

GEORGE CALCAGNI
CHAIR



VINCENT A. CIANCI, JR.
MAYOR

PROVIDENCE CITY PLAN COMMISSION

"Planning Providence's Future"

September 22, 1995

Mr. Michael R. Clement, City Clerk
City Clerk's Office
City Hall
Providence, RI 02903

IN CITY COUNCIL
OCT 5 1995
READ
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.
Michael R. Clement CLERK

Dear Mr. Clement:

At a Regular Meeting of the City Plan Commission, duly noticed and held on September 18, 1995, and pursuant to Section 503.4 (B) of the City of Providence Zoning Ordinance Chapter 1994-24, No. 365, as amended, the Commission voted unanimously that:

That the "Laurelmead Element of Butler Hospital Master Plan", dated September 15, 1995, with findings of fact and six (6) conditions, included below, which together are considered part of the Butler Hospital Master Plan, is consistent with Providence 2000 - The Comprehensive Plan and all elements thereof."

A. FINDINGS OF FACT

1. Laurelmead is an independently owned and operated cooperative living facility located on the campus of Butler Hospital. Laurelmead's mission is to provide living accommodations and health services for adults as follows: independent living, assisted living, and nursing and rehabilitative care. The Independent Living Unit (Phase I) has already been constructed; construction on the Assisted Living and Health Care facility (Phase II) is scheduled to begin in the Fall of 1995. Phase II also may include construction of additional independent living units to the north of the existing ILU building.
2. All of Laurelmead's property is located within the I-1 overlay zone. Under Section 303 of the City of Providence Zoning Ordinance (Chapter 1994-24, No. 365, effective June 27, 1994, as amended), residential land uses are permitted by right, and nursing home and congregate care facility land uses are permitted by special use permit from the Zoning Board of Review.
3. Laurelmead, by virtue of its location on the Butler Hospital campus, is required to comply with the institutional master plan regulations contained within Section 503 of the City of Providence Zoning Ordinance.
4. The Laurelmead element of the Butler Hospital Master Plan has been reviewed by the staff of the Department of Planning and Development, and has been found to contain all the information required by Section 503.4(C). The Laurelmead element of the Butler Hospital Master Plan is hereby certified to be complete.

FILED

SEP 29 2 05 PM '95

U.S. DEPARTMENT OF JUSTICE
PROVIDENCE, R.I.

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Mr. Michael R. Clement
City Clerk
Page Two

5. The Laurelmead element of the Butler Hospital Master Plan is found to be consistent with the following goals and policies stated in Providence 2000: The Comprehensive Plan:

a) Promote a diverse housing market to meet increasingly specialized housing requirements including elderly populations.

b) Support the growth and expansion of medical facilities to serve the city and state while minimizing the impact on surrounding neighborhoods.

B. THE CITY PLAN COMMISSION VOTED TO APPROVE WITH FOLLOWING CONDITIONS:

1. The Laurelmead element shall be incorporated into a future Master Plan for Butler Hospital, which is expected to be filed with the Commission no later than December 31, 1995.

2. If required by determination of the Director of the Department of Inspection and Standards, a special use permit for the Assisted Living and Health Care facility shall be sought from the Zoning Board of Review before a building permit is obtained.

3. All conditions contained within the Certificate of Need issued by the R.I. Department of Health (dated June 4, 1993 and submitted with the Laurelmead element) shall be met.

4. Should the proposed five-story Assisted Living/Health Care Center building be redesigned as a one-story structure, revised design development drawings (elevations and site plan) shall be submitted to the CPC staff for review for consistency with this approved master plan prior to commencing construction.

5. Should Laurelmead decide to proceed with the second part of Phase II construction (additional independent living units north of the existing ILU building), design development drawings (site plan and elevations) shall be submitted to the CPC staff for review for consistency with this approved master plan prior to obtaining a building permit and commencing construction.

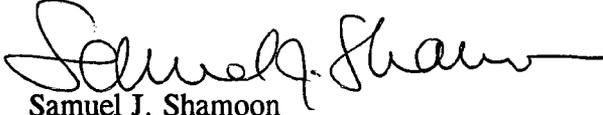
6. Any changes to this approved master plan which may be proposed to enable the continued growth and development of Laurelmead shall be submitted to the City Plan Commission for review for compliance with this approved master plan, the Comprehensive Plan, and the Zoning Ordinance.

This decision will be notice in a Public Notice in a newspaper of general circulation in Providence.

A copy of the Laurelmead Element with approved conditions and staff report referred to above are attached herewith and are to be on file with your Office and may be reviewed by the public. Additional copies of Laurelmead are available for public review at the office of the City Plan Commission, Planning Division, Department of Planning and Development, 400 Westminster Street, 5th floor, Providence, R.I. during normal business hours.

Mr. Michael R. Clement
City Clerk
Page Three

Sincerely,

A handwritten signature in cursive script, appearing to read "Samuel J. Shamoon".

