

§ 8.430.3.A(2)(b)(iv)(2): LOCATION OF THE PROPOSED NEW NURSING FACILITY INCLUDING DOCUMENTATION OF OWNERSHIP, LEASE, OR OPTION TO BUY LAND.

The MCHS-Lakewood site is located at 8080 West Jewell Avenue, Lakewood 80232, in the western portion of the Denver metropolitan area. It is centrally located within the ISA and has excellent road access, including easy access to the north/south Wadsworth Boulevard, east/west 6th Avenue, and east/west Route 285. In addition, there are local roads that crisscross the area including Colfax, Alameda, Kipling, and Federal. See Exhibit A.

The MCHS-Lakewood site is geographically accessible to essential support services, such as hospitals, emergency services, community resources, and transportation corridors to ensure that needed linkages are nearby and accessible. This includes a large concentration of hospital beds within three miles of the Lakewood site, including the Centura St. Anthony Hospital, which located to Lakewood in 2011 and supports the MCHS-Lakewood project. See Tab 21, Exhibit A for support letter. The MCHS-Lakewood site is located 9.5 miles west of corporate-related MCHS-Denver and 26.5 miles south of MCHS-Boulder. It would therefore benefit from HCR ManorCare's operational/management infrastructure, hospital referral relationships, case management, and managed care contracts that are currently in place. Site control is demonstrated by the Site Option to Purchase Agreement. See Tab 5, Exhibit A.

MCHS-Lakewood will take steps to ensure that the community is aware of its location and to assist the community in obtaining access.

- ♦ Brochures will be available which describe the services offered at MCHS-Lakewood, and will include a map of the area, indicating the location of the facility and its proximity to major roads, highways, public transportation and places of interest. The brochures will be distributed to local hospitals, Healthcare providers, social service agencies, interested community and family members, and community organizations.
- ♦ Persons who need transportation to the facility will be assisted by facility staff. Staff will recommend transportation options such as public transportation and taxis.
- ♦ The facility will organize car pools among facility staff to facilitate accessibility by those who may not have access to transportation and for volunteers.
- ♦ The Administrator, Admissions Director, and Social Services Director will ensure that health care providers, community agencies, and community family members are aware of the facility's location and of transportation options to the facility. The Social Services Director will be responsible for arranging transportation for residents who must go to medical appointments or evaluations outside of the facility.
- ♦ The desired outcome is that MCHS-Lakewood is accessible to the community, other area health providers, social service agencies, and staff, and that MCHS-Lakewood becomes an integral part of the local community.

