

**PIMA COUNTY DEVELOPMENT SERVICES REPORT TO THE
PIMA COUNTY PLANNING & ZONING COMMISSION**

CASE: **P21-14-023**
THE FENSTER SCHOOL OF SOUTHERN ARIZONA —
E. OCOTILLO DRIVE

OWNERSHIP: The Fenster School of Southern Arizona
8505 E. Ocotillo Drive
Tucson, AZ 85750

c/o Mr. Pat Griffin, Attorney/Agent for Owner
Haralson, Miller, Pitt, Feldman & McAnally, PC

APPLICANT: Sabino Recovery Group, LLC
c/o Thomas William Pew III of Hecker, PLLC
Attorney for Sabino Recovery Group, LLC
4436 E. River Oak Trail
Tucson, AZ 85218

LOCATION: On the campus of the former Fenster School, located at 8505 E. Ocotillo Drive. Specifically, the applicant proposes utilizing the existing buildings and facilities on the property and will undertake no new construction other than major renovations and remodeling of the existing buildings, together with exterior landscaping, aesthetic, and outdoor space improvements.

REQUEST: This is a Conditional Use Permit request (Type III) for a **residential substance abuse diagnostic and treatment facility** (named “Sabino Recovery Integrated Health & Wellness”) on the campus grounds of the former Fenster School. The facility, as alluded to above, will involve no expansion of the existing/former school facilities; all activities and operations will utilize the existing buildings and attendant outdoor spaces (athletic fields, trails, etc.). The applicant does, however, propose major renovations and remodeling of many of the buildings, together with a significant investment in new outdoor landscaping, pedestrian spaces, and upgrades to the existing athletic facilities. The project intent is to create a luxury environment more akin to a resort/spa hotel than a conventional treatment facility. Per the applicant’s materials, the maximum resident population is fifty-five (55) guests; all such guest stays will be on a 35-day treatment cycle. See the Petitioner’s Statement below for a description of the resident population being served.

PETITIONER’S STATEMENT REGARDING THE TYPE OF USE PROPOSED

“Sabino Recovery will function as a private luxury, residential inpatient behavioral health treatment facility. Treatment will focus on individuals suffering from depression, anxiety, traumatic grief, PTSD, intimacy and relationship disorders, financial disorders, panic disorder, addictions, and co-occurring disorders. See attached information packet for a more detailed

description of Sabino Recovery and its mission. Sabino Recovery will not use any structures that are within 100' of any property line for its business; it will likely continue to rent the residential units located on the southwest corner of the center parcel to residential tenants as Fenster School currently is doing.”

PETITIONER'S STATEMENT REGARDING COMPATIBILITY

“The existing Fenster school property and buildings are ideal for this type of work where a quiet, soothing environment is instrumental in working toward patient recovery. Sabino Recovery is committed to being a good neighbor and chose the Fenster school site because of an appreciation for its character. Sabino Recovery's use will not create any noise, light, sound, smell, or other pollution that might disturb surrounding property owners. There will be no changes to the existing building footprints and there will be no new construction; building density and F.A.R. will remain the same. All facilities are substantially set back from neighbors (see site plan) and the use will have virtually no impact on surrounding properties. Sabino Recovery will result in conversion of the property from tax-free to taxable status, raising revenue for area schools and other tax-dependent infrastructure. Finally, Sabino Recovery will create new, well-paying jobs in Pima County.”

The petitioner's submittal package provides various supporting materials, including a project narrative, before & after coverage/propagation plots, and a preliminary development plan.

HEARING ADMINISTRATOR'S CONSIDERATIONS

This is a request for a new **residential substance abuse diagnostic and treatment facility** (named “Sabino Recovery Integrated Health & Wellness”) on the campus grounds of the former Fenster School. The project intent is to create a luxury environment more akin to a resort/spa hotel than a conventional treatment facility. To meet this objective, comprehensive remodeling and renovation of most of the existing buildings will be completed, together with a substantial investment in outdoor landscaping, pedestrian spaces, and athletic facilities.

Resident Population Considerations

Residential substance abuse diagnostic and treatment facilities often raise concerns amongst nearby property owners; this stems from the fact that such facilities, by their very nature, focus on serving a population that possesses a variety of personal, mental, and/or emotional disorders. In the eyes of many, such a population brings the potential for incidents and impacts of a negative nature to surrounding properties and their residents. With this particular proposed treatment facility, it is important to note the following per the applicant's submitted materials:

- The facility will not accept any court-ordered individuals,
- The facility will not accept any individual with a history of violence,
- The facility will not accept any individual with active suicidal ideation,

- The facility will not accept any individual with a long-term or repeated history of psychiatric admissions.

With the above in mind, the facility's intended treatment population is comprised of individuals suffering from depression, anxiety traumatic grief, PTSD, intimacy and relationship disorders, financial disorders, panic disorders, addictions and co-occurring disorders. This population would seem to be one that: 1) will significantly benefit from the peace, quiet, and natural beauty that this property offers; and 2) will co-exist well with the established residential subdivisions in the area and result in negligible impact on these residential neighbors.

Comprehensive Plan Considerations

The Pima County Comprehensive Plan designates this property as *Low Intensity Urban (LIU)*, the purpose of which is "to designate areas for a mix of low-density housing types and other compatible uses." The former Fenster School operated for many years on the subject property and co-existed well within the surrounding residential context and the adjacent Sabino Canyon Recreation Area and Coronado National Forest to the immediate north. The proposed Sabino Recovery Integrated Health & Wellness facility represents a significant reduction in overall impact compared to the Fenster School, especially when it was operating at its former 150-student capacity. This reduction in impact is most notably found in the realm of traffic, due to the fact that the incoming and outgoing vehicle trips will be almost entirely confined to the facility's professional staff. The former daily student-population traffic will be wholly eliminated.

