

Sabino Recovery Group, LLC



Sabino Recovery Economic Impact:

Sabino Recovery, will be a 50-bed residential treatment facility located in Pima County, Arizona. The business will lease approximately 100 acres from the Fenster School of Southern Arizona. The property address is, 8505 East Ocotillo Drive, Tucson, Arizona 85750. Sabino Recovery will have a powerful, positive economic impact.

An immediate economic impact from the operation of the business will be that the property will go from a “non profit” status, to a “for profit” business. The property currently generates no property taxes, which will change upon Sabino Recovery taking over the use of the property. It is estimated that the property tax will be \$140,000.00 annually; funds that will directly benefit local schools and infrastructure.

Sabino Recovery will create numerous high-paying jobs. As the business ramps up over the first three years of operation, the employee ranks will grow from approximately 65 to a peak of 118 by year three. The majority of the jobs are high-paying professional positions. All of the jobs are new jobs in the marketplace.

Sabino Recovery will invest millions of dollars in the local economy as it prepares for opening and beyond. During the pre-opening phase of the operation, approximately mid-February 2014 until opening in the first week of August 2015, the business will have a pre-opening renovation, improvement, and start-up expenditure of approximately \$3.6 million.



Spending will include building and grounds improvements, purchasing of furnishings, and pre-opening payroll and services. Additionally, the year-three expense budget for goods and services is \$10.2 million, the majority of which will be spent locally.

Sabino Recovery will bring tourism dollars that benefit local area businesses. The business itself will service up to 600 clients per year when at capacity. As a component of the treatment plan, each client will have a family week, where family members will participate with the client for five days. Because the business will attract individuals from across the United States, family members will spend significant dollars in the community on transportation, lodging, and restaurants.

Sabino Recovery will generate tax revenue, create jobs, and stimulate the local economy. The end result will be a very positive economic impact on the county, the surrounding area, and other businesses in the region.

site notes:

1. MIN. SITE AREA: 10 ACRES
2. MIN. SETBACKS: 100' FROM ANY PROPERTY LINES
3. HEIGHT: 1 STORY - 18'
4. MAX LOT COVERAGE: 15%
5. MAX PATIENT ROOMS: 75

general site notes:

1. EXISTING BUILDINGS THAT WILL BE INHABITED BY SABINO RECOVERY, INTERIORS TO BE REFURISHED AND REFINISHED TO ACCOMMODATE TREATMENTS, INCLUDING MASS TREATMENTS, PLUMBING, UPDATED ELECTRICAL AND CODE COMPLIANT WINDOW AND DOOR TREATMENTS.



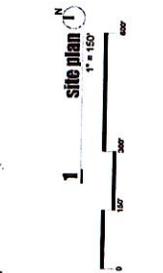
keynotes site:

1. MAIN ENTRANCE
2. MAJOR WALK
3. EXISTING DRIVEWAY
4. EXISTING BALANCE CURRENTLY LEASED TO SABINO RECOVERY, INTERIORS TO BE REFURISHED AND REFINISHED TO ACCOMMODATE TREATMENTS, INCLUDING MASS TREATMENTS, PLUMBING, UPDATED ELECTRICAL AND CODE COMPLIANT WINDOW AND DOOR TREATMENTS.
5. EXISTING DRIVEWAY
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22. EXISTING DRIVEWAY

legend:

1. EXISTING BUILDING TO BE INHABITED BY SABINO RECOVERY IN ITS EXISTING CONDITION
2. EXISTING BUILDING TO BE INHABITED BY SABINO RECOVERY, INTERIORS TO BE REFURISHED AND REFINISHED TO ACCOMMODATE TREATMENTS, INCLUDING MASS TREATMENTS, PLUMBING, UPDATED ELECTRICAL AND CODE COMPLIANT WINDOW AND DOOR TREATMENTS.
3. 2-STORY BUILDING, 22' HEIGHT
4. EXISTING DRIVEWAY
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15. EXISTING BUILDING TO BE INHABITED BY SABINO RECOVERY, INTERIORS TO BE REFURISHED AND REFINISHED TO ACCOMMODATE TREATMENTS, INCLUDING MASS TREATMENTS, PLUMBING, UPDATED ELECTRICAL AND CODE COMPLIANT WINDOW AND DOOR TREATMENTS.
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PROJECT NO. 2014-003A



SABINO RECOVERY
INTEGRATED HEALTH & WELLNESS
8505 E COCOTILLO DRIVE TUCSON ARIZONA 85712

A1
INTERIOR COURTYARD
BEFORE; BLDG CONDITION

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PROJECT No. 2014-003A



SABINO RECOVERY
INTEGRATED HEALTH & WELLNESS
8505 E OCOTILLO DRIVE TUCSON ARIZONA 85712

A2
INTERIOR COURTYARD
AFTER: BLDG CONDITION

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PROJECT No. 2014-003A

January 26, 2015

Tom Drzazgowski
Deputy Chief Zoning Inspector
Pima County Development Services

RE: *Request for a Continuance* - for the 01.28 P&Z Commission meeting in regards to P21-14-023 Fenster School – E. Ocotillo Dr: a request for a Type III Conditional Use Permit

Dear Mr. Drzazgowski,

I'm following up on the phone message I left for you yesterday afternoon.

