



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

January 2nd, 2020

McKenna Hindman
Atria Park of Ann Arbor
1901 Plymouth Road
Ann Arbor, MI 48105

RE: Application #: AH810400124
Atria Park of Ann Arbor
1901 Plymouth Road
Ann Arbor, MI 48105

Dear Ms. Hindman:

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 98 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 cursive script that reads "Kimberly Horst".

Kimberly Horst, Licensing Staff
Bureau of Community and Health Systems
611 W. Ottawa Street
Lansing, MI 48909

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH810400124
Applicant Name:	AOC North Ann Arbor OpCo, LLC
Applicant Address:	Suite 200 500 N. Hurstbourne Pkwy Louisville, KY 40222-3301
Applicant Telephone #:	(734) 741-9500
Authorized Representative/ Administrator:	McKenna Hindman
Name of Facility:	Atria Park of Ann Arbor
Facility Address:	1901 Plymouth Road Ann Arbor, MI 48105
Facility Telephone #:	(734) 741-9500
Application Date:	06/12/2019
Capacity:	98
Program Type:	ALZHEIMERS AGED

II. METHODOLOGY

06/12/2019	Enrollment
06/12/2019	Contact - Document Received 1326 & RI-030 form jody thompson
06/28/2019	Application Incomplete Letter Sent Requested policies and procedures.
09/06/2019	Comment Zabitz phone call from attorney to discuss policy review procedures.
10/24/2019	Comment B. Zabitz had phone conference with corporate legal team responsible for licensing documents for document review.
12/10/2019	Inspection Completed on Site
12/18/2019	Contact-Documents Received Received BCAL 1603 and 1606 for McKenna Hindman
01/02/2020	Recommend License Issuance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

This property has been continually licensed as a home for the aged since 11/1/2000. Atria Park of Ann Arbor is a four story, 98 bed home for the aged located in the city of Ann Arbor. A central dining room is located on the first floor. 73 beds are in the facility's "Assisted Living" area of the building, located on the 1st, 2nd, and 3rd floors, where the residents received varying levels of assistance in personal care and activities of daily living. There is one central dining room located on the main level. Laundry machines are located on each floor. The facility contains multiple seating and living room areas, activity space, beauty salon, a commercial kitchen, and several other offices.

Access to the upper floors is by elevator or stairs.

The facility has a special care unit for individuals who have been diagnosed with Alzheimer's disease and other related disorders. It is called the "Life Guidance" unit. The unit has 25 beds and is on the fourth floor and has its own dining room. The Life Guidance is a secure unit of the building and a code must be entered into the security system when leaving the area before the elevator door will open.

The facility has an emergency generator that is compliant with MCL 333.21335. Essential services are maintained during power outages such as heating and cooling, kitchen equipment, elevators and the fire detection system.

Memory care apartments are outfitted with a bathroom that has a sink, cabinetry, walk in shower with grab bars and optional bench seating. Assisted living bathrooms all contain a sink, toilet and walk in shower with grab bars and optional bench seating. Double occupancy is offered in all two-bedroom floor plans.

AOC North Ann Arbor OpCo, LLC is the owner of Atria Park of Ann Arbor. According to the Department of Licensing and Regulatory Affairs Business Entity Search, AOC North Ann Arbor OpCo, LLC is a Foreign Limited Liability Company. An officer with appointing authority from AOC North Ann Arbor OpCo, LLC has designated the licensee authorized representative and administrator.

B. Program Description

Both men and women, age 55 or older, live at the facility. 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 Affairs if eligible, and/or the facility's contracted pharmacy.

Assistance with personal care including administration of medications and supervision will be provided. The facility provides transportation for shopping and other community-based services and activities included in the base fee.

Staff training includes assistance in personal care, medication administration, the facility's disaster plans, resident rights, behavior management and all services identified in residents' service plans.

The facility does not permit smoking inside the building but does have a designated smoking area outside on the premises for residents, staff and visitors. The facility is pet friendly, does not intend to hold any resident funds, and does permit the use of bed rails.

University of Michigan hospital along with pharmacies, banking, retail, and food establishments are located within five minutes driving distance of the facility.

Prior to a resident's admission, the facility obtains a physician's report of the treatments and medications that the facility needs to provide, assesses the resident's assistance needs in activities of daily living, medication administration, and develops the service plan with the participation of the resident and or their authorized representative. The plan is updated every 90 days and when the resident's service plan needs change.

The facility offers a special care unit to provide a safe and enjoyable environment for residents with Alzheimer's disease or other related conditions. All common areas of the specialized memory care unit are an open design. There is one dining room and numerous activities and sitting areas for this specialized care unit to provide more

individualized and personalized care. Multi-sensory activities are provided as well as opportunities for resident involvement in familiar routines of daily life.

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 to this home for the aged.

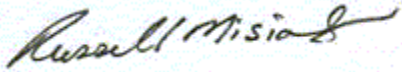


12/29/19

Kimberly Horst
Licensing Staff

Date

Approved By:



12/29/19

Russell B. Misiak
Area Manager

Date