In consideration of all of the above, the establishment and operation of a **residential substance abuse diagnostic and treatment facility** on the subject site is not viewed as being in conflict with the Comprehensive Plan. That being said, it is the Hearing Administrator's position that the facility must be conditioned accordingly so as to properly recognize and protect the existing single-family residential context of the property and the public preserve to the immediate north.

Zoning and Surrounding Land Use Considerations

The subject parcel is zoned SR. Adjacent to the north is the Sabino Canyon Recreation Area (Coronado National Forest) zoned IR (Institutional Reserve). To the west, south, and southeast (on the opposite side of Sabino Creek) are developed single-family residential subdivisions zoned CR-1. It is the Hearing Administrator's position that the proposed facility can peacefully co-exist within this established context, but that special conditions are warranted to insure that its operation proceeds in a way that is proper and respectful toward its neighbors.

Neighborhood/Public Outreach by the Applicant

The applicant held an open house and neighborhood meeting on January 12, 2015, to which all property owners within 1000' were invited. The applicant has submitted a meeting summary that describes the various issues and questions raised by the 60-80 individuals who attended the meeting, along with the responses and answers provided to the audience by one of the principals of the Sabino Recovery group. A copy of the applicant's summary is included in the P&Z packet for this item. The issues raised by the audience included the nature of the resident/patient

population being introduced into their neighborhood, potential traffic impacts, noise concerns, and potential negative impacts on residential property values.

HEARING ADMINISTRATOR'S RECOMMENDATION

After visiting the subject property and after considering all of the above and reviewing the applicant's submitted materials, the Hearing Administrator finds the proposed **residential substance abuse diagnostic and treatment facility** to be an acceptable use on the subject property and within the surrounding context, as long as appropriate special conditions are implemented to insure its peaceful co-existence with the neighboring properties and uses.

It is therefore the recommendation of the Hearing Administrator that the Planning & Zoning Commission recommend **APPROVAL** of this Type III conditional use permit subject to the following Standard and Special Conditions:

Standard Conditions

1. Minimum site size: ten (10) acres.
2. Minimum setback: one hundred feet (100') from any property boundary.
3. Maximum lot coverage by structures: fifteen percent (15%).
4. Maximum number of patient rooms: seventy-five (75).

Special Conditions

1. This conditional use permit approval is for a residential substance abuse diagnostic and treatment facility only, together with all of its customary related activities (food service, administration, etc.). No other non-residential or commercial uses other than the above are authorized of implied.
2. The maximum resident/patient population on-site at any given time is limited to fifty-five (55) individuals.
3. The facility will not accept any patients or residents who are court-ordered individuals, nor any individuals who have a history of violence or are convicted felons.
4. Given that the project will utilize the existing structures on the property and proposes no expansion of same or any new buildings, a full Development Plan is not required. However, in lieu of same, the applicant shall submit a detailed Site Plan, containing all necessary calculations for parking, loading, etc. and a designation of the specific uses of each building (e.g. patient/resident rooms, meeting rooms, administration, cafeteria, etc.). The Site Plan shall be submitted directly to the Deputy Chief Zoning Inspector, who will review it, provide comments, and work with the applicant to finalize the Site Plan as a document of record for this conditional use permit request.
5. In conjunction with the above Site Plan submittal, the applicant shall submit a traffic statement that is prepared, signed and sealed by a registered traffic engineer, which: 1) shall document the anticipated traffic volume and characteristics of the proposed facility at full staffing and full resident/patient occupancy; and 2) shall compare its traffic characteristics to those of the prior Fenster School when it was operating at its full capacity of one hundred fifty (150) students.

6. In accordance with Zoning Code requirements attendant to designated public trails, the property owner shall construct and dedicate a 15-foot easement for Trail #45 (Sabino Creek) through the subject property, as shown on the *Pima Regional Trail System Master Plan*. This easement may be sited within the 100-foot setback area (on assessors parcel 114-09-0020) or in an alternative location as agreed upon by the property owner and by the staff of Pima County Natural Resources, Parks and Recreation.
7. The easement described in Item #5 above shall be labeled as a “Public Non-Motorized Trail Easement” and shall be shown on the Site Plan of record described in Item #3 above. A legal description for the easement and an accompanying location map shall be provided by the applicant in conjunction with the Site Plan. The easement verbiage will include, but not limited to, a description of the material to be used for the pathways and the responsible parties for the construction and maintenance the easement.
8. In accordance with Title 16.36.090 (Subdivisions & Development) of the Pima County Floodplain Management Ordinance, and due to the magnitude of its 100-year flow volume, the Sabino Creek regulatory floodplain and floodway shall be dedicated in fee to the Pima County Regional Flood Control District or, at a minimum, a public easement shall be granted for same. This dedication or easement shall be delineated on the Site Plan of record described in Item #3 above.
9. The applicant is also advised that some of the on-site structures (e.g. those within the erosion hazard setback of Sabino Creek) may not be in compliance with the current Floodplain Management Ordinance (FMO), but are currently classified as legal non-conforming uses. Further improvements or modifications to legal non-conforming uses may be limited until such time that they are brought into full compliance with the FMO.

