

Neighborhood Meeting Summary

Application: Planned Development Amendment- Text Change

Property Owner: LTC Properties

Applicant: Marcello La Rocca, Sandstone Care

Meeting #1

Date/Time: Wednesday, May 31, 2023, 6 pm; Adjourned at 7:30 pm

Meeting Location: Castle Rock Recreation Center, The Studio Room

Councilmember District: La Fleur

Applicant's Proposal:

The applicant is proposing to rezone the property to allow a residential group care facility for adolescents ages 13-18, suffering from mild to moderate mental health symptoms. The property is located at 864 Barranca Drive, and is currently zoned for nursing home, memory care. The proposed rezoning requires a text amendment to the PD Zoning Regulations to add the proposed use.

The Sandstone Care program is voluntary. In-patients follow a structured daily program, are supervised 24/7, no visitors are allowed and parent's visits are virtual. The program does not treat acute psychiatric patients or court referred clients. No exterior building or site changes are proposed. Approximately 9 residents attended the neighborhood meeting.

Attendees

Applicant Representatives:

Marcello La Rocca, Sandstone Care, Executive Director (virtual)

Michael Hunter, Sandstone Care, CEO

Edwin Alvarado, Sandstone Care, Director of Facilities and Compliance

Katie Coffman, Sandstone Care, VP of De Novo Strategy

Rob Solls, Mohr Capital

Jon Carty, Mohr Capital

Liz Leder, SVN Commercial Real Estate

Public Attendees:

In-person Attendees:

Katherine and Dennis Carter

Elise and Jonathan Ozum

Online/Phone Attendees:

Dave Iglicki and Laura Stultz

Maggie Bolden

Pete 799p

1-817-965-4498

Town Staff Attendees:

Sandy Vossler, Senior Planner, Town of Castle Rock

Presentation Description

Applicant's Presentation:

Michael Hunter provided an overview of Sandstone Care and a description of the proposal for this facility. Sandstone Care was founded in Denver in 2015. They currently have 23 national locations. The program is not an in-patient drug or alcohol program, it does not serve acute psychiatric patients, and does not serve court-ordered clients. The program is voluntary and patients can opt out at any time. This facility will serve adolescents 13-18 years old, with suffering from anxiety, depression, and potentially suicidal.

Questions Presented to Applicant:

Q: From the 2nd floor of the facility their entire backyard is visible and people can see into their house.

A: The applicant indicated they would work with the resident to identify reasonable solutions to providing for their privacy.

Q: Will there be more traffic?

A: A traffic analysis will be submitted to the Town; however, applicant expects that traffic may be reduced. There will be 2 shift changes. Adolescents are dropped off, not permitted to come and go independently, parents and friends are not allowed to visit in person. Out-patient care and counseling will not be offered at this location.

Q: What is the maintenance plan for the building? The building has been vacant for a long time.

A: If the project moves forward, the applicant will spend the time necessary to complete repairs, address landscaping deficiencies, and make interior improvements. Moving forward there will be an onsite facilities manager and maintenance will become a routine on-going activity.

Q: Resident stated they were glad that the building was not going to remain vacant. Does Sandstone Care have an anticipated timeline for opening?

A: The applicant expects that all combined, the rezoning, refreshing of the site and building, it will likely be a year before the facility is open and operating.

Q: How many patients can be expected to reside at the site.

A: Sandstone Care expects to have between 24 and 36 adolescent residents. The capacity of the former nursing home/memory care was 48 residents.

Q: What are some of the lessons learned that you can share from your other facilities?

A: Applicant explained the importance of developing relationships with surrounding neighbors, regularly talking to the neighbors and quickly addressing touchpoints. In terms of care provided, their experience has consistently shown that primary mental health clients are more successful and stay in the program longer than addiction and substance abuse clients.

Q: Concerns were expressed about the kind of people that would be in-patient clients.

A: All potential clients are carefully screened and patients exhibiting "red flags" are screen out. Red flags are things like sex offenders, history of violence, history of hurting animals, background of quitting or leaving similar programs.

Q: How is the facility staffed?

A: The facility is staffed 24/7 with nurses. Other staff members include behavior health technicians, other medical staff members, and facilities manager.

Q: What are the safety protocols? Do you use physical restraints and/or is the facility locked down?

A: During the nighttime hours' staff does visual checks every 15 minutes on all clients. This is actually a regulatory requirement. During the daytime, staff has eyes on the clients at all times. The facility is locked to the public, but the residents are not locked in the facility. No, physical restraints are not used. Sandstone Care works closely with local Police and Fire Departments. The Town of Castle Rock Fire Department has requested a copy of the emergency protocols for the facility.

Q: Are clients allowed to leave the facility alone, hang out at the park, etc.?

A: No, residents may not leave the facility unsupervised. On occasion a group may be taken on an outing, but always with staff supervision. If a client left the grounds unsupervised, this would be grounds for dismissal from the program. Since this is a voluntary in-patient program, this is not usually a problem, since residents need only contact their parent or guardian and asked to be picked up and removed from the program.

