

Len Kendall

From: Patricia Manus <plmanus1277@gmail.com>
Sent: Wednesday, August 8, 2018 2:48 PM
To: Len Kendall; Darryl Glenn
Subject: Re: 1865 Woodmoor Drive

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Another study showing drug centers act as attractors for criminal elements and increased potential for crime.

Treatment Facilities and Crime Scholars have argued that treatment centers have at least the potential to create environments favorable to crime and disorder. Businesses that service drug using clientele such as drug treatment centers may function as ' crime attractors ' within a routine activities framework. If treatment centers act as crime attractors they may attract both drug users and drug sellers to a particular area and surrounding location potentially increasing the customer base for local drug markets. Existing research on drug markets has established their tendency to cluster in areas with higher levels of social disorganization that are often low income, innercity communities (Rengert et al , 2005). More organized communities may be resistant to drug markets and crime in general because of their increased ability to restrict the placement of potential crime attractors or because of their increased levels of territorial control. We discuss these two issues beginning with crime attractors, and then examining the role of territorial functioning and place management. Ecological theories explaining the relationship between geographic location and crime have a rich history (Park et al , 1925 ; Shaw and McKay, 1942). One of the dominant placebased theories is routine activities theory, which originally sought to explain crime trends in the United States over time but has since been expanded to explain crime in micro-space (Cohen and Felson, 1979). **Routine activities theory argues that crime occurs when: (1) a motivated offender comes into contact with (2) a suitable target (3) in the absence of capable guardianship.** The foundation of the theory is that daily patterns of people explain crime and victimization. As a result the most effective way to control crime is to manage how people utilize space, so that motivated offenders and potential targets do not congregate in the absence of a capable guardian (Felson, 1987). **Routine activities theory, however, provides two alternative perspectives on how treatment facility intensity should impact crime levels. The intuitive position would be that facilities increase the number of motivated offenders and / or suitable targets within an area that ultimately leads to higher levels of crime. In this sense, treatment facilities may act like traditional crime attractors.**

On Wed, Aug 8, 2018 at 2:14 PM Patricia Manus <plmanus1277@gmail.com> wrote:

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

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