

11.18.2020

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Sophie Kiepe, Project Manager  
El Paso County Planning and Development  
EDARP  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910  
719.520.6300

*RE: Administrative Determination for Use Classification of Proposed Recreation Facility*

*Existing Facility Address:*  
1865 Woodmoor Drive  
Monument, CO 80132

Ms. Kiepe,

We are currently engaged with a client that has intentions of purchasing and developing additional land in Monument, CO adjacent to their current property. As the current facility grows and demand increases our client wishes to grow to continue providing the highest quality service to its clientele. We are writing this letter to assist them in their pursuit and to continue the site plan review process under the rehabilitation center use as the project will be part of the existing campus.

The Mountain Springs Recovery Center offers addiction recovery services to their clients emphasizing a safe and quiet environment for people during their treatment program. Our client, Sunshine Behavioral Health, is committed to providing the highest quality substance abuse treatment services and delivering them with passion, integrity, and company spirit. It is their mission to inspire hope and contribute to the health and well-being of the communities they serve through shared values and the continuous pursuit of improvement.

The treatment approach of the Mountain Springs center is multi-faceted and they feel strongly that each participant in their program have access to regular physical activity and recreation – indeed recreation and physical wellness is an integral part of their treatment program. It is their desire to provide this level of complete care that has led them to building a recreation center as part of their campus.

After preliminary design investigations of the site, programming desires, and massing, we are prepared to move forward in the development process. Conversations with El Paso County have revealed a gap in building use categories related to this project. However, the facility is merely an extension of the existing treatment facility and will fall under the same use category: rehabilitation facility.

The building will be a general recreation center for participants in the program, as part of a diverse treatment program. The facility will house many different recreation opportunities including a half basketball court, weight lifting facilities, cardio vascular equipment, a rock-climbing wall, two lanes of bowling, game and lounge areas, a separate yoga studio, a small conference room, and administrative offices for staff.



Our client feels this center will add greatly to the quality and effectiveness of the service they provide, and the service participants receive. We look forward to your concurrence and we look forward to completing the site plan review process.

Thank you,

**Blake Sullivan**

Project Manager / Senior Architect

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