



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

February 10, 2020

Judy Amiano
Rivertown Ridge
3555 Copper River Ave. SW
Wyoming, MI 49418

RE: Application #: AH410393434
Rivertown Ridge
3555 Copper River Ave. SW
Wyoming, MI 49418

Dear Ms. Amiano :

Attached is the Original Licensing Study Report for the above referenced facility. The study has determined substantial compliance with applicable licensing statutes and administrative rules. Therefore, a temporary license with a maximum capacity of 76 is issued.

Please review the enclosed documentation for accuracy and contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please contact the local office at (517) 284-9730.

Sincerely,

A handwritten signature in blue ink that reads "Lauren Wohlfert".

Lauren Wohlfert, Licensing Staff
Bureau of Community and Health Systems
Unit 13, 7th Floor
350 Ottawa, N.W.
Grand Rapids, MI 49503
(616) 260-7781

enclosure

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF COMMUNITY AND HEALTH SYSTEMS
LICENSING STUDY REPORT**

I. IDENTIFYING INFORMATION

License #:	AH410393434
Applicant Name:	Traditions at Rivertown Park, LLC
Applicant Address:	3330 Grand Ridge Drive NE Grand Rapids, MI 49525
Applicant Telephone #:	(616) 292-7092
Administrator:	Robert Johns
Authorized Representative:	Judy Amiano
Name of Facility:	Rivertown Ridge
Facility Address:	3555 Copper River Ave. SW Wyoming, MI 49418
Facility Telephone #:	
Application Date:	03/28/2018
Capacity:	76
Program Type:	(616) 292-7092 AGED ALZHEMERS

II. METHODOLOGY

03/28/2018	Enrollment
04/11/2018	Contact - Document Sent Plan Review and Rule & ACT Books
04/11/2018	Application Incomplete Letter Sent 1326/Fingerprint/RI 030 for Authorized Rep Judy Amiano
02/28/2019	Contact - Document Sent 10 Day Inactive letter
04/01/2019	Contact - Document Received 1326/Fingerprint/RI 030 for Auth Rep Judy Amiano
04/01/2019	File Transferred To Field Office Grand Rapids
05/16/2019	Application Incomplete Letter Sent requested policies and procedures
11/01/2019	Comment B. Zabitz received documents for review from L. Wohlfert
02/06/2020	Application Complete/On-site Needed All policies and procedures were reviewed and approved by Barabara Zabitz

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Rivertown Ridge is a three-story building with its main entrance separate and distinct from the independent living main entrance. The facility's main entrance door will be unlocked during business hours and visitors will be greeted by a receptionist upon entry. There will be a receptionist at the front desk during first shift hours. Residents will be able to enter with the use of their key cards after hours. After hour visitors will utilize the call system located on the wall near the door to summon staff for entry.

The first floor of the facility consists of main entrance elevators and the secured memory care unit. The secured memory care unit has a keypad for entry, as well as a call system for visitors to summon staff for entry. The secured memory care unit is comprised of two corridors containing resident rooms. The two corridors are connected by the dining room. There is a satellite kitchen and resident meals will be delivered from the main kitchen and served to residents. The secured memory care

unit also has administrative offices, common seating areas, a spa room equipped with a large screen TV and a jetted bathtub, and elevators that require a code for use. There is a secured paved courtyard off the dining room that staff can accompany residents to.

There are two 571 square foot double occupancy resident rooms and 26 344 square foot single occupancy rooms in the secured memory care unit. Each room is equipped with pull cords in the bathroom and living area allowing residents to summon staff for assistance. Memory care residents will be outfitted with a pendant to summon staff for assistance based on their cognitive ability to use it. Each room has a full bathroom with a handicap accessible sink, toilet, and shower.

The second floor shares the same layout as the first floor and has a laundry room, a nurse station, and activity space. There are 17 521 square foot one-bedroom apartments, one studio apartment, two 809 square foot two-bedroom apartments, and one 748 square foot two-bedroom apartments. Each apartment has a kitchenette with a full-sized refrigerator, microwave, sink, and snack bar. Each apartment has a full bathroom with a handicap accessible sink, toilet, and shower. There are pull cords in the bathroom and bedrooms of each resident apartment.

The third-floor layout is the same as the first and second floors and has a laundry room, a salon, nurse station, and activity space. There are 18 521 square foot one-bedroom apartments, two 809 square foot two-bedroom apartments, and one studio apartment. Each apartment has a kitchenette with a full-sized refrigerator, microwave, and snack bar. Each apartment has a full bathroom with a handicap accessible sink, toilet, and shower. There are pull cords in the bathroom and bedrooms of each resident apartment.

The second and third floors are designed for general assisted living residents. Each resident will be given a pendant to use to summon staff for assistance. When a resident activates their pendant or pull cord, it will notify staff on their assigned work cell phones.

The second and third floor residents will have the option, if determined appropriate and safe, to utilize the bistro, main dining room, common areas, cinema, pub, and gym on the first floor in the independent living area. This area is separate and distinct from the resident living area.

Licensing staff person Barbara Zabitz reviewed the facility's memory care program statement and found it to be compliant with the requirements of MCL 333.20178.

The facility has an approved emergency generator. The facility is outfitted with approved fire suppression systems throughout the building. On 1/6/20, the Bureau of Fire Services granted an acceptable fire safety certification.

On 1/28/20, the Health Facilities Evaluation Section granted the facility occupancy approval.

The facility is located within a few miles of Metro Health Hospital in Byron Center. The facility is within 15 minutes of Mercy Health St. Mary's campus and Spectrum Health Hospitals in Grand Rapids. Local pharmacies, banking, retail, and food establishments are within minutes and short driving distances of the facility.

A review of the Department of Licensing and Regulatory Affairs' business entity search revealed valid registrations for Traditions at Rivertown Park, LLC and Franciscan Advisory Services. I reviewed the management agreement between Traditions at Rivertown Park, LLC and Franciscan Advisory Services, Inc. Traditions at Rivertown Park, LLC remains legally responsible for the home for the aged care provided at Rivertown Ridge.

B. Program Description

Rivertown Ridge provides services to men and women who are 55 years of age and older. The facility provides room, board, twenty-four-hour supervision and assistance with personal care including medication administration. The facility allows residents to choose their own primary health physician, specialist, licensed health care agency, and/or hospice. The facility allows residents to choose their own personal pharmacy, Veteran's Affairs if eligible, and/or the facility's contracted pharmacy. The facility does represent to the public the provision of care and services to individuals diagnosed with Alzheimer's disease or related conditions.

C. Rule/Statutory Violations

The facility is in substantial compliance with home for the aged public health code and administrative rules.

IV. RECOMMENDATION

I recommend issuance of a temporary license.



2/10/20

Lauren Wohlfert
Licensing Staff

Date

Approved By:

Russell Misiak

2/10/20

Russell B. Misiak
Area Manager

Date