Samuel J. Shamoon
Associate Director
Planning Division

cc: Department of Inspections and Standards w/ Attachment
R. Gilbane w/o Attachment

SJS:dp

cpcletter.29

LAURELMEAD ELEMENT
OF THE
BUTLER HOSPITAL MASTERPLAN

LAURELMEAD

Distinguished Adult Cooperative Living



Mr. George Calcagni
CHAIRPERSON
Providence City Plan Commission
Department of Planning and Development
City of Providence
400 Westminster
Providence, RI 02903

Friday, September 15, 1995

Re: 350 & 355 Blackstone Boulevard, Laurelmead

Dear Mr. Calcagni:

We submit herewith the Laurelmead element of the Butler Campus Master Plan per requirement 503.4 of the Zoning Ordinance. We are pleased to have hosted a tour of Laurelmead to your staff and a number of your commission members.

Sincerely,



Richard T. Gilbane
Project Director

cc: Commission membership
Samuel J. Shamoan
Kathryn J. Cavanaugh
Darlene Price

Laurelmead Element of the Butler Hospital Masterplan

1. Mission Statement & General Overview:

Mission Statement

Laurelmead is an adult community which provides living accommodations and health services for three different types of adult needs:

Part one of Laurelmead: *The first and center piece of Laurelmead is the Independent Living Unit building (ILU). It is now fully constructed and designed to enable active adults to live graciously with maximum independence. It is much akin to an "old world" hotel where residents are fully independent, often travel and work and resultingly do not desire or need the cost and requirements, and, limitations of individual house ownership.*

Part two (& three) of Laurelmead: *The second and third piece of Laurelmead are combined into a single proposed structure. They are to be separately owned and operated and are called the Assisted Living and Health Center facilities. These two facilities offer more comprehensive levels of personal, nursing and rehabilitative care.*

The Assisted Living Unit facility (ALU) mission is to provide short and long term living accommodations with daily personal care assistance to those adults who are no longer fully independent but do not have medical needs necessitating care provided by a nursing home.

The Health Center's (HC) mission is to provide short and long term skilled and intermediate nursing and rehabilitative care.

History & Schedule of the Development

The Laurelmead development has been under active development since June of 1992. The two general partners of the sponsoring development, Cornish Realty are Providence residents, Arnold B. Chace, Jr. and James Skeffington. The Project Director, Richard T. Gilbane is also a long time Providence resident.

Cornish took over the development after another developer, HomeCroft, who had worked on the design, permitting marketing and initial sales for some two years defaulted on their ground lease with Butler Hospital. Cornish took over a development which had been widely publicized in the community through HomeCroft's public relations and marketing efforts. Mr. Chace's familiarity with the great disappointment of many of the East Side residents, who had purchased cooperative shares in the proposed development, instigated his interest in taking over

the development with Mr. Skeffington.

The initial concept for the adult residential development Laurelmead came out of a Masterplan Butler did for their campus years ago. Adult residential communities are well know in other parts of the country, the initial concept of them originating from the non profit sector, specifically the Quakers in Pennsylvania. In recent times for profit entities have typically developed these type communities, often in collaboration with non profits. A highly acclaimed local example is the development of Fox Hill Village in Westwood, Massachusetts by Massachusetts General Hospital in collaboration with two private sector developers. Laurelmead is modeled in many ways on Fox Hill in the way Laurelmead is designed and operated. The two facilities share a similar type of cooperative ownership of their ILU's.

Construction on the Laurelmead site utilities and the roadway for the entire development, along with the ILU itself, was started in June of 1993 with first occupancy of the ILU obtained in late November, 1994.

A condition of the building permit for the ILU was for the skilled nursing part (now called the HC) of the development to be constructed within a reasonable period after the completion of the ILU. This, with the commitments to and expectations of the ILU residents results in Laurelmead's current pursuit of starting the construction this fall. A Certificate Of Need (CON) is needed for the planning and construction of any health care facility and this was issued on June 4, 1995 by the State of Rhode Island's Health Services Council and the Department of Health for the HC.

Neighborhood Involvement

Prior to construction there were a number of meetings with community groups including the Blackstone Boulevard Neighborhood Improvement Association. This past June, Laurelmead hosted that organization's monthly meeting. We have close communication with both our landlord, Butler Hospital and our northern neighbor, Swan Point. Swan Point is thoroughly familiar with all of the Laurelmead plan and has granted Laurelmead use of portions of their property during the construction of all of our development.

The best testimony to Laurelmead's positive association with the adjacent neighbors is that a number of them have elected to move to Laurelmead including those whose property very closely adjoins ours, Mrs. Milly Dillon from 205 Grotto Ave and Dr. and Mrs. Rakatansky from the intersection of Old Tannery Road and Grotto.

A number of community associations that the residents are involved with have held gatherings or functions at Laurelmead.

2. Existing Conditions:

Physical site & existing improvements

The 23.48 acre Laurelmead portion of the Butler Campus has the five story Independent Living building (ILU) in place along with the site utilities for a possible future addition of a small second phase of the ILU. The site utilities are also in place for the separate combined Assisted Living and Health Center building (ALU/HC), the construction of which is planned to start this fall.

