

TO: Planning & Zoning Commission

RE: Consider CUP for a residential based wellness facility for substance and alcohol addiction residents located at 4735 Fonda Fields Ct., HB-2485 & HB-2492

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: May 15, 2024

ISSUE: Review and consider CUP request to operate a residential based wellness facility for substance and alcohol addiction residents located at 4735 Fonda Fields Ct., HB-2485 & HB-2492

RECOMMENDATION:

GENERAL INFORMATION

1. Current Owner: Golden Pond Development, LLC / Gary DeCaster
2. Agent(s)/Petitioner(s): Summit Behavioral Health, LLC / John Flanagan
3. Parcel(s): HB-2485 & HB-2492
4. Present Zoning: R-1: Residential District

BACKGROUND

Summit Behavioral Health, LLC (Green Bay Recovery Center) is proposing to purchase the property located at 4735 Fonda Fields Ct., (HB-2485, HB-2492, & HB-2493) and operate a residential based wellness facility for substance and alcohol addiction residents at this location. The parcels HB-2485 & HB-2492 are currently zoned R-1: Residential and parcel HB-2493 is currently zoned B-1: Community Business District. Such a facility is only allowed in the R-1: Residential zoning district as a Conditional Use Permit (CUP). This request is for a CUP to operate such a facility at this location.

The applicant(s) is proposing to operate a wellness and recovery facility at this location that would be in excess of 16 persons being served by the program. Being that there will be more than 16 residents, in accordance with Wisconsin State Statutes 60.63(6), such a *“facility is entitled to apply for special zoning permission to locate in areas zoned for residential use.”* Therefore, the applicant(s) is requesting a CUP (aka “special zoning permission”) to operate such a facility at this location.

Village Staff has met with the petitioners to discuss items including but not limited to, buffering from neighboring properties, traffic flow, and policing. As for the operation and structure of the facility/program itself, the team from Summit Behavioral, LLC will be at the meeting to present their plans and address any question/concerns that are brought forward.

RECOMMENDATION/CONDITIONS

Village Staff recommends that any recommendation to the Village Board include a detailed list of conditions of which a preliminary draft is included in this packet and additional conditions may be brought to the meeting for discussion and consideration.



- Rezoning Review
- Conditional Use Permit Review
- Planned Development Review
- CSM/Plat Review

Village of Hobart
 Dept of Planning & Code Compliance
 2990 S Pine Tree Rd
 Hobart WI 54155
 Phone: (920) 869-3809
 Fax: (920) 869-2048

APPLICANT INFORMATION

Petitioner: Summit Behavioral Health LLC Date: 05-02-2024
 Petitioner's Address: 501 Coprorate Centre Drvie St 600 City: Franklin State: TN Zip: 37067
 Telephone #: 214-240-9476 Email: john.flanagan@summitbhc.com

Status of Petitioner (Please Check): Owner Representative Tenant Prospective Buyer

Petitioner's Signature (required): *John Flanagan* Date: 05-02-2024

OWNER INFORMATION

Owner(s): Golden Pond Development Gary DeCaster Date: 05-02-2024
 Owner(s) Address: 5696 School Drive City: Green Bay State: WI Zip: 54313
 Telephone #: 920-371-2923 Email: Gary De Caster <gdecastersr@yahoo.com>

Ownership Status (Please Check): Individual Trust Partnership Corporation

Property Owner Consent: (required)

By signature hereon, I/We acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the property to inspect or gather other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Neighborhood Services Department for incomplete submissions or other administrative reasons.

Property Owner's Signature: *X Gary DeCaster* Date: 05-02-2024

SITE INFORMATION

Address/Location of Proposed Project: 4735 Fonda Fields Ct Parcel #: HB-2495
2485, Lot 4 & 2492

Proposed Project Type: Residential

Current Use of Property: vacant Zoning: Commercial, Residential, Forest Lands

Land Uses Surrounding Site:

North: Tribal/Forest Land

South: Residential Homes

East: Residential Homes

West: Medical Offices and Residential Homes

****Please note that a meeting notice will be mailed to all abutting property owners regarding your request prior to any Public Hearing.**

- > Application fees are due at time of submittal. Make check payable to Village of Hobart.
- > Please refer to the fee schedule for appropriate fee. FEE IS NON-REFUNDABLE

CONDITIONAL USE PERMIT / PLANNED DEVELOPMENT APPLICATIONS

Briefly explain how the proposed **conditional use/development plan** will not have a negative effect on the issues below.

1. Health, safety, and general welfare of occupants of surrounding lands.

The facility will be staffed twenty four hours a day seven days a week. The facility will only accept adult vountary patients, who want to engage in treatment. The facility implements a state of the art patient alert system "Observe Smart." This is implemented with the use of IPAD's for staff and wrist bands, patients are required to wear. Support staff perform patient safety rounds every thirty minutes at a minimum.

The facility will be licensed by the state of Wisconson as a CBRF AA and willl accredited nationally by CARF and or The Joint Commission.

These licensing and accrediting bodies have strict guidlines and policies, which the foundation is patient and staff safety.

2. Pedestrian and vehicular circulation and safety.

Based on Golden Pond Developments previous interactions with the Village of Hobart we realize that an additional driveway into the property will need to be created from Centennial Drive. This will allow for traffic flow to be less disruptive to current and future home owners of adjacent properties.

3. Noise, air, water, or other forms of environmental pollution.

Summit is considering this location due to its peaceful atmosphere. We feel this is conducive to creating a theraputic environment for the clients we will serve. We will have adequate water and sewage systems. Additionally,we will be adding a fire supression system.

Will assure all HVAC systems are maintained and inspected following local and state guidlines. We will have a contract with a local landscape and snow removal company.

4. The demand for and availability of public services and facilities.

The facilities water, sewage, gas, and electric will be provided by the city of Hobarts public utilites.

5. Character and future development of the area.

The addition of the aforementioned drive way coming in from Centennial Drive , along with creating walking paths around the property will add to the astetics. We willl create flower beds, add shurberries to improve the landscape.

We do not anticipate any major reconstruction to the exterior of the building. Renovations will occur to the interior of the property structure.