SONORAN DESERT CONSERVATION CONCEPT PLAN/ENVIRONMENTAL ISSUES

Comprehensive Plan Regional Environmental Policies — Conservation Lands System

In December, 2001 the Board of Supervisors incorporated the Maeveen Marie Behan Conservation Lands System (MMB-CLS) into the Comprehensive Plan 2001 Update as the Regional Environmental Policies. The MMB-CLS is the heart of the Sonoran Desert Conservation Plan (SDCP). On June 21, 2005, the Board of Supervisors amended the Comprehensive Plan Regional Environmental Policies and the MMB-CLS to reflect recommendations from the SDCP Science Technical Advisory Committee that were based on new scientific and technical data. As adopted, Conservation Guidelines associated with the MMB-CLS establish conservation objectives for a variety of projects (e.g. rezoning actions, comprehensive plan amendments, Type II and Type III conditional use permits, etc.) that require a discretionary decision by the Board of Supervisors. Conservation objectives include:

- Important Riparian Areas — 95% undisturbed natural open space
- Biological Core Management Areas — 80% undisturbed natural open space

January 15, 2014

- Special Species Management Areas — 80% undisturbed natural open space
- Multiple Use Management Areas — 66-2/3% undisturbed natural open space

The property is subject to the Maeveen Marie Behan Conservation Lands System, this being the Sabino Creek corridor and floodplain which bisects the property and which is designated as an **Important Riparian Area (IRA)**. The remainder of the property is classified as **Biological Core Management Area**. The proposed conditional use permit application meets the prescriptions of the MMB-CLS, in that this designated **IRA & Biological Core Management Area** will not be altered or otherwise impacted by the proposed use, thereby satisfying the minimum thresholds for preservation.

Biological Impacts Report

On July 17, 2001, the Board of Supervisors adopted Ordinance No. 2001-103, which requires the applicant's notice to the US Fish and Wildlife Service (USFWS) staff regarding the pending matter, and staff commentary on biological resources and development impacts of the subject site and proposal.

Staff Commentary on Biological Impacts

Staff has reviewed this application and finds that: 1) its approval is not expected to affect any resources essential to Pima County's biological conservation priorities; and 2) that it would not be in conflict with the Regional Environmental Policies of the 2001 Comprehensive Plan Update.

This application proposes no new construction on the former Fenster School campus and will utilize only the existing buildings and site improvements for the new Sabino Recovery facility. No new on-the-ground disturbance of existing natural vegetation or other biological resources will occur; only formerly disturbed and landscaped outdoor areas will be impacted by the planned outdoor enhancements and upgrades.

Facts Confirmed by the Pima County Geographic Information System (GIS)

The following facts are confirmed by the Pima County GIS and the Sonoran Desert Conservation Plan maps with respect to this conditional use permit request:

Cactus Ferruginous Pygmy Owl. This site is located within the Priority Conservation Area (PCA) 1 for this species. The site has a combination of low, medium and high quality habit for the Cactus Ferruginous Pygmy Owl.

Western Burrowing Owl. The subject property is located within a general area designated as having low quality habitat potential for the Western Burrowing Owl; it is not within the Priority Conservation Area (PCA) for this species.

January 15, 2014

Pima Pineapple Cactus. The subject property is located within an area that is outside the known range of the Pima Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

Needle-Spined Pineapple Cactus. The subject property is located within an area that is outside of the known range for the Needle-Spined Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

DEPT. OF TRANSPORTATION RECOMMENDATION

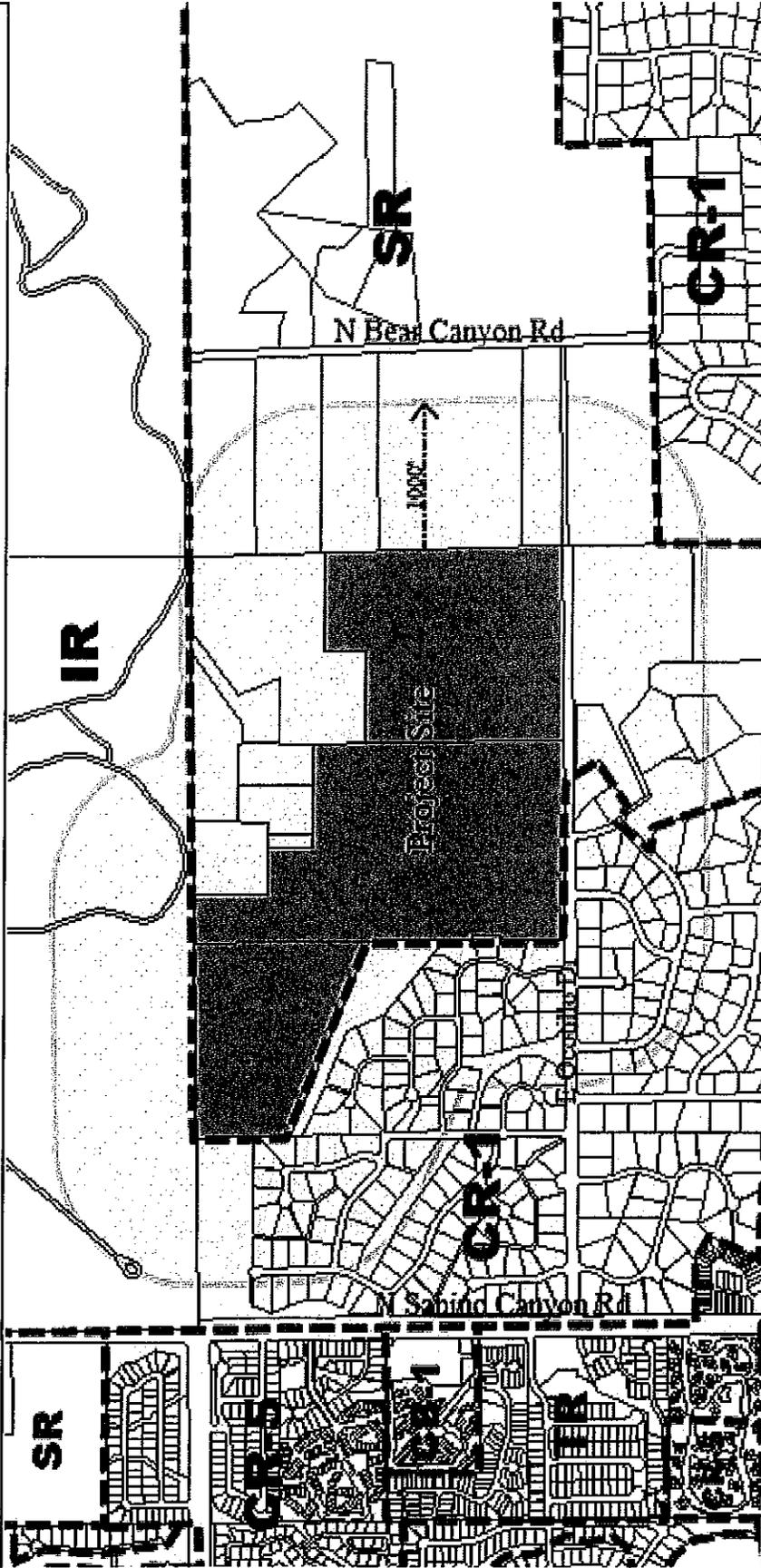
The Department of Transportation will review this project as need be during the permitting or Site Plan review process.