The ILU is a five story building (the south end is four stories) almost 100% clad in the very traditional "Boston City Hall" brick. The materials and design were selected to be compatible with the elegant and well constructed existing buildings on the Butler Campus. The ILU has a traditional residential, sloped roof. It consists of 161 apartment homes. They range from studios to three bedroom apartments. There are two guest suites and a broad range of indoor and outdoor recreational and social facilities, including five dining rooms, a lounge, a library / reading room, a chapel, an indoor heated swimming pool, a 130 seat performance hall, a fitness center, walking trails, and areas for woodworking, artwork and gardening. Each apartment has an emergency call system. The second smaller phase of the ILU, will share the common facilities of the current building.

Current Construction Plans

Part II of Laurelmead, the ALU/HC, is planned to be a five story brick clad building with a footprint of approximately 25,000 square feet. There is a possibility that if financing is not successfully secured for the entire five story building then a single story HC would be built. Should this happen, it is planned to use exactly the same foundation and exterior design simply permanently eliminating four stories of the building. All of the current plans are proceeding with building the full building. The design has been developed to have the same type of material and basic design of the ILU with its own character. To accomplish this Cornish commissioned the noted historic design firm of Shepley Bullfinch, Abbott to provide the design intent of this second building.

Within the site, five acres -- between the ILU and the river -- are placed under a permanent conservation easement. Another four acres, the meadow, is to be kept in open space use (see Parking below). The landscape design and planning for the site was done by the noted firm of Morgan Wheelock. The meadow is surrounded by walking trails which lead into walkways through the conservation area.

Parking

Parking is provided well in excess of that required by zoning. This was accomplished along with preserving the well known meadow which is in front of the building by putting almost an acre of parking below the building. Of the current 168 parking spaces, 100 are below the building. Forty four are provided in the main south parking lot and ten in a smaller north lot. There are fourteen spaces on the main entrance loop.

Per zoning, Section 703.2, Use Code 15.3, 123 spaces are required for the existing ILU. There are currently 168 spaces provided.

With Part II, the ALU/HC, the zoning requirement for the 103 beds (89 units) the ALU and 60 beds of the HC (combined 163 beds) is 82 parking spaces. 89 spaces are provided. They are located at:

ALU Parking Lot 61 Spaces

HC Parking Lot 22 Spaces

North Loop Road 6 Spaces

Services provided to Residents

There is around the clock assistance available to ILU residents. Housekeeping is part of the weekly service provided to each resident. There is a licensed nurse in the ILU building full time, Monday through Friday. Each resident is entitled to receive their main meal of the day in one of the dinning rooms.

Legal ownership of Laurelmead

The ILU building is owned in a cooperative legal arrangement and there are currently 112 residents owning units. If a resident owner sells a unit they do so through the Cooperative's marketing department. An owner has all the tax benefits of home ownership while the cooperative legal structure provides a control assuring the consistent mission of the building. The remaining units are currently owned by Cornish Realty Associates, L.P. the developer of Laurelmead. The Laurelmead Cooperative has a long term ground lease with Butler Hospital. The Cooperative is a tax paying entity. The management is provided through the on site services of The Standish Care Company a national company specializing in providing management to adults communities.

3. National Register Places:

The Laurelmead site is bordered by the National Register listed Swan Point Cemetery on the north and by the similarly registered Butler Hospital on the south.

The Laurelmead site itself has one small (300 square meter) National Register eligible site on the Seekonk River bluff, (RI-1888), determined to be so qualified by the State of Rhode Island's Historic Preservation Commission. This site was determined to be a camp site (assumably for early Narragansett Indian Tribe members). The site was thoroughly investigated by the Public Archaeology Lab, and their report approved by the Historic Preservation Commission before a site grant was issued by the Coastal Resources Management Commission (CRMC). CRMC issued their Assent number B91-6-67 in approval of the development. CRMC has jurisdiction over the development of this site since the property has extensive shoreline along the Seekonk River.

4. Ten Year Goals & Five Year Objectives:

Laurelmead's ten year and longer goal is to be a premier provider of living and health care services for the adult population it serves. All of the planned physical plant is shown on the Contextual Plan LA0 dated August 21, 1995. The second building, the ALU/HC is planned to start its construction this fall with completion in the spring of 1997. The start of the ALU/HC is dependent upon the successful securing of financing.

If all of the 161 units are sold in the next five years, a provision has been made for the expansion of the ILU for up to 50 additional units. The location for this phase II of the ILU is shown on the site plan to the north of the existing building. The entrance to it would be along the same road servicing the soon to be constructed ALU/HC.

5. Proposed changes in Land Holdings

None.

6. Proposed changes in Land Use

None.

7. Proposed capital improvements

Only those outlined above.

8. Proposed demolition

None

9. **Parking Plan**

As outlined above, the site will have 255 spaces with completion of Phase II. Zoning requires 205. These spaces are shown on the attached exhibits.

