

§ 8.430.3.A(2)(b)(iii): A DESCRIPTION OF THE SERVICE AREA AND JUSTIFICATION FOR THE SERVICE AREA THAT CAN BE REASONABLY SERVED BY THE NEW NURSING FACILITY.

SERVICE AREA DESCRIPTION – PLEASE ALSO SEE THE MARKET BED NEED ANALYSIS AT TAB 21.

Consistent with health planning principles, the designated service area is both geographically and demographically homogeneous. The identified service area (“ISA”) is bordered by 6th Avenue on the north, I-70 on the northwest, C-470 on the west and south as it intersects Santa Fe Drive (Highway 85) on the east, and I-25 on the northeast corner of the service area, as illustrated in Exhibit A.

This ISA, bounded by a set of freeways, contains a group of neighborhoods within its boundaries. Movement across and within these neighborhoods, and within this ISA, is convenient as general access is provided by using the major freeways. One has convenient North/South access via Route 391/Kipling Parkway, Route 121/Wadsworth Boulevard, Route 95/Sheridan Boulevard, and Route 88/Federal Boulevard; convenient East/West access is via I-285; and numerous local roads including major thoroughfares such as West Jewel and West Bowles Avenues.

The site for MCHS-Lakewood is centrally located within the ISA and is within 8.8 miles of all ISA borders, and has easy to referral hospitals. The ISA is only 12 miles from the furthest northern to southern border, and only 10.5 miles from the furthest east to west ISA borders.

The ISA is geographically comprised predominantly of Jefferson County and includes smaller portions of Denver City/County and Arapahoe County. Demographically, as shown on the following charts, 60% of the ISA’s population in the age category of 65+ are located within Jefferson County, 30% of the ISA’s 65+ age category are located within Denver County, and 10% are located within Arapahoe County. Distribution patterns for the age category of 75+ and the total population of the ISA follow similar patterns:

DISTRIBUTION OF SERVICE AREA POPULATION						
	POPULATION INCLUDED IN ISA			% DISTRIBUTION OF ISA POP		
County Name	POP 65+	POP 75+	TOTAL POP	POP 65+	POP 75+	TOTAL POP
Jefferson County Portion of ISA	25,549	10,841	209,740	60%	57%	58%
Denver County Portion of ISA	12,546	5,954	121,757	30%	31%	34%
Arapahoe County Portion of ISA	4,221	2,208	27,169	10%	12%	8%
TOTAL ISA:	42,316	19,003	358,666	100%	100%	100%

Source: Pitney Bowes AnySite population data. 2012 estimates.

The ISA has a total of 96.28 square miles (SM): 64.26 SM are within Jefferson County (67% of total ISA SM): 20.8 SM are within Denver County (22%), and 11 SM are within Arapahoe

County (11%). The portions of each of these three counties that are components of the ISA represent only a small fraction of the total SM in each of these counties, with the Jefferson County portion of the ISA representing only 8% of Jefferson County's total 773 SM, the Denver county portion representing only 13% of Denver County's total SM, and the Arapahoe County portion representing only 1% of Arapahoe County's total SM. In aggregate, the ISA's total SM represents only 5.6% of the aggregate total area of these three counties, as summarized in the chart that follows the ISA population chart below.