Q: Concerns about noise were expressed. What does a typical structured day look like?

A: Except for the small outdoor patio area, activities will take place within the facility. A typical day begins with wake up at 7 am, breakfast at 8 am followed by 3 hours of clinical care. There is an hour for lunch and an hour for physical activity, follow by 3 more hours of classroom and clinical care. Clients have some down time in the evenings with lights out at 9 or 10 pm. Staff added that the Town of Castle Rock noise ordinance would apply to this facility and its residents.

Q: What type of deliveries can be expected, how frequently and during what hours?

A: Generally, deliveries are limited to groceries and food. There is an onsite commercial kitchen, and meals will be prepared onsite. Delivers are not made by semi-truck, be rather smaller vans, once or twice a week. Management will schedule deliveries to be made during the week and during day time hours.

Q: What are the next steps?

A: Staff indicated that there will be 2 more neighborhood meetings. The draft zoning language will likely be presented at the next neighborhood meeting. Once the zoning language is finalized and the 3rd neighborhood meeting is held, the rezoning proposal will be considered in a public hearing by the Planning Commission. The Commission will make a recommendation to Town Council. The Council will consider the proposal in 2 public hearings. Those wishing to address the Commission and Council will have an opportunity to do so, on the record at the public hearings.



Metzler
Ranch

Founders Parkway

Subject Property

Woodlands Boulevard

PREAPP23-0033 Vicinity Map





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)

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



NATIONAL ASSOCIATION[®]
OF
ADDICTION TREATMENT PROVIDERS



SAMHSA
Substance Abuse and Mental Health
Services Administration



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 \(pagefreezer.com\)](https://www.fda.gov/oc/2023-05-24-05-14-Archive-of-HHS.gov-pagefreezer.com)

2 [surgeon-general-youth-mental-health-advisory.pdf \(pagefreezer.com\)](https://www.fda.gov/oc/surgeon-general-youth-mental-health-advisory.pdf)

Current Mental Health Need



- ▶ In 2020 Douglas County reported¹:
 - ▶ 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 reported²:
 - ▶ 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 2014¹
- ▶ 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 & Resources²
 - ▶ 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.

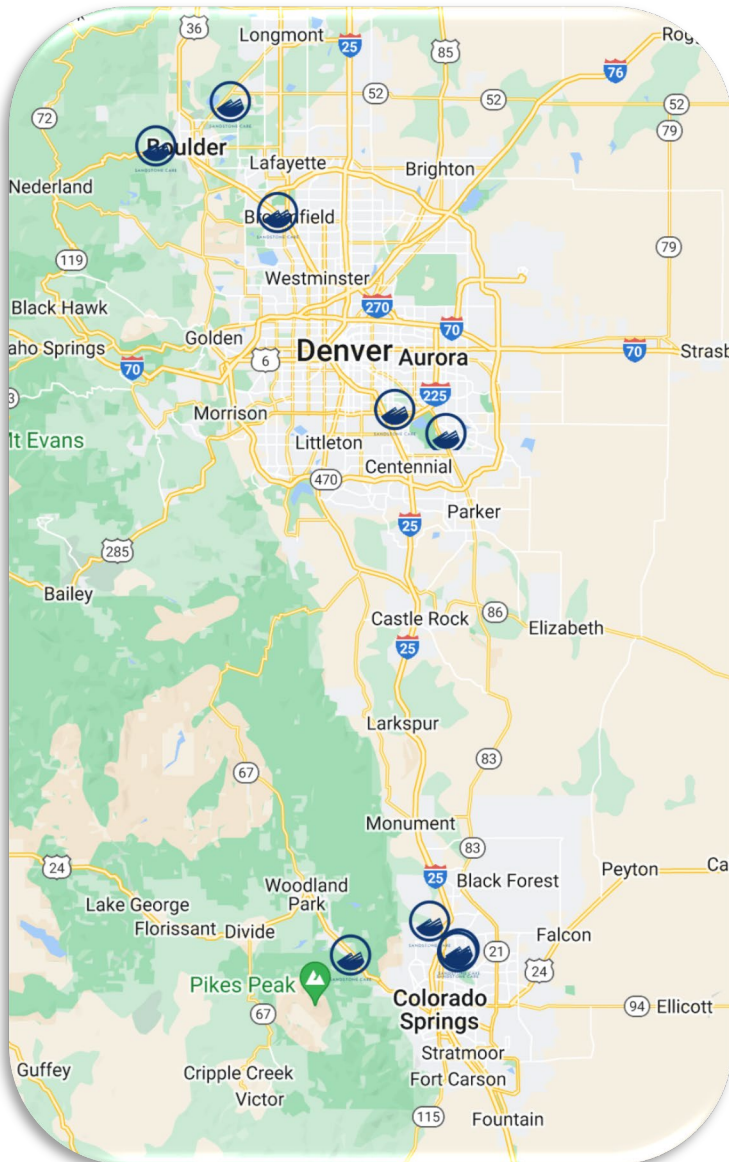


References:

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)
 - ▶ Boulder, CO (Boulder County)
- ▶ 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