10. **Any proposed activity that would require action by the City Council**

We have a tax treaty being brought to the Council by the Tax Assessors office.

11. **Copies of the Master Plan**

Copies are attached of the Contextual Masterplan and a rendered, 8 1/2" x 11" print of the Laurelmead site excluding the possible future smaller addition to the ILU. This addition is shown on the larger contextual plan.

12. **Certificate Of Need**

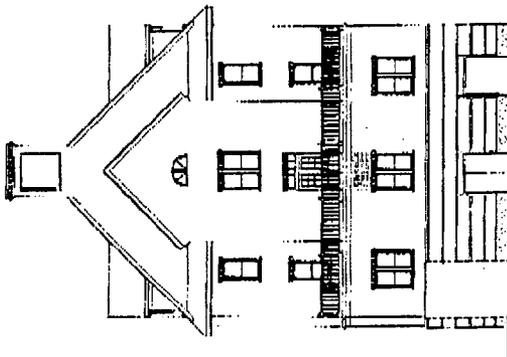
A copy is attached.

LAURELMEAD
HEALTH CENTER
PROVIDENCE, R.I.

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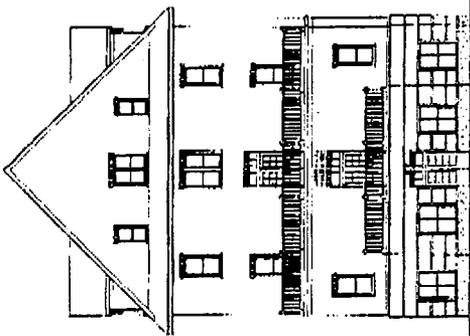
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24 MAY 1993



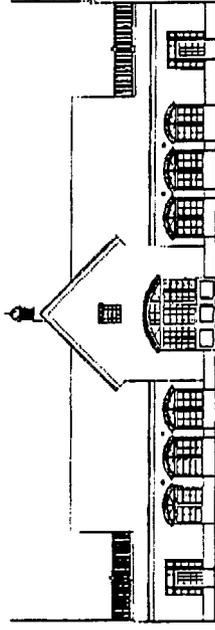
SOUTHEAST ELEVATION

1" = 30'



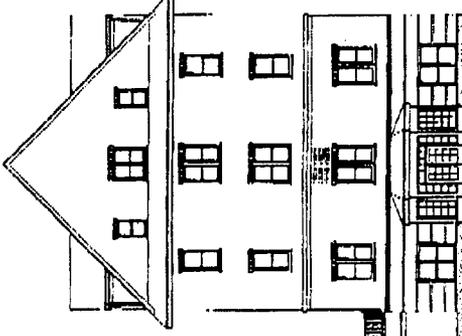
SOUTHWEST ELEVATION

1" = 30'



SOUTH COURTYARD ELEVATION

1" = 30'



NORTH ELEVATION (PANORAMIC)

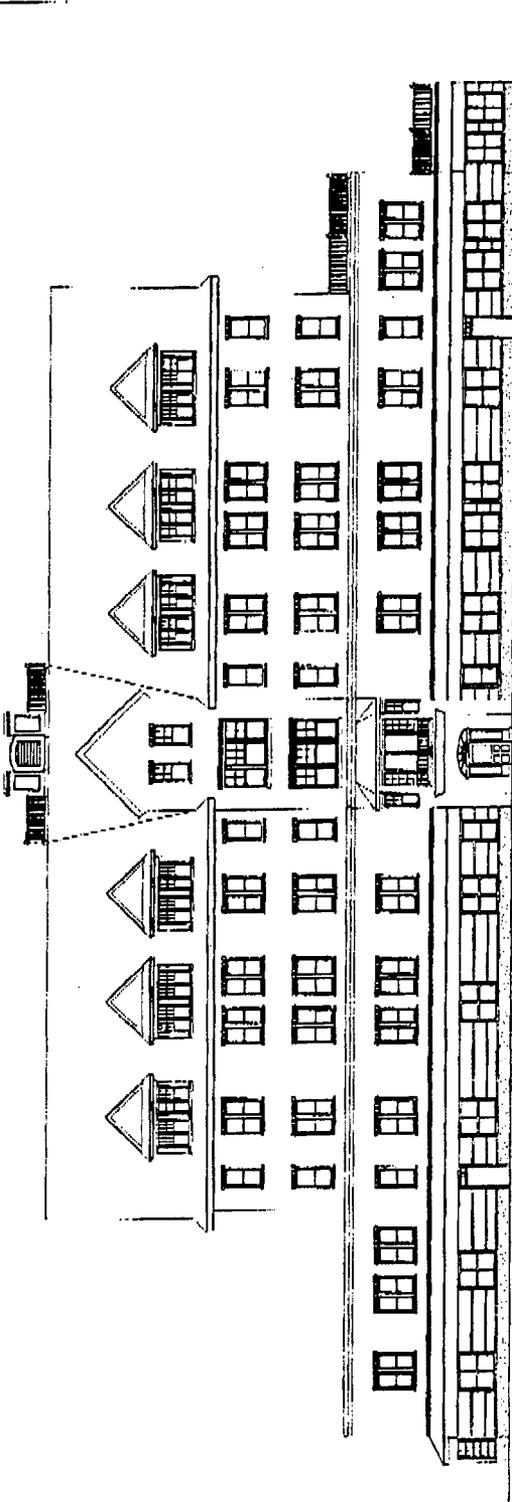
1" = 30'

LAURELMEAD
HEALTH CENTER
PROVIDENCE, R.I.