First, be sure to open the other attachment to this email.

1. As you can see, we initiated data collection the day we received the "Notice of Hearing" in the mail. We have shown due diligence in developing a relevant data base regarding the possible law enforcement and EMS needs that Sabino Recovery may have – given the fact that they will apparently apply for a license as a "Behavioral Health Facility" just as Cottonwood de Tucson and Sierra Tucson are licensed. Given the data at hand, the needs are significant.
2. There are other relevant matters as well that we are currently researching and that require more time:
 - a. There are houses for sale in our HOA areas. We are attempting to determine if their values will be negatively affected if the appraiser calculates that a rehab facility is near in proximity.
 - b. Given that there is one and only one route to Fenster - by means of Ocotillo - we believe that all persons owning property on Ocotillo should be informed, in light of the data that suggests county services may frequently be requested to respond to the rehab facility and given the possible increased traffic flow in general that this rehab unit will generate.
 - c. There are primary schools in close proximity to Fenster property – namely Canyon View Elementary and Esperero Canyon Middle School. We believe school administrators and parents should be notified and given the opportunity to give an opinion.

In our view, this emerging data set is very relevant to Type III Conditional Use Permit matters - in regards specifically to the likelihood of adverse community effects and with business activities being inconsistent with the surrounding community.

In sum, we believe that a continuance is indicated: We have diligently tried - but have been unable simply due to time constraints - to provide the P&Z Committee with information crucial to their consideration of the possible adverse effects and

neighborhood inconsistencies associated with transforming Fenster school property to a rehab facility.

Moreover, our small group believes that the data we are collecting is important for *all relevant parties* – including other neighbors who perhaps are unaware of the possible consequences of having a rehab in our neighborhood. We believe the data we are collecting (with much of it being generated by public institutions) provides a more realistic perspective of the possible community consequences – compared to that put forth by Sabino Rehab LLC representatives at the meeting on January 12.

All in all, we just need more time to continue and complete our due diligence activity: with gathering all relevant data, analyzing it, and distributing it, *as a whole*, not only to the P&T Committee but to fellow neighbors as well.

Any questions please call.

Sincerely,

James Rau (440.7005)	5260 N. Sabino Drive
Susan Rau	same
Elizabeth Turley	8505 E. Ocotillo, #25
Andrew Turley	same
Daniel McDonnell	8221 E. Ocotillo
Rose Ellen McDonnell	same
Rose Ewen	5221 N. Sabino Drive
James Ewen	same
Allan Radocinski	8101 E. Coronado Drive

P.S. Just prior to emailing this letter this morning, the documents requested from the Pinal County Sheriff's Department arrived.

Agency	Contact Person	Document Type	Date Requested	Date Received	Notes
Pima County Sheriff	Amber	Cottonwood de Tucson: Incident Table (# of visits to the facility 2010 – 2014)	Jan 15	Jan 21	
NorthWest Fire	Rachel	Cottonwood de Tucson: Incident Table (# of visits to the facility 2010 – 2014)	Jan 15	Not in as of Jan 26	01.26) Rachel informs: docs not ready. She has completed the research & submitted the docs to her supervisor, as per Dep. policy. Cannot state when docs will be available for pickup.
Golder Ranch Fire	Valorie	Sierra Tucson: Incident Table (# of visits to the facility 2014)	Jan 15	Jan 26	
Pinal County Sheriff	Brenda	Sierra Tucson: Incident Table (# of visits to the facility 2010 – 2014)	Jan 20	Not in as of Jan 26	01.26) Brenda informs: docs may be ready by Friday, 01.30, but can't guarantee.

Vicki L. Loyer Carlson, Ph.D., LMFT

January 25, 2015

To Whom it May Concern:

I am writing this letter in support of the new Mental Health Facility, Sabino Recovery Center, which is proposed to be housed at the former Fenster School property. I am delighted that these fine professionals have chosen to establish their facility in our neighborhood. They are extremely experienced professionals, and I have the utmost faith in them. I have had the privilege of witnessing their work personally and professionally over the years as they developed the programs at Sierra Tucson, and have been continuously impressed and the serene and healing environment that they have been able to achieve.

The Fenster School property will undoubtedly be used for an alternative purpose now that it is no longer functioning in its role as a boarding school. A recovery center will be a peaceful, attractive, place for healing, where clients will stay for 30 days. Clients will not be coming and going: the only traffic will be from Staff and deliveries. Sabino Recovery will generate jobs for members of our community, and will bring in a much needed source of income to our City and County. Already there is a reasonable amount of traffic on Ocotillo generated from the horse facilities (Sabino Equestrian) and the houses, and because it is an inpatient center the extra traffic generated will be minimal.

Our community needs business. We have a beautiful setting, nestled in the Catalina Mountains, surrounded by wildlife and quiet. This facility will maintain, and enhance, the integrity and the beauty of Sabino Canyon. It will be another source of pride, much like our neighboring Canyon Ranch, and I am proud that my property lies on the creek between the two. Please consider the benefits of this business to our neighborhood, and facilitate the establishment of this business. I have worked in the Mental Health community for more than 30 years and I fully support this business and its founders.

Feel free to contact me if you have any questions.

Sincerely,

Vicki Loyer-Carlson, Ph.D., LMFT
President, Arizona Association for Marriage and Family Therapists