attachments

cc: Carmine DeBonis, Director, Development Services
Yves Khawam, Chief Building Official
Arlan Colton, Planning Official
Carmine DeBonis, Chief Zoning Inspector
The Fenster School of Southern Arizona, Owner, c/o Mr. Pat Griffin
Sabino Recovery Group, LLC, c/o Thomas Pew, Applicant

NOTIFICATION MAP

FENSTER RANCH SCHOOL—E. OCOTILLO DRIVE



LEGEND

- Zoning
- Notification Area

NOTES

| | | | |
|--------------|---------------------------------|--------------|---------------------------------|
| File no.: | P21-14-023 | Tax Code(s): | 114-09-002D, -004B; 114-10-230C |
| Application: | Conditional Use Permit—Type III | Base Map: | 49, 50 |
| | | Drafter: | A.H. |



1/6/2015

PLANNING AND ZONING COMMISSION

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission will hold a hearing on Wednesday, January 28, 2015, at 9:00 a.m. in the Board of Supervisors' Hearing Room, first floor, 130 W. Congress Street, Tucson, Arizona on the following:

P21-14-023 FENSTER RANCH SCHOOL - E. OCOTILLO DR. Request of Sabino Recovery Group LLC, on property located at 8505 E. Ocotillo Dr., in the SR Zone, for a conditional use permit for a Residential Substance Abuse Diagnostic and Treatment Facility, in accordance with Section 18.17.030 of the Pima County Zoning Code as a Type III conditional use permit. (District 1)

There will be additional cases heard at this hearing.

Individuals with disabilities who require accommodations, including auxiliary aids or services, for effective participation and communication in the meeting may call the Planning Division at (520) 724-9000 at least one week prior to the meeting. Our meeting site is wheelchair accessible.

If you have any questions regarding this hearing, you may come to the Zoning Enforcement Division, Public Works Building, 201 N. Stone Avenue, First Floor, Tucson, Arizona, or telephone 724-6675.

Tom Drzazgowski, Deputy Chief Zoning Inspector
Pima County Development Services Department

Sabino Recovery Group, LLC

Pima County Conditional Use Permit Application Property: 8505 E. Ocotillo Drive



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CONTACTS:

Will Pew, Hecker PLLC - Attorney for Sabino Recovery, LLC: WPew@HeckerPLL.com; 520.798.3803 x. 42

Pat Griffin, Haralson, Miller, Pitt, Feldman & McAnally - Attorney for The Fenster School of Southern Arizona:

PatGriffin@hmpmlaw.com; 520.792.3836

CONDITIONAL USE PERMIT APPLICATION

**ZONING ENFORCEMENT DIVISION
201 N. Stone Avenue, 1st Floor
Tucson, Arizona 85701-1207
(520) 724-6675**

APPLICATION FOR CONDITIONAL USE PERMIT

OWNER: The Fenster School of Southern Arizona, an Arizona non-profit corporation

CONTACT: Pat Griffin - Haralson, Miller, Pitt, Feldman & McAnally (Agent for Owner)

PHONE: 520.792.3836 **ADDRESS:** 8505 E. Ocotillo Dr. **CITY:** Tucson, AZ **ZIP:** 85750

APPLICANT (if not owner): Sabino Recovery Group, LLC, an Arizona limited liability company

PHONE: 520.241.9333 **EMAIL ADDRESS:** jackbobod@gmail.com (Jack O'Donnell)

ADDRESS: 4436 East River Oak Trail **CITY:** Tucson, AZ **ZIP:** 85718

PROPERTY ADDRESS: 8505 E. Ocotillo Drive **ZONE:** SR

TAX CODES: 11409002D; 11409004B; 11410230C **TOWNSHIP, RANGE SEC.:** 16, 13.0, 15.0E

LOT DIMENSIONS: See Site Plan **LOT AREA:** 62.23A + 28.49A + 49.64A = **TOTAL AREA:** 140.36 Acres

TYPE OF USE PROPOSED FOR PROPERTY (BE SPECIFIC): Sabino Recovery will function as a private, luxury, residential, inpatient behavioral health treatment facility. Treatment will focus on individuals suffering from depression, anxiety, traumatic grief, PTSD, intimacy and relationship disorders, financial disorders, panic disorder, addictions, and co-occurring disorders. See attached information packet for a more detailed description of Sabino Recovery and its mission. Sabino Recovery will not use any structures that are within 100' of any property line for its business; it will likely continue to rent the residential units located on the southwest corner of the center parcel to residential tenants as Fenster School currently is doing.