SHEET

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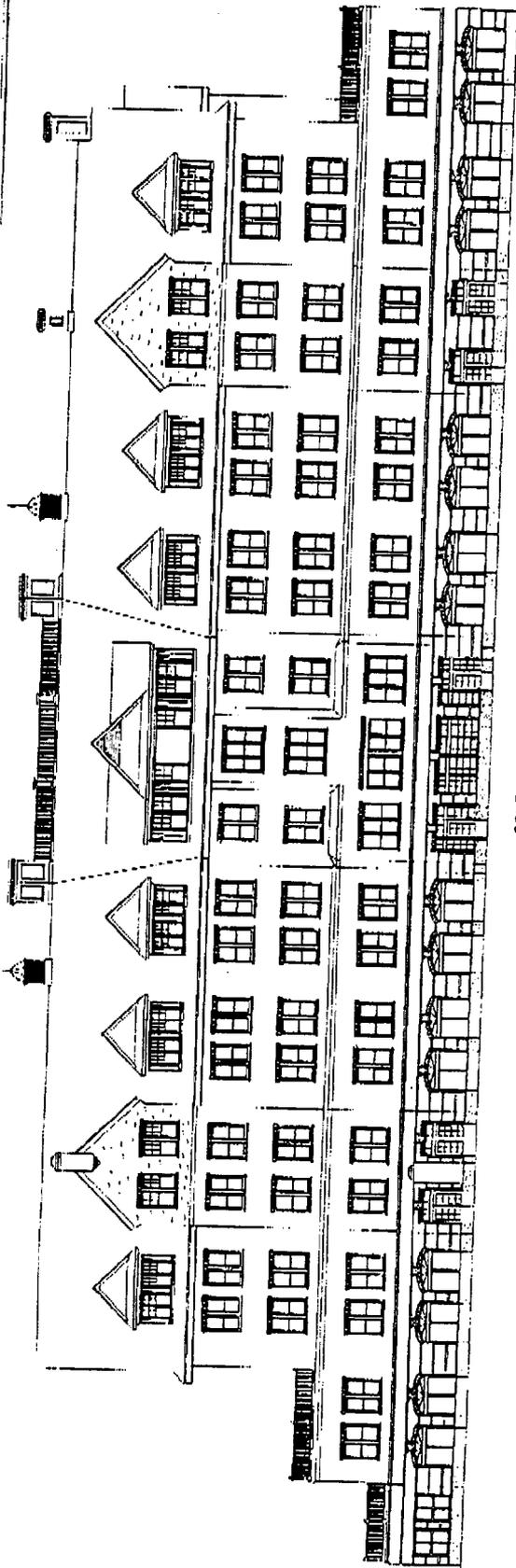
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WEST ELEVATION (SEE NOTE)



EAST ELEVATION (SEE NOTE)



