

*A Summary Description of intended use for
1225 Redwood Street
Residential Drug and Alcohol Rehab*

A non-profit residential drug rehab program will operate at the facility to be located at 1225 Redwood Street, Fort Collins. The non-profit was formed by a group of Colorado business persons whose purpose is to establish a facility that will effectively help addicts recover from the trap of drugs and to educate the population in our area so as to help prevent drug abuse. The Board incorporated under the name 1225 Redwood, LLC, until a more apt name is developed and approved. The main organizers are myself, Glen Petcavage (experienced in health care management), Cory Isaacson (former CEO of Rogue Wave) and Brett Godfrey (of Godfrey & Lapuyade). We are currently recruiting a full staff of experienced, successful rehabists.

History: The property was approved as the New Beginnings Alcohol and Drug Abuse Recovery Center in 1985. In 1993, the plan was amended to facilitate the operation of the Jacob Center, a substance abuse program. In 1995, the plan was amended to facilitate the transition to the Diamond Crest Elderly Board and Care Assisted Living Facility. In 2002 the plan was again amended to accommodate the Wing Shadow program which provided a variety of services for troubled youth.

There are no plans to construct any new public improvements or do any exterior alterations to the building. All new work will be inside the building in accordance with the applicable building codes of the City of Fort Collins.

Our facility will deliver a modified 12-step program. The various steps can be classified into three parts:

- 1) Detox/withdrawal
 - 2) Life skills courses
 - 3) One-on-one counseling
- Detox/withdrawal: Our facility will intake clients who are not in need of a medically assisted withdrawal. Clients requiring a medically assisted withdrawal will be referred to an appropriate facility.
 - Life skills courses: It is the disabilities, in terms of life skills, that are usually what trap the addict into what becomes the vicious cycle of addiction. By helping the recovering addict to understand those aspects of life which originally got him into trouble one can begin to reverse the cycle of addiction.
 - One-on-one counseling: Although there are commonalities, no two addicts have identical life problems. One-on-one counseling is designed to evaluate the client's life situations and help the client dissect and resolve those areas that are otherwise perpetuating his difficulties.

Our program is residentially based and therefore requires addicts to remain at the facility (voluntary, unrestrained admittance and participation only). Upon admittance the client undergoes a medical evaluation by a licensed physician. At this point, if the client is medically stable he/she is admitted to the program. If the client is not medically fit to undergo a medically unsupported withdrawal they will be referred to an appropriate facility.

As the facility is residential it has 24/7 staffing with a greater weighting of staff on premises during the day.

In accordance with the program, the facility needs the following primary spaces:

- 1) Sleeping quarters for clients
- 2) Dining Room and Kitchen
- 3) Group meeting space/course room
- 4) One-on-one counseling rooms
- 5) Administrative offices

In terms of parking, the facility has approximately seventy-four spaces. Visitor parking use is generally less than six spaces on any given day. The maximum estimated staff parking requirement is approximately forty spaces. Client-residents are not permitted to bring a car to the facility. Additionally, at most seven spaces may be required for vendors and other business visitors. Thus, with an estimated maximum need of forty-six parking spaces, current parking is ample.

We are coordinating the administrative elements of our facility so that we can potentially open our doors for treatment shortly after the granting of our use permit.

Sincerely,

Glen Petcavage
Executive Director
Ph: 303-888-9592
Fax: 866-867-8553

Admin Offices:
34 Garden Center
Broomfield, CO 80020