STATE THE REASONS WHY THE USE IS PROPOSED AND WHY YOU THINK IT WOULD BE COMPATIBLE WITH THE SURROUNDING AREA:

The existing Fenster school property and buildings are ideal for this type of work where a quiet, soothing environment is instrumental in working toward patient recovery. Sabino Recovery is committed to being a good neighbor and chose the Fenster school site because of an appreciation for its character. Sabino Recovery's use will not create any noise, light, sound, smell, or other pollution that might disturb surrounding property owners. There will be no changes to the existing building footprints and there will be no new construction; building density and F.A.R. will remain the same. All facilities are substantially set back from neighbors (see site plan) and the use will

have virtually no impact on surrounding properties. The existing open spaces will not be disturbed and traffic flow will be less than existing use. Sabino Recovery will result in conversion of the property from tax-free to taxable status, raising revenue for area schools and other tax-dependent infrastructure. Finally, Sabino Recovery will create new, well-paying jobs in Pima County.

ESTIMATED STARTING DATE: as soon as possible after February 17, 2015 and acquisition of necessary permits.

ESTIMATED COMPLETION DATE: August 1, 2015

I, the undersigned, represent that all the facts in this application are true to the best of my knowledge.



Signature of Applicant

December 15, 2014

Date

Thomas William Pew III, Hecker PLLC (attorney for Sabino Recovery)

Print Name

(520).798.3803 x. 42

Applicant Phone Number

Applicant agrees to provide staff with written proof of notice to the United States Fish and Wildlife Service of this conditional use request at least 15 days prior to the date of the public hearing. Failure to do so may result in cancellation of the public hearing. In addition, the applicant or authorized representative must appear in person at the public hearing to present the request, otherwise the case may be dismissed.

Please initial here: _____

OFFICE USE ONLY

Case #: _____ Case Title: _____

Type: _____ Fee: _____ Receipt Number: _____ Hearing Date: _____

Notification Area: _____ Sections: _____

Zoning Approval: _____ Special Conditions: _____

A request for continuance of an advertised application or a change in original request by applicant, must be accompanied by an additional fee.

** Applicant should consult with Pima County Planning staff to determine the extent to which this requirement applies to the subject property. The Biological Impact Report pertains to expected impacts on endangered and threatened species as identified in the Sonoran Desert Conservation Plan.

To whom it may concern:

The undersigned, being a duly authorized officer of The Fenster School of Southern Arizona, an Arizona non-profit corporation ("Fenster") does hereby grant Sabino Recovery Group, LLC an Arizona limited liability company, its members, agents, and assigns (collectively "Sabino") the authority to apply for a conditional use permit from Pima County for the property described on Exhibit A (the "Property"). Such authorization shall include any attorney from Hecker PLLC or any architect or employee from the firm RAH Architects.

Sabino is authorized to submit any documentation to Pima County for such permit on behalf of Fenster for the Property. Such authority shall extend indefinitely unless otherwise revoked in a writing delivered to Pima County Zoning Enforcement Division signed by an authorized officer of Fenster.

Notwithstanding anything else in this Letter of Authorization, no condition or requirement may be imposed on the Property without the prior written consent of Fenster.

A photocopy of this authorization shall be considered is effective and valid as the original.

KENNETH FENSTER
Print name

Kenneth Fenster
Signature of Authorized Representative of Fenster

12/9/14
Date

Its: Director

Sabino Recovery Group, LLC



Business Description:

Sabino Recovery Integrated Health and Wellness will be a behavioral health facility, owned by the company Sabino Recovery Group, LLC (“Sabino Recovery”). The proposed property and the facilities are located at 8505 East Ocotillo Drive, Tucson AZ 85750 (the “Property”). The previous business operated at the Property was The Fenster School of Southern Arizona. Sabino Recovery has entered into a long-term lease of the Property, which includes approximately 100 acres and all of the existing structures, as well as the area that is currently operated as a horse boarding facility.

Sabino Recovery will function as a licensed inpatient residential behavioral health treatment facility, licensed by the Arizona Board of Behavioral Health and regulated by the Behavioral Health Board. The facility will follow all requirements for health services as described in Title 9 rules and regulations governed by the Arizona Board of Behavioral Health.

Sabino Recovery will provide services and treatment for individuals suffering from depression, anxiety, traumatic grief, PTSD, intimacy and relationship disorders, financial disorders, panic disorders, addictions, and co-occurring disorders.

Sabino Recovery will not take any court ordered individuals. Sabino Recovery will not take any individual with a history of violence, or individuals with active suicidal ideation. In addition, Sabino Recovery will not admit any individuals with a long-term history of psychiatric admissions.



Sabino Recovery has been funded for development and operation with 100% equity; the company will have no debt at the onset of operations.

Sabino Recovery plans to utilize the beautiful and unique location of the Property, to create a peaceful healing environment unique to the treatment industry. While still operating as a behavioral health facility, Sabino Recovery will feel more like a destination spa or upscale resort. Using a fully integrated treatment model, many of the treatment modalities offered to the guests will be the same as those offered at leading spas.

Sabino Recovery is committed to outreach to the surrounding community, to educate neighbors on the proposed use of the Property. To that end, Sabino Recovery will hold open houses for neighbors to answer questions and address any concerns neighbors may have. Sabino Recovery has already reached out individually to numerous property owners in the area to ensure local support to the greatest degree possible.