Green Bay Recovery Center	SECTION: Services Overview and Staffing
	TITLE: LD-01 SCOPE OF SERVICES
Original Date of Issue: 5/1/2024	Date of Last Revision: 05/01/2024

Overview

Green Bay Recovery Center is privately owned and operates for profit. The facility will license 48 beds which consist of 24-hour medically supported detox, residential, and partial hospitalization programming. The facility will have budgeted expectations to grow census annually starting at 20 beds in year one, progressing to 30 beds in year two. The Residential programming is offered 24 hours a day, 7 days a week. Detox clients are encouraged to participate in as much programming as they can, dependent on severity of detox symptoms. In addition, Green Bay Recovery Center provides residential treatment for co-occurring mental health disorders and an Intensive Outpatient program is available for individuals not in need of detoxification or residential services.

Staffing

- UR Director – 9-5 Mon-Fri
- Tech Supervisor – 9-5 Mon-Fri, on call Sat-Sun
- Director of Plant Ops – 9-5 Mon-Fri, on call Sat-Sun
- Dietary Manager – meal coverage daily
- Cook x2 – meal coverage daily
- Therapist/Counselor – 9-5 Mon-Fri
- Intake Coordinator (Admissions) – 10-6 Mon-Fri
- Medical Director – contracted, provides on call coverage
- APRN – 9-5 Mon-Fri, provides on call coverage
- Nurse RN/LPN x2 – 7a-7p Sun-Sat
- Nurse RN/LPN x2 – 7p-7a Sun-Sat
- Tech x2 – 7a-3p Sun-Sat
- Tech x2 – 3p-11p Sun-Sat
- Tech x2 – 11p-7a Sun-Sat
- Director of Clinical Services - Mon-Fri 9a-5p; provides on call coverage
- CEO - Mon-Fri 9a-5p; provides on call coverage
- Director of Nursing - Mon-Fri 9a-5p; provides on call coverage
- Director of Admissions – Mon-Fri 9a-5p; provides on call coverage
- Director of Business Development Mon-Fri 9a-5p; provides on call coverage
- Human Resources Director – Mon-Fri 9a-5p; provides on call coverage

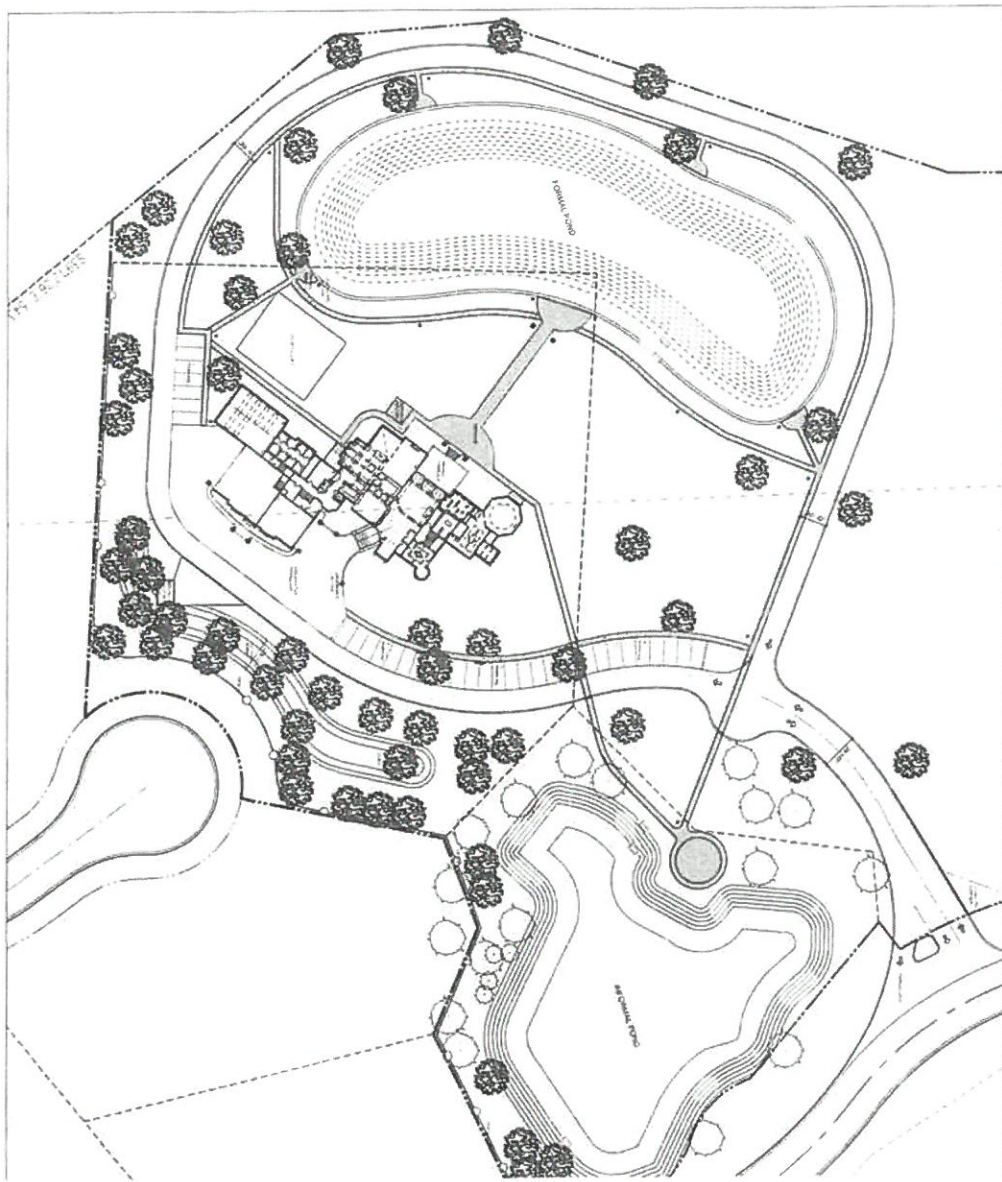
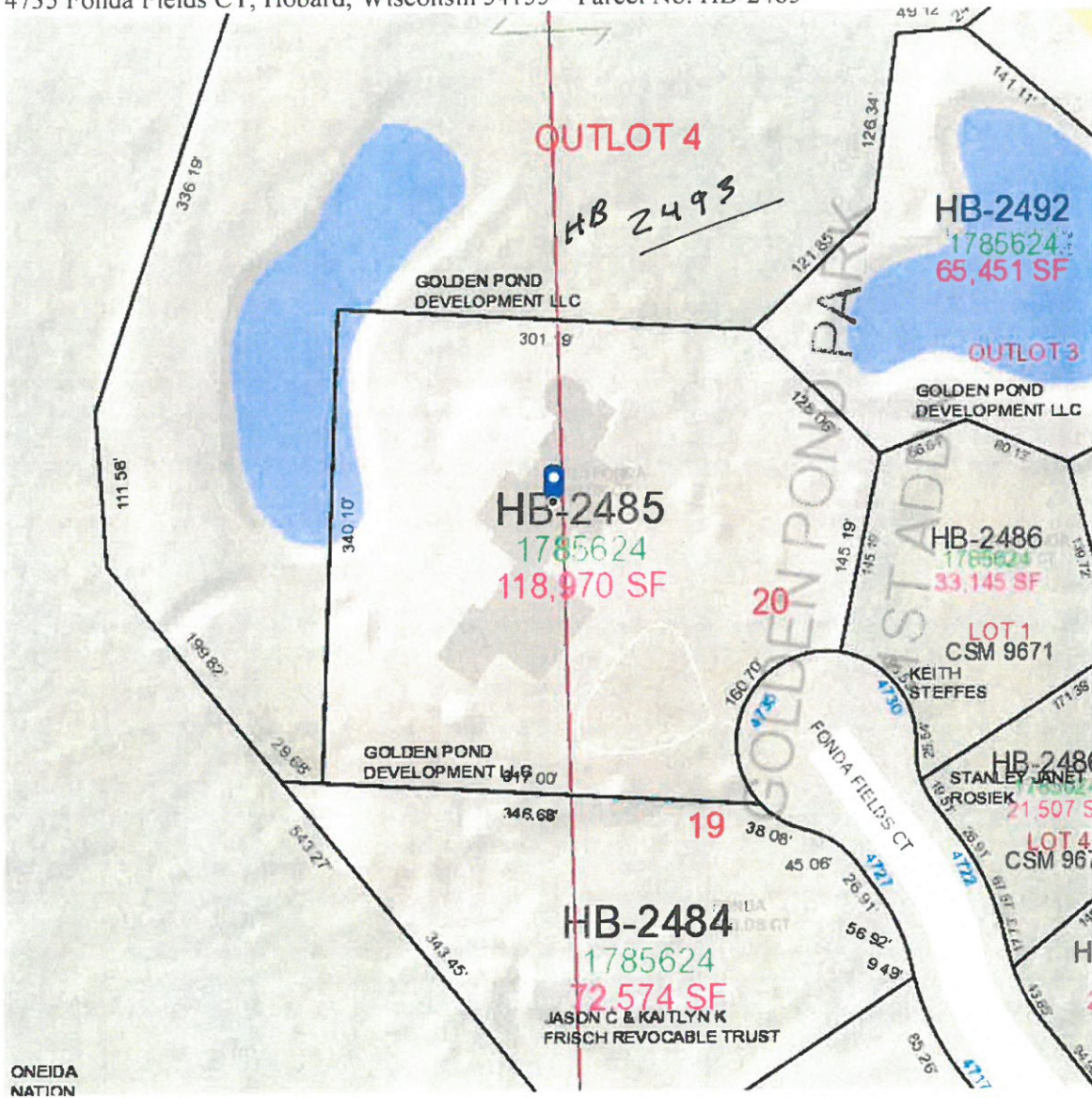


