## 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 addition, 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 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 out needs for a smaller facility and there were surprisingly few. We believe this building, which has been vacant for a few years, suites our needs in terms of number of beds, indoor common space and the need exists in this area of the state.

Attachments

- Vicinity Map
- PowerPoint Presentation.

Metzler Ranch
Founders Parkway
Subject Property
Woodlands Boulevard
PREAPP23-0033 Vicinity Map
Subject Property
0 60 120 240
Feet
N
Town of Castle Rock
Colorado

SANDSTONE CARE

Adolescent Mood Disorder - Inpatient Center

Castle Rock, Colorado

# About Sandstone Care

- Founded in Denver, CO in 2015 with 23 locations nationwide, 9 of which serve families across Colorado.
- Emerging national adolescent and young adult behavioral health provider.
- Provide a full continuum of care offering a range of access points for families across Colorado: Inpatient, Outpatient, and Telehealth services

**Evidence-Based Curriculum**

Using the latest research to address our clients' deepest physical, mental, and emotional issues.

**Age Appropriate Care**

Assessing where clients are from a developmental standpoint and creating a treatment program based on their needs.

**Academic Support**

Including academic support in our programs to help teens get on track for academic success.

**Individualized Treatment**

Developing an individualized plan that helps each client discover their own values, beliefs, strengths, and passions.

**Family Treatment**

Improving the quality of life as a family through therapy sessions allows families to be open and honest about challenges.

# Clinical Leadership Team

**Dr. Robert Ochsner, MD, Chief Medical Officer**

A native of Colorado, Dr. Robert Ochsner received a Health Professions Scholarship through the United States Air Force and graduated medical school from the University of Colorado School of Medicine in 2007.

After separating from active duty, Dr. Ochsner was looking for a career change, and joined Recovery Village at Palmer Lake, an inpatient substance use rehabilitation facility.

Dr. Ochsner is board certified in Family Medicine and Addiction Medicine.

**Sarah Fletcher, LPC, LAC, Chief Clinical Officer**

Sarah oversees all clinical services for the organization and holds a Bachelor's Degree in Psychology with a minor in Sociology, along with a Master's Degree in Rehabilitation Counseling with a specialization in Substance Use Disorders.

Sarah is a Licensed Professional Counselor, as well as a Licensed Addiction Counselor. Sarah has worked in both Residential and Intensive Outpatient settings and holds experience in Detox level care. Sarah is trained in EMDR, mindfulness, and has extensive experience with both DBT and CBT.

# Clinical Leadership Team (Cont'd)

**Dr. Jason West, Mental Health Medical Director**

Dr. Jason West is an experienced, patient-focused psychiatrist looking after the veteran community of northern Colorado and southern Wyoming. Dr. West earned his osteopathic medical degree from Des Moines University, following which, he completed a residency while on active duty in psychiatry at Wright State University.

Dr. West is a flight surgeon for the 120th Fighter Squadron and 140th medical group through the Colorado National Guard

**Halcy Driskel, LPC CAC III Director of Behavioral Health**

Halcy provides direct care and oversight of all our mood disorder programs.

Halcy also sits on the board for DORA (Colorado Department of Regulatory Agencies

# Quality & Compliance Leadership Team

# Accreditation & Licensing

- Sandstone Care is accredited with The Joint Commission at all inpatient and outpatient locations
- All inpatient and outpatient centers are accredited and licensed locally
  - Colorado
    - Licensed with Colorado Office of Behavioral Health
      - All Colorado Outpatient Locations and Inpatient locations
    - Licensed with RCCF for adolescent inpatient center (Residential Child Care Facility)
      - Cascade, CO & Boulder, CO (undergoing licensure)
  - Maryland
    - Licensed with Maryland's Behavioral Health Authority
      - Agreement to Cooperate with the Local Behavioral Health Authority
  - Virginia
    - Licensed as a SUD and Mental Health Provider with DBDHS
  - Illinois
    - Licensed as a SUD and Mental Health Provider with IDHS

# Accreditation & Licensing

LegitScript
SANDSTONECARE.COM
05/12/23
Certified

NATIONAL ASSOCIATION OF ADDICTION TREATMENT PROVIDERS

THE JOINT COMMISSION
NATIONAL QUALITY APPROVAL

SAMHSA
Substance Abuse and Mental Health Services Administration

NAMI
National Alliance on Mental Illness

# Adolescent Mental Health Crisis

- Surgeon General issued a new advisory on May 23, 2023 about the effect social media has on adolescent mental health.[1]
  - 46% of adolescents aged 13-17 said social media makes them feel worse
  - 64% of adolescents are “often” or “sometimes” exposed to hate-based content through social media.
- December 2021 the Surgeon General issued an advisory Protecting Youth Mental Health.[2]
  - From 2009 to 2019, the proportion of high school students reporting persistent feelings of sadness or hopelessness increased by 40%; 36% increase in those seriously considering attempting, and 44% increase in those creating a suicide plan.
  - Between 2011 and 2015, youth psychiatric visits to emergency departments for depression, anxiety, and behavioral challenges increased by 28%.
  - Between 2007 and 2018, suicide rates among youth ages 10-24 in the US increased by 57%.
  - Early estimates from the National Center for Health Statistics suggest there were tragically more than 6,600 deaths by suicide among the 10-24 age group in 2020.