Sabino Recovery requires no new construction on the Property. Instead, they will refurbish and redevelop existing structures to comply with the Arizona Board of Behavioral Health standards. Nearly all existing buildings are, and will remain, single story; there are currently three buildings with small second-stories at the center of the site that will be used for Sabino Recovery administration and staff offices. The guest rooms will be completely remodeled, with all new plumbing, and the finished product will compare to that of a high-end extended-stay hotel. This will be a dramatic improvement from the dilapidated, unusable rooms, which currently exist in the main building on the Property. The maximum total number of guests served will be 55, significantly fewer than the maximum number of clients at The Fenster School, which was 150.



In addition to the interior remodeling of the existing buildings, Sabino Recovery will be improving the exterior of most of the buildings. One of the many exterior improvements will be bringing the main building back to its historic territorial look. Other exterior improvements will include, new roofing, exterior finishes, and new doors and windows.

Sabino Recovery will preserve 100% of the current open space on the Property. In addition to preserving the existing open space, the company will spend a substantial amount of time and money to improve the environment surrounding the existing buildings. A complete landscaping program will improve and restore the natural beauty of the Property. Sabino Recovery's landscaping plans call exclusively for indigenous vegetation.

There will be no substantial increase or impact on the surrounding neighbors. All of the buildings being utilized for treatment or housing are significantly removed from any neighboring residence. There will be no increased activity on the Property; in fact, the traffic flow should be considerably less than when Fenster was operating at its maximum capacity of 150 students. The only daily flow to and from the Property will be from staff members, who do not come and go at the same times, but whose arrival and departure are staggered throughout the day. Furthermore, the guests of Sabino Recovery will only arrive once and depart once over an approximate 35-day period. There will be no noise issues associated with the operation of Sabino Recovery; there are not even televisions in the guest rooms.

The primary treatment model will be based on a 35-day length of stay and will include individual therapy, group therapy, and family therapy. Residents will be 18 and over, with the average age being approximately 35. The treatment model will also provide integrative therapies such as



massage, acupuncture, equine assisted psychotherapy, eye movement desensitization reprocessing (EMDR), and somatic therapy as well as life balancing treatments in diet, exercise, sleep, and the social and spiritual needs of each resident.

Each resident of the Sabino Recovery treatment program will have their own dedicated treatment team, which will be facilitated by a team of licensed and credentialed professionals that may include a medical doctor, a psychiatrist, a psychologist, a psychotherapist, a nurse and other specialty therapists as relevant. Other treatment team members could be dietitians, sleep experts, fitness specialists, acupuncturist, which will be assigned dependent on the guest's individual needs.

It is important to note that all potential residents of Sabino Recovery must be medically stable for admission. Every individual must be able to perform all activities of daily living. There must be reasonable evidence that each client can benefit from the types of treatment offered. All clients must be medically and mentally stable to participate in the program. Moreover, most importantly, every individual must be coming to treatment voluntarily.

Sabino Recovery Integrated Health and Wellness's mission in short is to provide nurturing and empathic care for individuals in need in the peaceful, unique environment of the Property. The facility anticipates on opening its doors in the mid summer of 2015. We are grateful for the support from the surrounding community and look forward to a long and mutually rewarding relationship.

The founding partners of Sabino Recovery are Jack O'Donnell, Nancy O'Donnell, Pat Manley, and Thomas Isbell. Between them, the founders have over 50 years of experience in the field of behavioral health, including



instrumental roles in running Sierra Tucson and Miraval. Jack and Nancy O'Donnell will be Directors of the company and responsible for the day-to-day operation of Sabino Recovery. Jack O'Donnell will act as Chief Operating Officer, Nancy O'Donnell as Vice President of Clinical Services, Pat Manley will be a full time Director and a national spokesperson for Sabino Recovery. Thomas Isbell will be a full time employee and Director, and Sabino Recovery's Business Development officer.

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:

- 18.17.03.01.2
- RESIDENTIAL SUBSTANCE ABUSE
- DIAGNOSTIC & TREATMENT FACILITY
- 1. MIN. SITE AREA: 10 ACRES
- 2. MIN. SETBACKS: 100' FROM ANY PROPERTY LINES
- 3. HEIGHT: 1 STORY - 18'
- 4. MAX. LOT COVERAGE: 25%
- 5. MAX. PATIENT ROOMS: 75

general site notes:

- 1. EXISTING BUILDINGS THAT WILL BE INHABITED BY SABINO RECOVERY, WILL BE REFINISHED AND IMPROVED TO BE COMPLIANT WITH ALL TREATMENTS, FLOOR COVERINGS, UPDATED PLUMBING, UPDATED ELECTRICAL, AND CODE COMPLIANT WINDOW AND DOOR TREATMENTS.

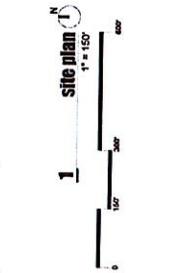


- keynotes site:**
- 1. MAIN ENTRANCE
 - 2. MAIN WASH
 - 3. MAIN OFFICE
 - 4. EXISTING WALLS CURRENTLY LABELED
 - 5. EXISTING WALLS CURRENTLY LABELED
 - 6. EXISTING WALLS CURRENTLY LABELED
 - 7. INTEGRATED HEALTH AND WELLNESS
 - 8. INTEGRATED HEALTH AND WELLNESS
 - 9. INTEGRATED HEALTH AND WELLNESS
 - 10. INTEGRATED HEALTH AND WELLNESS
 - 11. INTEGRATED HEALTH AND WELLNESS
 - 12. INTEGRATED HEALTH AND WELLNESS
 - 13. INTEGRATED HEALTH AND WELLNESS
 - 14. INTEGRATED HEALTH AND WELLNESS
 - 15. INTEGRATED HEALTH AND WELLNESS
 - 16. INTEGRATED HEALTH AND WELLNESS
 - 17. INTEGRATED HEALTH AND WELLNESS
 - 18. INTEGRATED HEALTH AND WELLNESS
 - 19. INTEGRATED HEALTH AND WELLNESS
 - 20. INTEGRATED HEALTH AND WELLNESS
 - 21. INTEGRATED HEALTH AND WELLNESS
 - 22. INTEGRATED HEALTH AND WELLNESS