EXHIBIT A

Legal Description of Real Property

4735 Fonda Fields CT, Hobard, Wisconsin 54155 – Parcel No. HB-2485



Conditional Use Permit

A Conditional Use Permit is hereby granted for a community living arrangement for residential wellness with substance abuse issues to be located at 4735 Fonda Fields Ct., Hobart, Wisconsin 54155 (HB-2485& HB-2492) as approved by the Village Board on June 4, 2024. This Permit is subject to the following Limitations and Conditions:

Limitations:

- Properties are limited to only residents with substance abuse to drugs and alcohol.

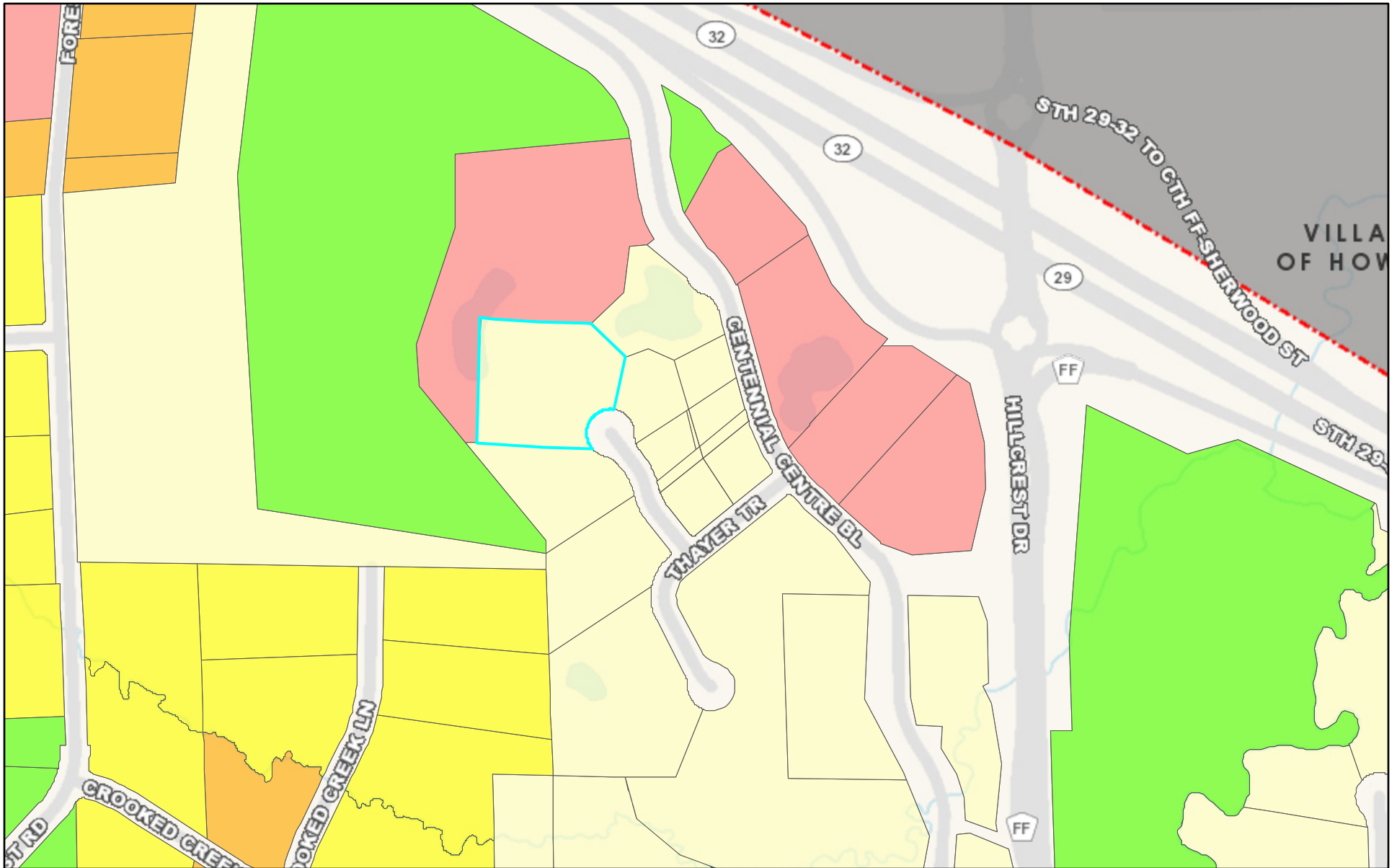
Conditions:

1. Maximum capacity of residents in treatment shall not exceed 48 residents at any one time;
2. All egress doorways accessible to residents shall be controlled by audio alarms that activate to alert staff members and same egress doors shall be covered by security cameras;
3. There shall be no exterior group activities on the premises between the hours of 10:00 P.M. and 7:00 A.M. that create noise or light that project past the property lines of these properties;
4. Vehicular and pedestrian traffic to this site shall only be accessed through the ingress/egress from Centennial Centre Blvd.;
5. Any such collection of refuse and/or recycling materials shall take place between the weekday hours of 8:00 A.M. and 6:00 P.M.;
6. All vehicle and trailer parking shall be on private property and on hard surface material such as concrete, asphalt, or paver / block system;
7. There shall be no exterior storage of materials visible from adjoining properties;
8. Completion and compliance will all building, electrical, HVAC, plumbing, fire suppression, and any other applicable codes prior the staffing and arrival of the first resident to the facility;
9. Review and approval from the Village Site Review Committee of site and exterior building elevations improvements;
10. The Conditional Use Permit may be brought back to the Village Board for reconsiderations and possible revocation if the activities of the operation results in repeated violations or complaints of Village, County, State or Federal regulations, rules or laws;
11. This Conditional Use Permit shall be brought back to the Village Board for a review on neighborhood impacts no later than one year from date of first resident arrival to the facility at which time these above detailed conditions may be modified, expanded, or reduced.







Director of Planning and Code Compliance

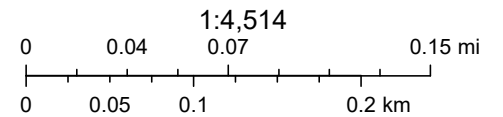
Date

Village of Hobart Zoning



5/8/2024, 3:46:11 PM

- | | |
|---|--|
|  R-2-R: Rural Residential District |  B-1: Community Business District |
|  R-1: Residential District |  A-1: Agricultural District |
|  R-2: Residential District |  Zoning Not Designated |



Brown County, Robert E. Lee & Associates, Inc.



This is a custom map created by an online user of GIS map services provided by Brown County Municipalities, Brown County, Brown County WI

Part of Brown County WI

Map printed on 5/8/2024

1:2,400
1 inch = 200 feet*
1 inch = 0.0379 miles*
**original page size: 8.5"x11"*
Appropriate format depends on zoom level

Parcel ownership key

- Parcel Boundary
- Condominium
- Gap or Overlap
- "hooks" indicate parcel ownership crosses a line

- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

A complete key (legend) is available at:
tinyurl.com/BrownDogLegend



(920) 448-6480
www.browncountywi.gov

TO: Village of Hobart (“Village”) Planning & Zoning Commission

FROM: Summit Behavioral Health LLC (“Applicant”)

The Applicant has submitted an Application for Conditional Use Permit (“CUP”) for the property located at 4735 Fonda Fields Court in the Village (“Property”). The Property is currently owned by Golden Pond Development (“Owner”) and Owner has consented to the Application. The existing site improvements and plans were previously approved by the Village and the existing improvements and structures (other than interior work) were completed many years ago.

The Village recently amended its CUP ordinance (Section 295-342) to conform with Wisconsin statutory changes. This memo will demonstrate Applicant’s compliance with the CUP standards and considerations set forth in the ordinance.

295-342 Conditional Uses.

G. Standards and considerations for conditional uses.

(1) Standards. No application for a conditional use shall be recommended for approval by the Planning and Zoning Commission, or approved by the Village Board, unless the following conditions are present:

- (a) That the applicant has demonstrated that the application and all requirements and conditions established by the Village relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. Per §62.23(7)(de)b, Wis. Stats., "substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

Response:

Applicant will present a power point and packet of information at the upcoming Commission meeting supporting our compliance with local, state, and federal guidelines and the standards and considerations of the ordinance. The Applicant’s presentation and responses in this letter will provide the necessary substantial evidence.

- (b) That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

Response:

The Applicant operates thirty-seven (37) voluntary residential drug and alcohol treatment centers throughout the United States. The facility to be located on the Property will be licensed by the Wisconsin Department of Health Services ("DHS") as a community-based residential facility under Wisconsin Statutes (Chapter 50) and Administrative Code (DHS 83) and certified as a residential community substance use treatment facility under DHS 75. Applicant is regulated by and accountable to DHS. The facility will house voluntary patients only. The residents will live at the facility for an average of 24 days. The facility will be staffed by employees licensed and certified and will receive continuing education for the treatment of resident clients.

