns in strong opposition to the subject facility:

1. The proposed Rehab Facility is very close to the local Middle School & Elementary School. The facility is too close to neighborhood children and will put our children in increased and extreme safety and health risk.

2. Drug sales happen and will increase at the local Truck Stop as a result of the Rehab Facility. The Truck Stop can be reached from the Rehab Facility by walking via the underground tunnel, which is near the Weigh Station.

3. The Rehab Facility will increase crime and calls to the Woodmoor Public Safety (WPS), and according to WPS (a service that Woodmoor residents pay for), they can't do anything because the proposed facility is on El Paso County Roads. All crime and emergency calls regarding this facility will have to go through the El Paso County Sheriff's Office.

4. We have already experienced an extreme increase in crime in the neighborhood. The Rehab Facility will increase the crime rate and further tax our already over-extended Police and Emergency First Responders.

5. There is already a Rehab Facility in the local area in Palmer Lake. Why do we need another one?

6. The Rehab Facility will increase traffic safety risks and congestion on the local residential roads.

7. Rehab Facility patrons will be allowed to roam the area to break into our homes and assault local residents.

8. Home values will go down around that section of the area.

9. Woodmoor residents have been totally blindsided by this development and have not been given the right or opportunity to state our opposition.

Thank you for your review of our opposition to this Rehab Facility and please provide us guidance on the way forward to state, outline and ensure that this Rehab Facility does "not" occur at this location.

Best regards,

Sean Tucker

719-487-0225

Monument, Colorado

On July 26, 2018 at 3:44 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>

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

31 Jul 2018

El Paso County Planning and Community Development Department
Project Manager: Mr. Len Kendall

As a resident of the Woodmoor community for 20 years, I am writing to urge you to oppose the recent proposal to develop the property at 1865 Woodmoor Drive, Monument, CO 80132, currently the site of the Ramada Hotel, for the purpose of a drug and alcohol rehabilitation facility.

With the interest of preserving the quaint family community and protecting the residents of Woodmoor, this proposal jeopardizes the health and welfare of the community, and specifically, our children. I fully support individual medical care, treatment and rehabilitation, but the proposed facility is not in a location compatible nor beneficial to all interested parties.

First, Woodmoor Drive is the main thoroughfare for the Woodmoor community and surrounding businesses and is currently at capacity. Adjacent to this facility is the Monument Park and Ride commuter bus service with regular commuter traffic patterns on Woodmoor Drive and the intersection of Highway 105. Most important, this facility is located in the center of traffic patterns for four adjacent Lewis Palmer District 38 schools: Lewis Palmer Middle School, Lewis Palmer Elementary School, Monument Academy, and Palmer Ridge High School. Exhibit 1 below puts it all in perspective. Woodmoor Drive is the main artery for three-bus routes, one POV route to Monument Academy, student and pedestrian walking paths for these four schools, as well as local businesses. The middle school is just .4 miles from this proposed facility. As described in the Letter of Intent dated July 2018, the location of this facility and the estimated vehicle traffic generated (91 trips per day) would pose detrimental traffic flow to Woodmoor Drive, which is already heavily congested. Foremost, the proposed facility dangerously increases risk to child safety and school vehicle transportation among the four adjacent schools mentioned above.

Reference Letter of Intent, prepared by N.E.S. Inc., dated July 2018, page 5,

“The trip generation for 150 patients and associated staff is estimated at a total of 91 trips per day”.

Second, a rehabilitation facility near schools and children is not advantageous to the welfare of the Woodmoor community, its families and children, and local businesses nor to the patients, who often bring other addictions, dependencies, instabilities, obsessions, and unpredictabilities, besides the one they are being treated for in this facility (i.e., theft, etc.). Adjacent to this facility is a library and duck filled pond, frequently visited by children. Not to mention, there is a popular local brewery, Pikes Peak Brewery, next door – not advantageous to the rehabilitation facility or its patients. According to a May 2017 article in the Orange County Register, the mayor of Costa Mesa, CA said while a Johns Hopkins University study showed no increase in violent crime near drug treatment centers, there were striking spikes in petty crime. “We’re starting to understand it is directly related to the increase in the recovery homes in our city”, said Katrina Foley, mayor of Costa Mesa, one of the most recovery-heavy cities in California. Simply put, this facility would be detrimental to the Woodmoor family community.



Exhibit 1 – Surrounding Lewis Palmer District 38 Schools and Community

Third, this will negatively impact the home values in the Monument community, especially the new Aspen View homes next door at The Dunes at Woodmoor. It's especially unfair for these new Woodmoor home owners to now learn a drug and alcohol rehabilitation facility will be operating right next door. According to a study by the professors from Longwood University in Virginia, and reported in the Journal of Sustainable Real Estate, substance abuse treatment centers adversely impact the price of neighboring homes. Sales prices can be anywhere from 8-17% less depending upon type of treatment facility.

Lastly, the City of Monument and its residents opposed a methadone facility for similar reasons in 2016 – siting it was detrimental to the community nor advantageous to the treatment facility.

The El Paso County Planning and Community Development Department zoning process and services should be preserving communities and property values consistent with its Goals and Mission, Vision, and Value Statements noted on its website (<https://www.elpasoco.com/strategic->

[plan/](#)). I urge you to fulfill your civic responsibility in protecting the community as professed: “...*Its [El Paso County Planning Division] overall purpose is to protect the health, safety and welfare of the community by limiting incompatible, unsafe and inappropriate uses within the same zone.*” (<http://dev.adm2.elpasoco.com/Planning/Zoning/Z-Intro.asp>). This proposed facility is incompatible and unsafe within the Woodmoor community zone.

I urge the El Paso County Planning and Community Development Department to use reasoning and immediately oppose any efforts to this proposal. While I support the need for rehabilitation services and treatment, the location for such facilities must be compatible with the surrounding community and the welfare of residents and local businesses. It must also be suitable for patients undergoing treatment. A rehabilitation facility should be located in the community where the greatest need exists and that community should attend to the need – show the evidence that Monument residents will be the primary patients in this facility. This proposal is harmful to the Woodmoor community and not advantageous to the rehabilitation facility nor its patients.

Thank you for the opportunity to hear my concerns and opposition to this flawed proposal.

David Blehm
20 year Resident of the Woodmoor Community

Len Kendall

From: crusii@aol.com
Sent: Wednesday, August 1, 2018 8:35 AM
To: Darryl Glenn; Len Kendall
Subject: Opposition to Proposed Rehab Facility @ 1865 Woodmoor Drive
Attachments: Rehab Center Effects on Communities.pdf

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Dear County Commissioner Glenn & Mr. Len Kendall:

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Commissioner Glenn, we have followed your political career and know that you are a conservative individual. As such, we ask you to use your conscience and good sense in helping to solve this issue for the safety of our community.

Thank you for your consideration in this matter.

Best Regards,

Jim & Judy Crusius
719-481-1994
Woodmoor, Monument, CO