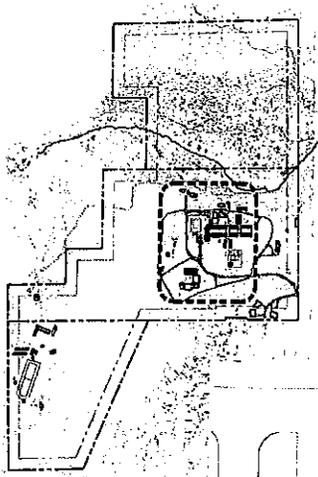
- 7. EXISTING STORAGE STRUCTURE, NOT INHABITED BY SABINO RECOVERY
- 8. EXISTING STORAGE STRUCTURE, NOT INHABITED BY SABINO RECOVERY
- 9. EXISTING STORAGE STRUCTURE, NOT INHABITED BY SABINO RECOVERY
- 10. EXISTING STORAGE STRUCTURE, NOT INHABITED BY SABINO RECOVERY
- 11. EXISTING STORAGE STRUCTURE, NOT INHABITED BY SABINO RECOVERY
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- 15. EXISTING STORAGE STRUCTURE, NOT INHABITED BY SABINO RECOVERY
- 16. EXISTING STORAGE STRUCTURE, NOT INHABITED BY SABINO RECOVERY
- 17. EXISTING STORAGE STRUCTURE, NOT INHABITED BY SABINO RECOVERY
- 18. EXISTING STORAGE STRUCTURE, NOT INHABITED BY SABINO RECOVERY
- 19. EXISTING STORAGE STRUCTURE, NOT INHABITED BY SABINO RECOVERY
- 20. EXISTING STORAGE STRUCTURE, NOT INHABITED BY SABINO RECOVERY
- 21. EXISTING STORAGE STRUCTURE, NOT INHABITED BY SABINO RECOVERY
- 22. EXISTING STORAGE STRUCTURE, NOT INHABITED BY SABINO RECOVERY

- 15. EXISTING BUILDING TO BE INHABITED BY SABINO RECOVERY, INTENDED FOR FUTURE MEDICAL, ASSESSMENT, AND TREATMENT FACILITY
- 16. EXISTING BUILDING TO BE INHABITED BY SABINO RECOVERY, INTENDED FOR FUTURE MEDICAL, ASSESSMENT, AND TREATMENT FACILITY
- 17. EXISTING BUILDING TO BE INHABITED BY SABINO RECOVERY, INTENDED FOR FUTURE MEDICAL, ASSESSMENT, AND TREATMENT FACILITY
- 18. EXISTING BUILDING TO BE INHABITED BY SABINO RECOVERY, INTENDED FOR FUTURE MEDICAL, ASSESSMENT, AND TREATMENT FACILITY
- 19. EXISTING BUILDING TO BE INHABITED BY SABINO RECOVERY, INTENDED FOR FUTURE MEDICAL, ASSESSMENT, AND TREATMENT FACILITY
- 20. EXISTING BUILDING TO BE INHABITED BY SABINO RECOVERY, INTENDED FOR FUTURE MEDICAL, ASSESSMENT, AND TREATMENT FACILITY
- 21. EXISTING BUILDING TO BE INHABITED BY SABINO RECOVERY, INTENDED FOR FUTURE MEDICAL, ASSESSMENT, AND TREATMENT FACILITY
- 22. EXISTING BUILDING TO BE INHABITED BY SABINO RECOVERY, INTENDED FOR FUTURE MEDICAL, ASSESSMENT, AND TREATMENT FACILITY

- 16. EXISTING TACK ROOM FOR CONTINUED USE BY SABINO RECOVERY, INTENDED FOR FUTURE HORSE STALLS
- 17. EXISTING TACK ROOM FOR CONTINUED USE BY SABINO RECOVERY, INTENDED FOR FUTURE HORSE STALLS
- 18. EXISTING TACK ROOM FOR CONTINUED USE BY SABINO RECOVERY, INTENDED FOR FUTURE HORSE STALLS
- 19. EXISTING TACK ROOM FOR CONTINUED USE BY SABINO RECOVERY, INTENDED FOR FUTURE HORSE STALLS
- 20. EXISTING TACK ROOM FOR CONTINUED USE BY SABINO RECOVERY, INTENDED FOR FUTURE HORSE STALLS
- 21. EXISTING TACK ROOM FOR CONTINUED USE BY SABINO RECOVERY, INTENDED FOR FUTURE HORSE STALLS
- 22. EXISTING TACK ROOM FOR CONTINUED USE BY SABINO RECOVERY, INTENDED FOR FUTURE HORSE STALLS



RAH Architects
 2102 N COUNTRY CLUB RD SUITE 09
 TUCSON ARIZONA 85716 520.629.5754
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2 central site
1

legend:

- 1. EXISTING BUILDINGS TO BE INHABITED BY SABINO RECOVERY IN ITS EXISTING CONDITION.
- 2. EXISTING BUILDINGS TO BE INHABITED BY SABINO RECOVERY, INTERIORS TO BE REFURBISHED AND IMPROVED.
- 3. 2-STORY BUILDING, 25' HEIGHT.

keynotes site:

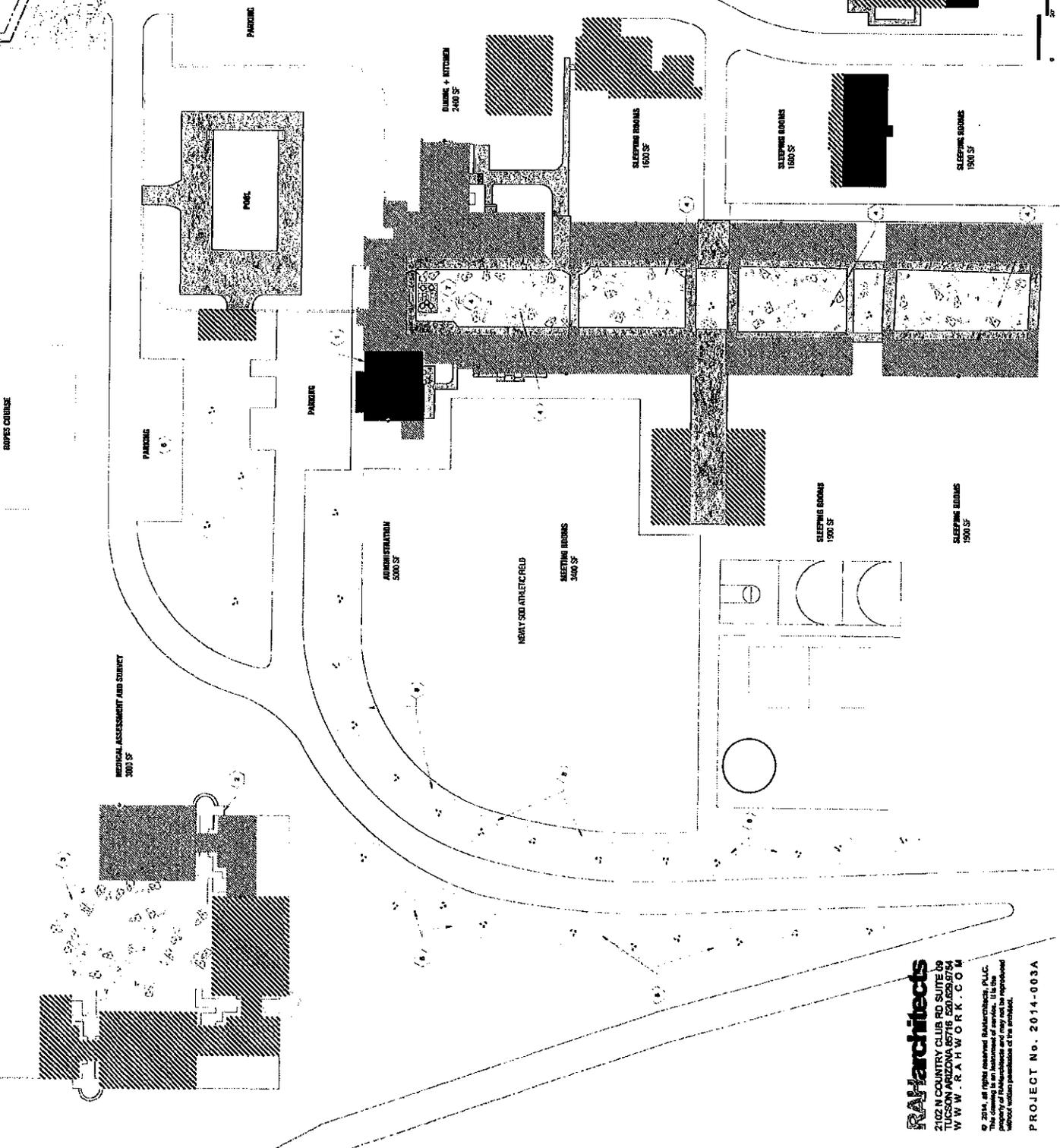
- 1. MAIN ENTRANCE LOBBY
- 2. NEW PHYSICAL ASSESSMENT AND SURVEY FACILITY
- 3. NEWLY VEGETATED MEDICAL ASSESSMENT AND SURVEY COURTYARD
- 4. NEWLY VEGETATED COURTYARD
- 5. NEW PARKING
- 6. NEW TRIP-DECK
- 7. NEW PATIO/STAIR AREA
- 8. NEW VEGETATION AT VEHICULAR ENTRY

general site notes:

- 1. ALL AREAS INDICATED BY HATCH PATTERNS AND WITH SQUARE FOOT DESIGNATIONS ARE INTENDED TO BE INHABITED IMMEDIATELY AS PART OF THE PROJECT.
- 2. STRUCTURES INDICATED BY DIAGONAL HATCHED) WILL BE INHABITED AT A LATER DATE.

SABINO RECOVERY
INTEGRATED HEALTH & WELLNESS
1998 OSOYOLLO DRIVE, TUCSON, ARIZONA 85718

SITE PLAN
\$2



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SABINO RECOVERY
INTEGRATED HEALTH & WELLNESS
8508 E COTILLO DRIVE TUCSON ARIZONA 85712

INTERIOR COURTYARD
BEFORE: BLDG CONDITION
A1

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SABINO RECOVERY
INTEGRATED HEALTH & WELLNESS
8605 E OCOTILLO DRIVE TUCSON ARIZONA 85712

A2
INTERIOR COURTYARD
AFTER: BLDG CONDITION

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