References:
1 2023-05-24 05:14 | Archive of HHS.gov (pagefreezer.com)
2 surgeon-general-youth-mental-health-advisory.pdf (pagefreezer.com)

# Current Mental Health Need

- In 2020 Douglas County reported[1]:
  - 30.9% - The percentage of high school students who felt so sad or hopeless that they stopped doing usual activities almost every day for two or more consecutive weeks during the last 12 months
  - Mental health-related issues were the leading cause of hospitalization (2,389.7 per 100,000).
  - Deaths by suicide were more common than alcohol-induced deaths in the County.
- In 2021, the Healthy Kids Colorado Survey Dashboard reported[2]:
  - 5.5% of High School students attempted suicide one or more times during the past 12 months
  - 36.3% of students reported feeling sad or hopeless almost every day for two weeks or more in a row during the past 12 months
  - 10.7% of students made a plan about how they would attempt suicide during the past 12 months
  - 18.4% of students purposefully hurt themselves without wanting to die in the past 12 months
  - 15.1% of students seriously considered attempting suicide during the past 12 months

References:
1 Suicide Awareness - Douglas County
2 Healthy Kids Colorado Survey Dashboard | Department of Public Health & Environment

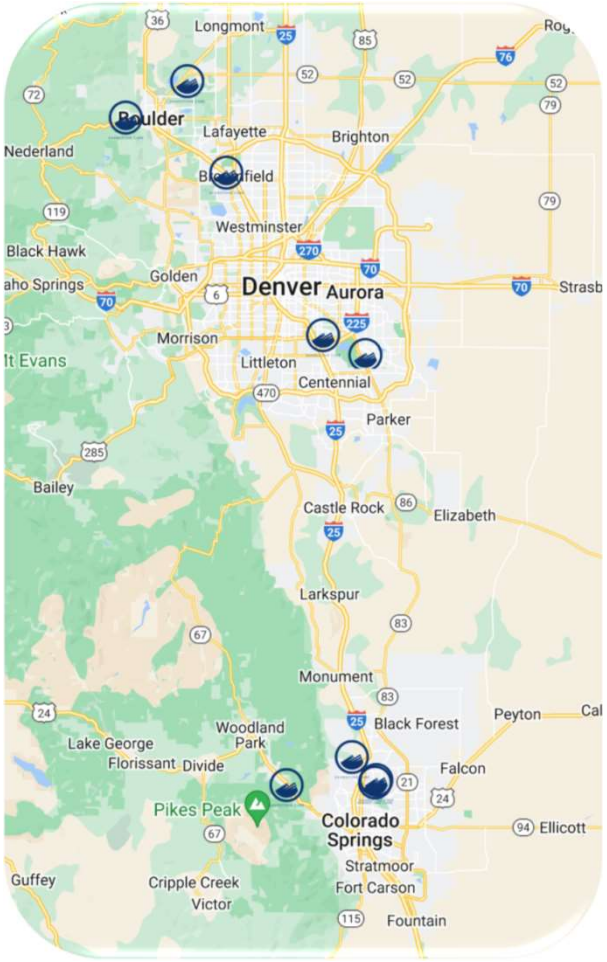
# Current Mental Health Initiative

- Douglas County Mental Health Initiative (DCMHI) established in 2014[1]
- Purpose: To unite community partners, address unmet mental health needs, connect people to mental health services and prevent those in need from falling through the cracks of the mental health system.
- Programs & Resources[2]
  - Anti-Stigma Campaign & Media Initiatives
  - Care Compact
  - Community Response Team
  - Mental Health Navigator
  - Suicide Prevention Road Map 2022
- Sandstone Care has current relationships with Douglas County Human Services, School District, and local hospitals for care coordination.

THE CARE COMPACT

References:
1 Suicide Awareness - Douglas County
2 Mental Health Initiative - Douglas County

# Our Colorado Locations




- Sandstone Care has previously rezoned properties in:
  - Cascade, CO (El Paso County)
    - Adolescent Inpatient Residential Treatment
  - Boulder, CO (Boulder County)
    - Adolescent Mood Disorder Treatment (Open Date TBD)
- These properties were rezoned from a bed and breakfast special use to commercial with great success

# Proposed Facility: 864 Barranca Drive Castle Rock, CO

- Sandstone Care is proposing an inpatient mood disorder center at 864 Barranca Drive Castle Rock, CO 80104
- Services and Admissions
  - Inpatient Mood Disorder Services for mild to moderate mental health symptoms
  - Adolescents 13-18
  - 36 Beds

# Neighborhood Concerns

- Outdoor Recreational Space
  - Staff escort clients to and from experientials and always have eyes on to ensure safety. We will also have indoor exercise options such as yoga and other exercises options within our spacious group rooms.
- Security of the Facility
  - Clients are always watched by a full-time staff (Staffed 24/7) while in the facility. Staff are trained to intervene and de-escalate clients who are thinking of leaving the facility. In addition to eyes on monitoring we use ObservSmart technology to monitor clients
- Proximity of the Facility to neighborhood schools
  - Sandstone Care is also motivated to be a good neighbor and collaborates with homeowners and local schools on an ongoing basis and utilizes the signal app as a means of communication should any concerns arise.
- The concern of increased crime/illegal activity
  - `Clients are screened for certain behaviors prior to admission and clients who would pose a threat to others within and outside the facility would not be appropriate for this level of care.