Residential drug and alcohol treatment involves individual, group, music, and art therapy delivered within a peaceful and respectful residential environment. The Property offers a significant amount of indoor meeting and program space, in addition to outdoor acreage for fresh air and recreation.

Daily traffic will primarily consist of staff coming and going over two daily shifts with residents typically receiving rides to begin and end a stay at the facility. Traffic impacts are addressed elsewhere in this letter.

- (c) That the uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.

Response:

The facility will be staffed around the clock by professional staff and residents will be monitored by policy and practice. Applicant will adhere to the time frames set forth by the Village of Hobart referring to curfews. The facility will only admit voluntary patients. If clients request to leave, they are free to discharge. There will not be any incarceration of clients.

- (d) That the establishment of the conditional use will not impede the normal and orderly use, development and improvement of the surrounding property for uses permitted in the district.

Response:

Much of the daily programming activities will be conducted indoors. The large, wooded lot will minimize any disruptions that the arrival, departure, and use of the Property by residents and staff will have on surrounding properties. Likewise, the structured daily outdoor activities enjoyed by residents will be consistent with those of other residential users. The program will have a very structured daily schedule. An example is provided in the submitted packet of information. This means that the Property grounds will not primarily be used for the residents to linger without activities. The facility will maintain grounds, and beautify the landscape with flower beds, fountain, and perhaps a walking path.

- (e) That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.

Response:

Applicant's site plan includes a planned access drive off Centennial Centre Boulevard. The opposite side of the road consists of numerous office buildings and Centennial Centre Boulevard itself has been designed and constructed with traffic-generating uses in mind. Vehicle trips added for staff and resident arrivals and departures will be consistent with the current use of that road. Applicant has commissioned third-party property assessments, including a property condition report. At present, nothing has been identified that raises concerns about drainage, water, or sewage. The facility appears to have adequate utility systems to support the anticipated number of residents receiving care at the facility. Applicant will have utilities provided by the vendors recommended by the Village of Hobart.

- (f) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Response:

As discussed elsewhere, Applicant intends to add an entrance drive off Centennial Centre Boulevard. This will minimize the impact on Thayer Trail and is consistent with the design and uses present on the Centennial Centre corridor.

- (g) That the conditional use shall conform to all applicable regulations of the district in which it is located.

Response:

Applicant will conform to all local, state, and federal guidelines. The structures that are present on the Property were approved and constructed in a manner that was and continues to be consistent with zoning district requirements. Interior changes to the structures will occur, but minimal exterior alterations are contemplated. The access drive will be the notable outdoor change and will be done to minimize traffic impacts on adjacent residential properties. The drive will be constructed in accordance with applicable regulations.

- (h) That the proposed use does not violate floodplain regulations governing the site.

Response:

The Property does not and will not violate any floodplain regulations.

- (i) That adequate measures have been or will be taken to prevent and control water pollution, including sedimentation, erosion and runoff.

Response:

The site plan approved many years ago retains surface water onsite utilizing the two large ponds on the Property. Applicant is not aware of any concerns with sedimentation, erosion, or runoff to date.

- (2) Application of standards. When applying the above standards to any new construction of a building or an addition to an existing building, the Village Board and Planning and Zoning Commission shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district and the Village Comprehensive Plan.

Response:

The building located on the Property was designed by a local architect many years ago and was approved at that time as being consistent with the zoning district and Village Comprehensive Plan. The Wisconsin legislature has also recognized the importance of siting adult community living arrangements in residential zoning districts. No material exterior changes will occur other than an improved entrance drive off Centennial Centre Boulevard. The only planned changes to the building on the Property will be to the interior. Applicant will work with the Village and its Planning and Code Compliance staff to ensure the renovation plans are approved.

- (3) Additional considerations. In addition, in passing upon a conditional use permit application, the Planning and Zoning Commission and Village Board shall also evaluate the effect of the proposed use upon:
- (a) The maintenance of safe and healthful conditions.

Response:

Applicant's programs are operated with the safety and well-being of its voluntary residents and staff in mind. This emphasis on safety and recovery extends to its neighbors and the broader community. Applicant will be proud to maintain this beautiful property in a healthy and respectful manner.

- (b) The prevention and control of water pollution, including sedimentation.

Response:

Applicant will conduct quarterly and annual inspections of stormwater management, including and concerns with sedimentation and pollution impacts. As a licensed and certified facility, Applicant will undergo period inspections and reviews to maintain its DHS compliance.

- (c) Existing topographic and drainage features and vegetative cover on the site.

Response:

The exterior of structures and site improvements were constructed long ago. The issuance of a conditional use permit in connection with Property use will not affect the existing topographic and drainage features and vegetative cover on site. The entrance drive to be constructed off Centennial Centre Boulevard will minimize traffic impacts and will be constructed in a manner that complies with existing ordinances.

- (d) The location of the site with respect to floodplains and floodways of rivers and streams.

Response:

There will be no effect. The conditional use and proposed entrance drive will present no impact on floodplains or floodways of rivers and streams.

- (e) The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.

Response:

The contemplated use itself will present no substantial modification to the current structure and site plan. A new entrance drive is proposed, but any water run off due to the new drive and parking will be designed to divert into existing retention pond.

- (f) The location of the site with respect to existing or future access roads.

Response:

See above reference to added drive off of Centennial Centre Boulevard.

- (g) The need of the proposed use for a shoreland location.

Response:

The Property does not involve a shoreland location.

- (h) Its compatibility with uses on adjacent land.

Response:

The facility will be licensed by the State of Wisconsin as a Community-Based Residential Treatment Facility. As a residential facility, its use is intended to be consistent with surrounding residential districts. Given the size of the Property of greater than 10 acres total, Applicant can create a best-in-class environment of care, providing clients with fresh air space, outdoor activities, including walking paths and other positive amenities. These are the same uses that the structure was designed and built for many years ago and it will not be disruptive to any adjacent land.

- (i) The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems.

Response:

Public sewer and water are adequate to handle the facility as proposed.