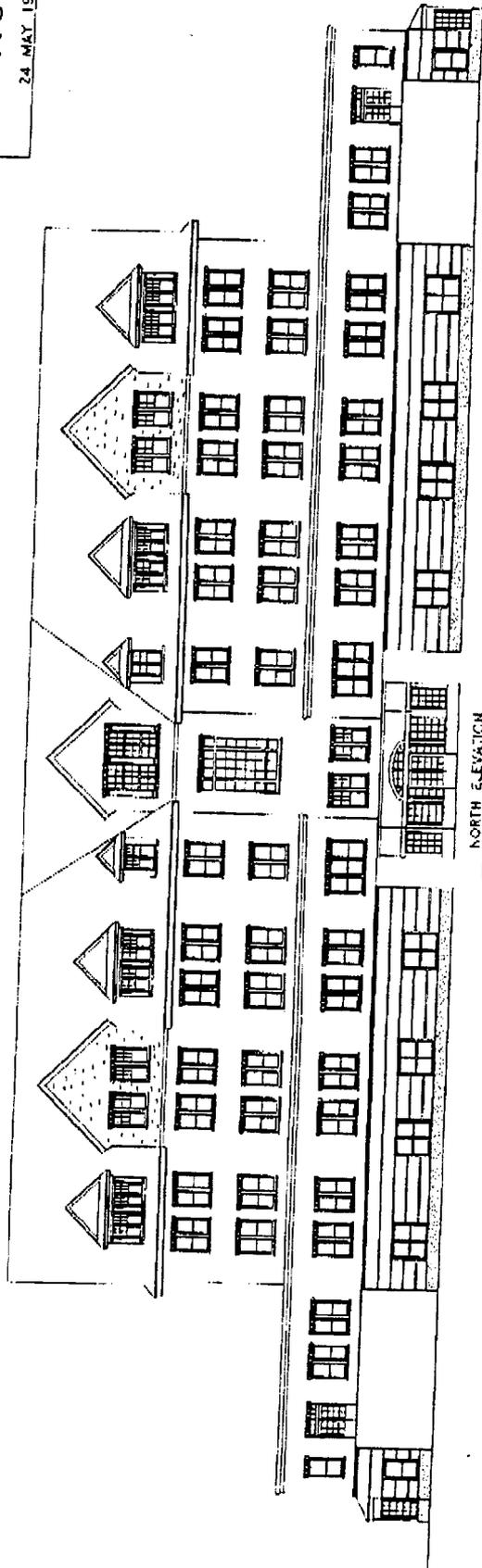
SOUTH ELEVATION

LAURELMEAD
HEALTH CENTER
PROVIDENCE, R.I.

SHEET

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24 MAY 1985



NORTH ELEVATION

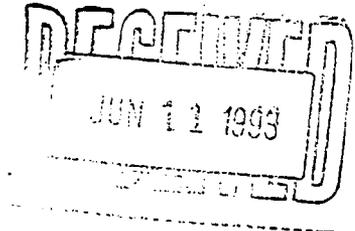
The Architectural Team

50 COMMANDANT'S WAY - CHELSEA, MA. 02150 - 617-809-4402 - (FAX: 617-884-4390)

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
DEPARTMENT OF HEALTH



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Barbara A. DeBuono, M.D., M.P.H.
Director of Health

9 June 1993

James J. Skeffington, Esq.
Laurelmead Nursing Center, Inc.
c/o 2700 Hospital Trust Tower
Providence, Rhode Island 02903

Dear Mr. Skeffington:

Attached is the final Report of the Committee of the Health Services Council on the Application of Laurelmead Nursing Center, LLC to Construct a 100-Bed Nursing Facility in Providence that was amended and adopted by the Health Services Council on 4 June 1993.

The Rhode Island Department of Health accepts the recommendations of the Health Services Council and hereby approves the proposal, adopting the attached report, as amended, including the findings incorporated in Sections IV through VI thereof, as its final decision in accordance with Sections 23-15-6(b)(6) (7) and (8) of the General Laws of Rhode Island, 1956, as amended, subject to the conditions enumerated in Section 17.0 of the Rules and Regulations for Determination of Need for New Health Care Equipment and New Institutional Health Services (R23-15-CON), and those specifically identified in Section VIII of the attached report, as amended.

It is requested that the attached statement of review procedures and appeal rights be reviewed and that the acknowledgment of agreement be signed and promptly returned to this agency signifying acceptance of the state agency decision in accordance with section 17.2 of the aforementioned rules and regulations.

Sincerely,

Barbara A. DeBuono, M.D., M.P.H.
Director of Health

Attachment

Statement of Review Procedures and Appeal Rights

In accordance with the requirements of Section 11.0 of the Rules and Regulations for Determination of Need for New Health Care Equipment and New Institutional Health Services (R23-15-CON), the Rhode Island Department of Health has conducted a certificate of need review on the proposal of Westerly Hospital to renovate and construct clinical space and has afforded the applicant all procedural review rights as provided by federal and state statute and regulations and adopted Health Services Council review procedures. At the conclusion of this review, the Health Services Council has offered its recommendation to the Rhode Island Department of Health on the basis of the specific required findings delineated in Section 16.0 of the Rules and Regulations for New Health Care Equipment and New Institutional Health Services (R23-15-CON).

In accepting the Council's recommendations and issuing this final decision as provided in Sections 23-15-6(b)(6) (7) and (8) of the General Laws of Rhode Island, 1956, as amended, the Rhode Island Department of Health affords the applicant and any person the opportunity for a reconsideration hearing. Requests for reconsideration must be based on the requirements of section 19.0 of the aforementioned regulations and must be submitted to the Rhode Island Department of Health within 30 days of the date of the attached final decision. Furthermore, any adversely affected applicant is offered the opportunity to request a public hearing as provided by Section 20.0 of the aforementioned regulations. A request for a public hearing must be submitted within 30 days of the date of the final decision, or in the case of reconsideration, 30 days from the date of the reconsideration determination.

Further, the Rhode Island Department of Health issues the final decision subject to the conditions enumerated in Section 17.0 of the aforementioned regulations and those specifically identified in Section VIII of the Report of the Health Services Council, as amended.

Acknowledgment of Agreement

Laurelmead Nursing Center, LLC hereby acknowledges that it has been afforded the procedural rights referenced above, accepts the decision of the state agency, and agrees to be bound by the conditions attached thereto.