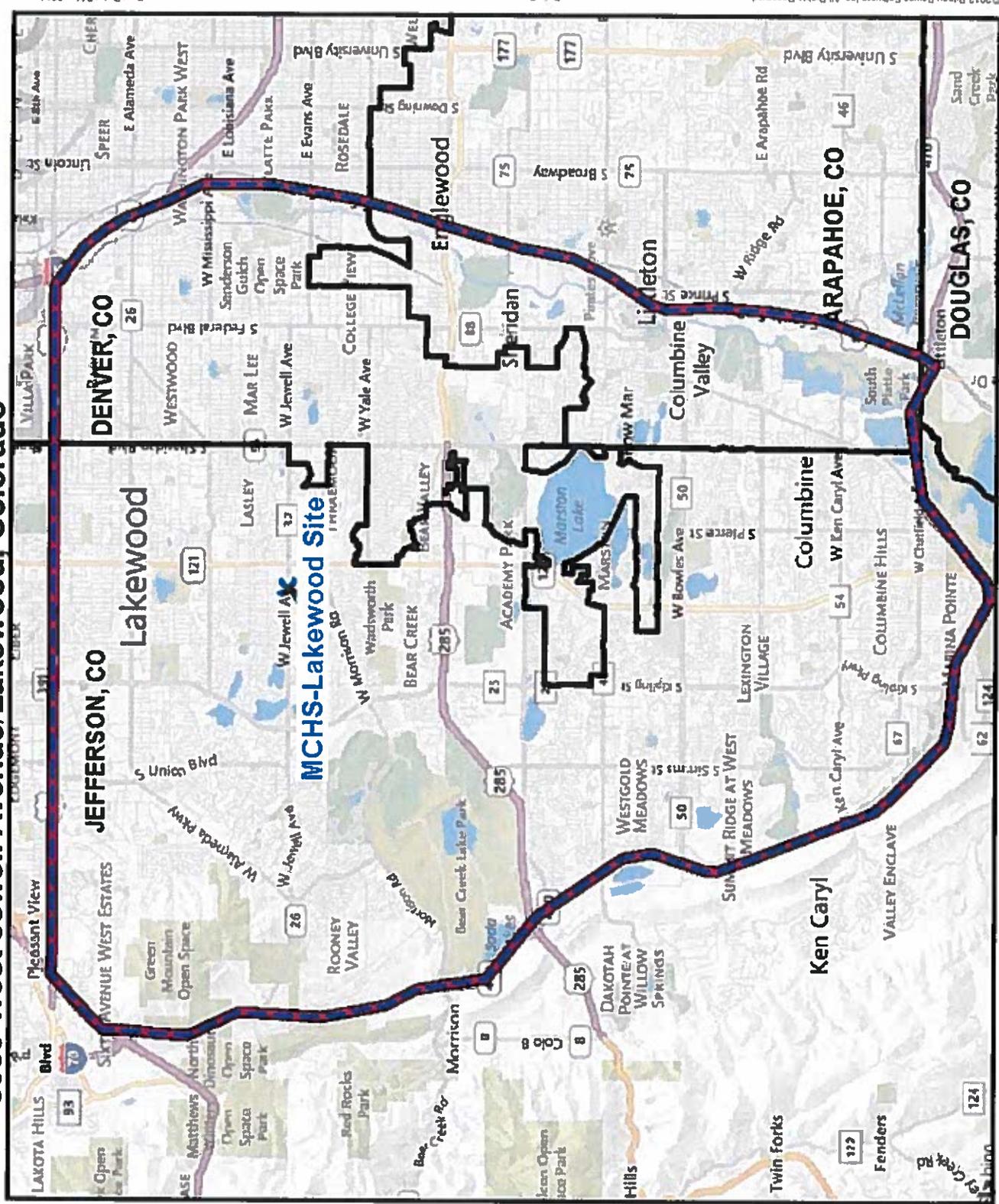
PORTION OF TOTAL COUNTY SQUARE MILEAGE LOCATED IN SERVICE AREA			
County Name	SQUARE MILEAGE INCLUDED IN ISA	SQUARE MILEAGE FOR TOTAL COUNTY	PERCENTAGE OF TOTAL COUNTY LOCATED IN ISA
Jefferson County	64.26	773.41	8.31%
Denver County	20.80	154.78	13.44%
Arapahoe County	11.18	804.66	1.39%
TOTAL:	96.28	1,732.85	5.56%

Source: Pitney Bowes Any Site calculation of square mileage.

In summary, from a health planning standpoint, the ISA is a readily accessible service area for the project's target population, with convenient transportation corridors on the western side of the Denver metropolitan market. With respect to its general target population, this ISA has a large concentration of a significantly increasing elderly population and is underserved with respect to the specialized facility beds that provide "new model" post-acute services. It is one of the projects main goals to create increased accessibility for ISA Medicaid residents which is currently lacking, as is demonstrated in Tab 21, the Market Bed Need Analysis.

Exhibit A Site Location and Identified Service Area (ISA)

8080 West Jewell Avenue/Lakewood, Colorado



Legend

- Quick View
- Site
- Custom Boundary
- County Boundaries

Quick View: Demographic Overview for Custom Boundary

POPULATION	360,673
2013 Total Population	4.1%
Change 2013 to 2018	
HOUSEHOLDS	136,910
2013 Households	3.9%
% Household Change 2013 to 2018	
INCOME	\$28,529
2013 Per Capita Income	\$59,872
2013 Household Income: Median	\$74,364
2013 Household Income: Average	
ETHNICITY	38.1%
% 2013 Hispanic	69.5%
DATA SOURCE	315,730
2013 Total Daytime Population	

Site Coordinates

Longitude/X: -105.087130

Latitude/Y: 39.682151

N

1.5

Miles

AnySite®