The Village of Hobart, Wisconsin

Summit BHC

June 4, 2024



The Need

Nationally

- 3M or 7% of 43.7M people with illicit drug or alcohol use disorder received treatment in the past year.
- 93% received NO TREATMENT

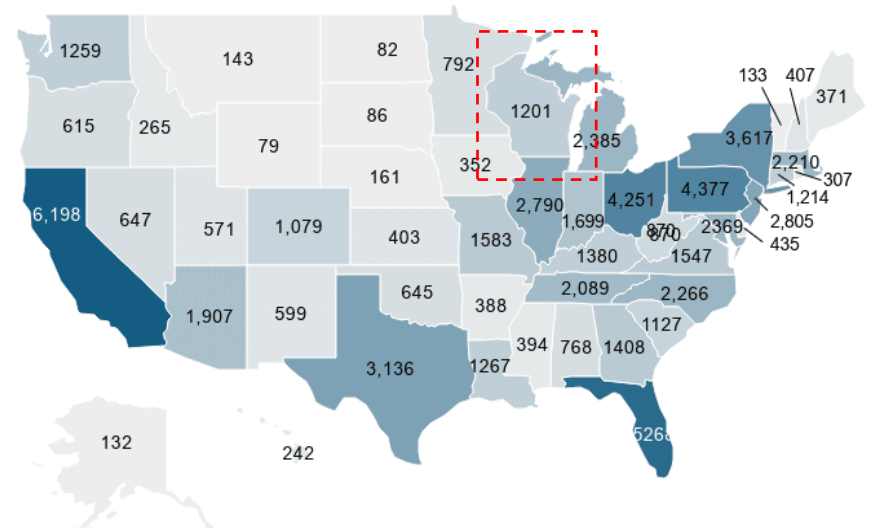
Key Findings

96k+	Over 96,700 people die from drug overdoses in a year.
72%	Opioids are a factor in 7 out of every 10 overdose deaths.
1M	Drug overdoses have killed almost a million people since 1999.

Wisconsin

- 1,201 overdose deaths annually in the state alone....

Total Annual Overdose Deaths by State



Our States data is illustrative of the need

Wisconsin's Estimated Alcohol-Attributable Deaths

All Alcohol Deaths
23,845

Chronic Deaths
10,601

Acute Deaths
13,233

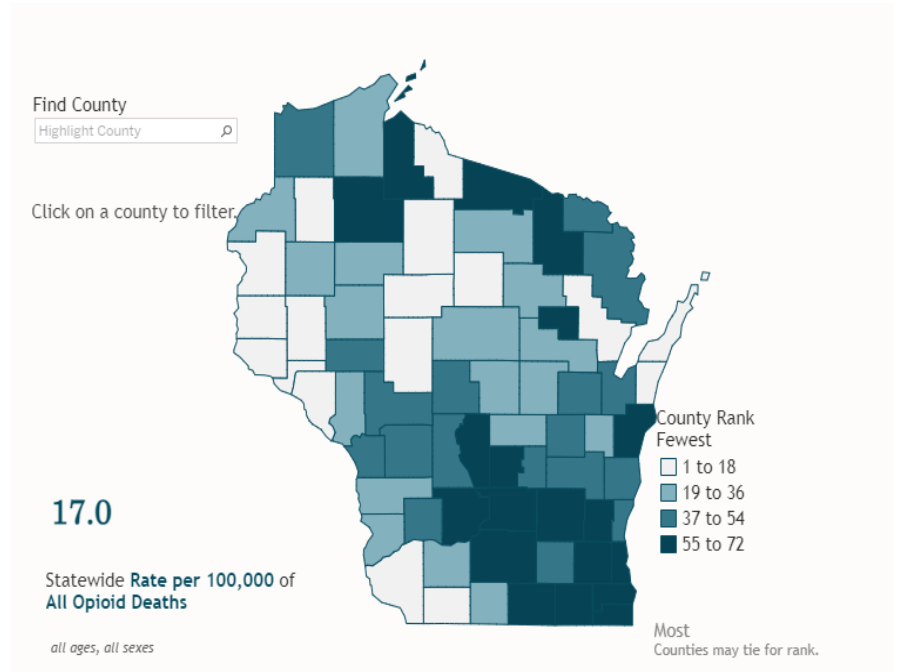
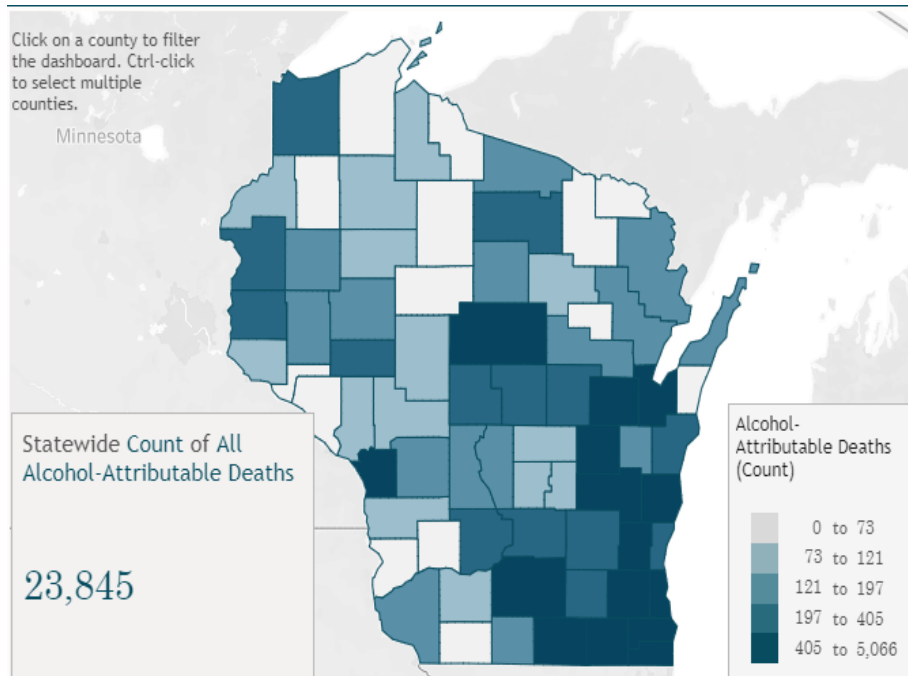
Wisconsin Opioid Deaths All Opioid Deaths by Rate