Signed this ____ day of _____ 1993

Signature

Title

REPORT
OF THE COMMITTEE
OF THE
HEALTH SERVICES COUNCIL
ON THE APPLICATION OF
LAURELMEAD NURSING CENTER, LLC
TO CONSTRUCT A 100-BED NURSING FACILITY
IN PROVIDENCE

Project Review Committee-I

Robert L. Bernstein (Ex-Officio)
Miriam Cunniff
Vincent R. Iacono, MD
Thomas C. Kee
Robert S. L. Kinder, MD
Maureen E. Maigret
Marta V. Martinez
Daniel F. McKinnon (Ex-Officio)
Robert J. Palumbo
Robert J. Quigley, DC
Eugene G. Simone
William B. Zuccarelli

Submitted to the
Health Services Council
4 June 1993

Amended and Adopted by the
Health Services Council
4 June 1993

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I. SYNOPSIS

The Project Review Committee-I of the Health Services Council recommends that the proposal of Laurelmead Nursing Center, LLC to construct a 100-bed nursing facility in Providence be approved.

This request, in accordance with sections 2.2 and 3.19 of the Rules and Regulations for Determination of Need for New Health Care Equipment and New Institutional Health Services (R23-15-CON), required review by the Health Services Council and approval by the Director of Health prior to implementation.

The committee has reviewed this application in accordance with the required review criteria in sections 11.0 and 16.0 of the Rules and Regulations and recommends that this application be determined to be both needed and affordable.

II. PROJECT DESCRIPTION

Laurelmead Nursing Center, LLC, a Rhode Island for-profit limited liability corporation, proposes to construct a 100-bed nursing facility on the campus of Butler Hospital in Providence as part of an overall "life-care" community. In addition to the nursing home, there will be assisted and independent living units on the campus. The applicant is comprised of three members: (1) Blackstone Nursing Center, Inc. which is a Rhode Island Corporation owned in equal parts by Arnold B. Chace, Jr. and James J. Skeffington; (2) The Standish Care Company, which is a publicly-owned Delaware corporation headquartered in Boston, Massachusetts and which develops, markets and operates independent, assisted living and nursing facilities on a national basis; and (3) Rhode Island Hospital, a not-for-profit hospital in Providence. Rhode Island Hospital will be the Medical Director of the nursing facility. The principals of Blackstone Nursing Center, Inc. and The Standish Care Company are involved in the development of the co-located assisted and independent living units. The applicant proposes a total capital cost of \$5,793,992 (\$57,940 per bed). The applicant projects that the first full year (1995) operating expenses will be \$4,323,592. The facility will not participate in the Medical Assistance program. The applicant projects that the payor mix will be as follows: 95.6 percent private pay and 4.4 percent Medicare. The applicant proposes a twenty percent equity contribution.

III. INTRODUCTION

The applicant submitted a request to the Department of Health on 16 February 1993 for expeditious review to construct a 100-bed nursing facility in Providence. On 23 February 1993, the Health Services Council recommended that the request for expeditious review be approved. On 26 February 1993, the state agency notified the applicant that the request for expeditious review was approved. On 19 March 1993, the applicant submitted the instant application. The application was reviewed by staff and, after the applicant satisfied specific deficiencies, the application was subsequently determined acceptable for review. The Office of Health Systems Development notified the applicant and approximately 250 affected persons by direct mail, and members of the public by notification in the Providence Journal, that the application had been accepted in form and that the review would commence on 7 April 1993. The notice also afforded all parties the opportunity to provide written comments by 27 April 1993 and to request a public hearing. There were no requests for a public hearing. One comment was received by The Holiday Retirement Home in opposition to the proposal.

Simultaneously with the notice to affected persons, the Health Services Council was notified of the initiation of review and a project review committee was appointed for initial review and recommendations. This committee reviewed the instant application at meetings held on 13 April

and 11 May 1993 with the applicant in attendance at both meetings. At the 11 May 1993 meeting, the committee voted eleven in favor and none opposed (11-0), with the Chairman not voting, to recommend approval of the proposal as being both needed and affordable.

IV. FINDINGS

In accordance with section 16.0 of the Rules and Regulations for Determination of Need for New Health Care Equipment and New Institutional Health Services (R23-15-CON), the Health Services Council is required to include commentary where applicable on specific elements (16.3(a)-(j)) of a proposal derivable from information provided during the course of the review. Based on its deliberations, the project review committee provides the following commentaries on specific elements of the proposal.

- A. The relationship of the proposal to the Rhode Island Health Plan (in accordance with section 16.3(a) of the CON Rules and Regulations).

The Statewide Health Coordinating Council (SHCC), which, in the past, provided advisories on the consistency of a CON proposal with the Rhode Island Health Plan, is no longer in existence. The committee noted that Plan's formula had provided a guideline to determine the need for additional nursing home bed capacity which recommended that there be no more than 24 available bed-days of nursing home care per elderly person, taking into consideration such factors as lag time between approval and construction of additional capacity, the impact of a bed shortage on chronic care public facilities, regional needs, changes in reimbursement policies and the age-specific use rates of the population subcomponents of the 65 and over at risk population, etc.