All Opioids
17.0

Heroin
4.8

Prescription Opioids
5.6

Synthetic Opioids
11.1

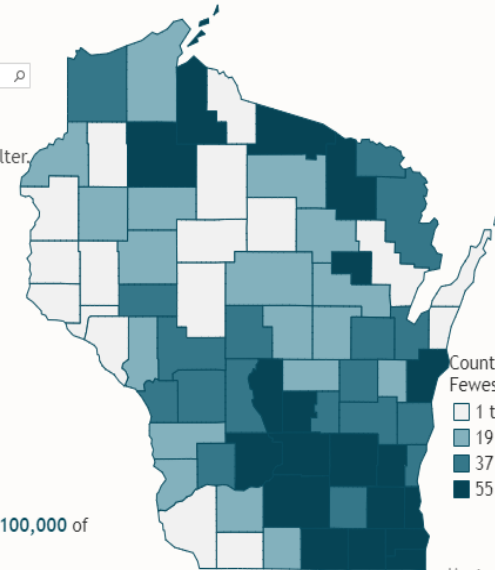


Click on a county to filter.

17.0

Statewide Rate per 100,000 of All Opioid Deaths

all ages, all sexes



Most Counties may tie for rank.

Summit BHC Overview

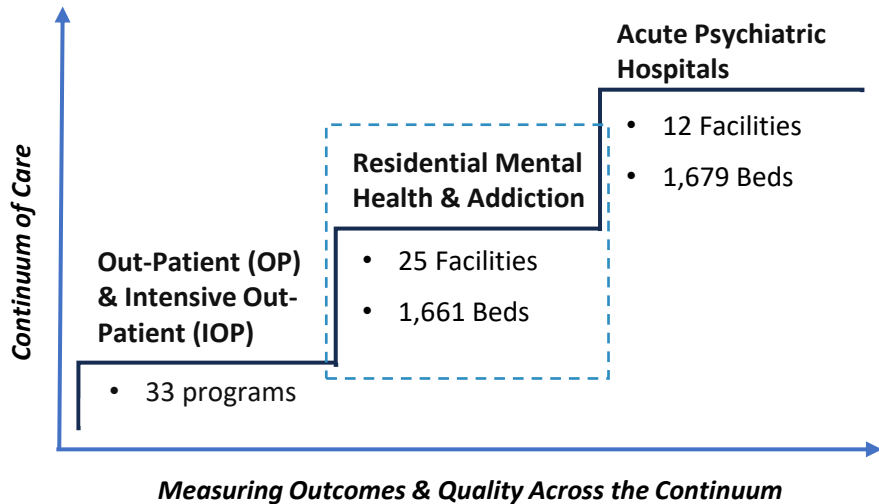
Summit BHC (SBHC) is a national behavioral health platform; dedicated to providing quality care that serves patients across the behavioral health acuity spectrum to ensure lasting recovery . . .

Overview

- 37 facilities in 21 states, across multiple complementary service lines
- Treat more than ~50,000 patients annually
- Seasoned management team
- In-network provider focused on high quality of care, patient safety and outcomes



Service Lines



Geographic Footprint



Strategic Vision & Outlook

1. Identify communities with unmet behavioral health needs
2. Build to the community's needs; caring for patients across the behavioral health spectrum
3. Continuous investment in infrastructure and team to achieve a modernized and integrated behavioral health ecosystem

Partner with communities to provide high quality care at the appropriate care setting and price point.

Comparable Facilities Emergent Calls

Emergent calls are a typical for residential substance abuse facilities, the majority of which are medically related

911 Calls by similar Summit facilities: size and number of beds: Q4 2023 - Q1 2024

Sample Size	# of calls
Victory Addiction and Recovery Center	4
English Mountain Recovery	6
Waypoint Recovery Center	8
Aviary Recovery Center	10
Bel Aire Recover Center	13
Twin Lakes Recovery Center	13

Daily Schedule Example

Patients typically do not leave during treatment; one family visitation per patient is offered on the weekend, but does not always occur

DATE	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
7:00A	Wake-up/Hygiene 7:00a - 8:00a	Wake-up/Hygiene 7:00a - 8:00a	Wake-up/Hygiene 7:00a - 8:00a	Wake-up/Hygiene 7:00a - 8:00a	Wake-up/Hygiene 7:00a - 8:00a	Wake-up/Hygiene 7:00a - 8:00a	Wake-up/Hygiene 7:00a - 8:00a
8:00A	Breakfast 8:00a - 9:00a	Breakfast 8:00a - 9:00a	Breakfast 8:00a - 9:00a	Breakfast 8:00a - 9:00a	Breakfast 8:00a - 9:00a	Breakfast 8:00a - 9:00a	Breakfast 8:00a - 9:00a
9:00A	Morning Reflections w/ BHT 9:00a - 9:30a	Morning Reflections w/ BHT 9:00a - 9:30a	Morning Reflections w/ BHT 9:00a - 9:30a	Morning Reflections w/ BHT 9:00a - 9:30a	Morning Reflections w/ BHT 9:00a - 9:30a	Morning Reflections w/ BHT 9:00a - 9:30a	Morning Reflections w/ BHT 9:00a - 9:30a
9:30A	12-Step Education w/ Counselor or BHT 9:30a - 10:30a	Spiritual Principles w/ Counselor 9:30a - 10:30a	Healthy Coping Strategies w/ Counselor 9:30a - 10:30a	Life Skills w/ Counselor 9:30a - 10:30a	Relapse Prevention w/ Counselor 9:30a - 10:30a	12-step Education w/ BHT 9:30a - 10:30a	12-step Education w/ BHT 9:30a - 10:30a
10:30A	Process Group w/ Therapist 10:30a - 11:30a	Emotional Sobriety w/ Counselor 10:30a - 11:30a	Process Group w/ Therapist 10:30a - 11:30a	Improving Thought Processes w/ Therapist 10:30a - 11:30a	Process Group w/ Therapist 10:30a - 11:30a	Recovery Skills w/ BHT or Counselor 10:30a - 11:30a	Fun in Recovery w/ BHT or Counselor 10:30a - 11:30a
11:30A	Break 11:30a - 12:00p	Break 11:30a - 12:00p	Break 11:30a - 12:00p	Break 11:30a - 12:00p	Break 11:30a - 12:00p	Break 11:30a - 12:00p	Break 11:30a - 12:00p
12:00P	Peer Support w/ BHT 12:00p - 1:00p	Peer Support w/ BHT 12:00p - 1:00p	Peer Support w/ BHT 12:00p - 1:00p	Peer Support w/ BHT 12:00p - 1:00p	Peer Support w/ BHT 12:00p - 1:00p	Lunch 12:00p-1:00p	Lunch 12:00p - 1:00p
1:00P	Lunch 1:00p - 2:00p	Lunch 1:00p - 2:00p	Lunch 1:00p - 2:00p	Lunch 1:00p - 2:00p	Lunch 1:00p - 2:00p		
2:00P	Accountability w/ Counselor 2:00p - 3:00p	Communication Skills w/ Therapist 2:00p - 3:00p	Health Issues w/ Nursing staff 2:00p - 3:00p	Family Relationships w/ Counselor 2:00p - 3:00p	Health Issues w/ Nursing staff 2:00p - 3:00p	Visitation 1:00p - 4:00p	Visitation 1:00p - 4:00p
3:00P	Individual Sessions 3:00p - 4:30p	Stress Management w/ Counselor 3:00p - 4:00p	Four Agreements w/ Counselor 3:00p - 4:00p	Understanding Trauma w/ Therapist 3:00p - 4:00p	Recovery Management w/ Counselor 2:00p - 3:00p	Written Assignments/Free time 4:00p - 5:30p	Written Assignments/Free time 4:00p - 5:30p
4:00P		Study time/Sessions 4:00p - 4:30p	Study time/Sessions 4:00p - 4:30p	Study time/Sessions 4:00p - 4:30p	Study time/Sessions 4:00p - 4:30p		
4:30P	Physical Activity 4:30p - 5:30p	Physical Activity 4:30p - 5:30p	Physical Activity 4:30p - 5:30p	Physical Activity 4:30p - 5:30p	Physical Activity 4:30p - 5:30p		
5:30P	Dinner 5:30p - 6:30p	Dinner 5:30p - 6:30p	Dinner 5:30p - 6:30p	Dinner 5:30p - 6:30p	Dinner 5:30p - 6:30p	Dinner 5:30p - 6:30p	Dinner 5:30p - 6:30p
6:00P	Free time 6:30p - 7:00p	Free time 6:30p - 7:00p	Free time 6:30p - 7:00p	Free time 6:30p - 7:00p	Free time 6:30p - 7:00p	Free time 6:30p - 7:00p	Free time 6:30p - 7:00p
7:00P	On Campus Meeting 7:00p - 8:00p	On Campus Meeting 7:00p - 8:00p	On Campus Meeting 7:00p - 8:00p	On Campus Meeting 7:00p - 8:00p	On Campus Meeting 7:00p - 8:00p	On Campus Meeting 7:00p - 8:00p	On Campus Meeting 7:00p - 8:00p
8:00P	Free time 8:00p - 8:30p	Free time 8:00p - 8:30p	Free time 8:00p - 8:30p	Free time 8:00p - 8:30p	Free time 8:00p - 8:30p	Free time 8:00p - 8:30p	Free time 8:00p - 8:30p
8:30P	Wrap Up 8:30p - 9:00p	Wrap Up 8:30p - 9:00p	Wrap Up 8:30p - 9:00p	Wrap Up 8:30p - 9:00p	Wrap Up 8:30p - 9:00p	Wrap Up 8:30p - 9:00p	Wrap Up 8:30p - 9:00p
9:00P	Rest & Relaxation 9:00p - 10:30p	Rest & Relaxation 9:00p - 10:30p	Rest & Relaxation 9:00p - 10:30p	Rest & Relaxation 9:00p - 10:30p	Rest & Relaxation 9:00p - 10:30p	Rest & Relaxation 9:00p - 10:30p	Rest & Relaxation 9:00p - 10:30p
10:30P	Lights Out	Lights Out	Lights Out	Lights Out	Lights Out	Lights Out	Lights Out

Staffing “Around the Clock”

- **Staffing is provided 24/7**
- **Not all staff will be on site at the same time**
- **Some staff are virtual depending on the patient’s needs**



A Program Dedicated To Our Nations Hero's



Tactical Recovery
Veteran & First Responder Support Services

SERVING THOSE WHO SERVED

Improve the lives we touch
TacticalRecovery.com
SummitBHC.com

Community Voiced Concerns & Responses

In response to our first meeting, please see our responses below. We strive to be as transparent and thoughtful as possible and hope to serve the members of your community in need. Thank you.

Voiced Concern	Responses
Traffic	<ul style="list-style-type: none">• Most individuals coming to and from the facility will be staff and will be on a 24-hour staffing schedule, thus not all leaving at the same time.• Average patient admissions and discharges at comparable facilities were 2.4 and 2.3 per day respectively.• Evening and weekend numbers would be lower. All of which are much less than the many vehicles parked in the commercial office buildings across the street each and every weekday.• SBHC plans to move the entrance to the facility to Centennial Centre Boulevard. Prior work conducted by the seller indicates that this road is feasible under existing zoning, and all necessary permits will be obtained.
Safety / Security	<ul style="list-style-type: none">• SBHC utilizes industry standard security infrastructure and technology, including but not limited to, alarm systems, security cameras and ObservSmart patient rounding technology.• SBHC also plans to enclose the facility with a fence for security and privacy of residents.• Patient elopements across SBHC's 25 SUD facilities are so infrequent that the metric is not able to be tracked. Patient elopements are a personal decision to discontinue treatment and are not categorized as an emergency or safety threat.
Property Value Impact	<ul style="list-style-type: none">• The property has been on the market for ~15 years.• If SBHC purchases the property, the transaction will likely aid real estate comps given its size.• SBHC will also invest +\$3 million in the property once acquired, further increasing the property's value.
Economic Impact	<ul style="list-style-type: none">• SBHC expects to employ ~30 individuals at the facility, ranging from high paying leadership positions to entry level positions, all receiving competitive salaries and benefits.• Expenditures from staff and facility renovation / investment post acquisition, will also have positive impact on the local economy.• SBHC is a for-profit entity and is subject to corporate state and local tax assessments, which is projected to provide ~\$45,033 in annual property tax revenue.