As described in the public need section below, in the fall of 1992 the state agency commissioned and completed an update to the original formula contained in the Rhode Island Health Plan. The revised formula contained in the report, titled Rhode Island Nursing Home Bed Need Assessment, indicates that at this time the proposal will satisfy part of an indicated shortage of 113 nursing facility beds in the Metropolitan Health Planning Region by 1996. The committee notes that the proposal requests 100 beds. Thus the committee notes that the proposal is consistent with the Health Plan.

Finding: The committee finds that the proposal is consistent with the Rhode Island Health Plan.

- B. The applicant's demonstration of public need for the specific proposal and scope thereof (16.3(b)).

Major concerns of the committee were: (1) the need for an additional 100 nursing facility beds; (2) the proposed cost per bed of \$57,940 and the potential impact of the implementation of the proposal on the Medical Assistance program. Each of these factors are addressed below.

NEED. During the past year, the state agency and the Health Services Council had taken note of inquiries from affected parties including the Long Term Care Coordinating Council regarding the accuracy of the 1990 nursing home bed need formula. As a result of this input, the Health Services Council on 7 April 1992 unanimously requested that the state agency revisit and reexamine the methodology and formula that had been used to project nursing facility bed need throughout the state of Rhode Island. The Department of Health's Office of Health Systems Planning, entered into a contract with an independent consultant in July of 1992 to undertake this project. The independent consultant produced preliminary findings on 9 September 1992 in the form of a draft report. This reexamination of the bed need formula represented the most comprehensive

analysis of this issue to date and used a trend analysis of the actual bed utilization, by age group (<65, 65-74, 75-84, 85+) and the most recently available population projections. This draft report was disseminated to the community for comment. On 18 September 1992 the independent consultant presented the preliminary findings to the public at an informational meeting held in the Cannon Building. About 50 interested parties attended the meeting and several made oral comments about the draft report; others submitted written comments. Although the nature of the comments received were varied, no documentation was offered at this informational meeting which significantly differed from the independent consultant's findings. However, the state agency did agree to extend the period for accepting additional comments by two weeks. The community was notified that the comment period would expire on 2 October 1992. At the Project Review Committee-I meeting of 22 September 1992 the consultant presented the preliminary findings to the committee and the committee was apprised of all written and oral comments that had been submitted to date. At the Project Review Committee-I meeting of 6 October 1992 the committee was notified that the comment period had expired and the preliminary findings regarding the projected bed need for 1996 had not changed. The report was finalized on 30 November 1992 and disseminated to the community. According to the findings of the report, the total nursing facility bed need for the Metropolitan Planning Region for the target year (1996) is 5,372 beds. There are 4,633 existing beds and 626 additional beds that have been approved but not yet licensed, leaving a projected shortage of 113 beds for 1996. The committee notes that the proposal requests 100 beds.

COST. The applicant proposes a total capital cost of \$5,793,992 which results in a cost/bed of \$57,940. The applicant stated that these costs were necessary for a nursing facility that is part of a life-care center. The committee was concerned about this relatively high cost/bed. The committee was further concerned about the potential consequential impact of this cost on the Medical Assistance program. As submitted, the applicant proposed a ten percent Medicaid patient mix. Given the cost implication to Medicaid, the committee requested that the applicant provide certain assurances that the implementation of the proposal would, under no circumstances, burden the budget of the Medical Assistance program. After further discussion of this matter, it was determined that there appeared to be no way for the applicant to provide such assurances outside of not participating in the Medical Assistance program. The committee accepted this approach as a sufficient means to insulate the Medical Assistance program from the costs associated with this proposal.

With these factors taken into account, the committee finds that the applicant has demonstrated public need for the instant proposal at the time, place and under the circumstances proposed.

Finding: The committee finds that the applicant has adequately demonstrated the need for the proposal at the time, place and circumstances as proposed.

- C. A detailed analysis of elements (capital and operating) of the total project cost including prospective sources of payment for associated operating costs (section 16.3(c)).
- o Capital Costs: The capital cost of this project is \$5,793,992 comprising of: \$5,400,000 for construction and \$393,992 for financing.
 - o Operating Costs: The applicant projects that first full year (1995) operating costs of this proposal would be \$4,323,592.
 - o Sources of Payment: If this project were approved, the applicant estimates the payor mix of patient days as follows: 95.6 percent private pay and 4.4 percent Medicare.

Finding: The committee finds that the proposed capital and the first full year (1995) operating costs for health care services reasonable and necessary.

- D. The incremental cost to the health care system of provision of the additional services and the consequent impact of the proposal upon the overall costs of the institution, upon patient charges, and upon the reimbursement system (section 16.3(d)).
1. The incremental cost to the health care system. The applicant estimates that 1995 facility revenues will be \$4,933,541 in 1995. This figure represents the cost to the health care system in the first full year of operation. The facility will not participate in the Medical Assistance program.
 2. Impact on the overall cost to the institution. According to the applicant, if this project is approved, first full year (1995) operating costs will be \$4,323,592.
 3. Impact on patient charges. If this project is approved, the applicant estimates that the private pay rate will be \$153.00 in the first full year of operation which would be 1995. The facility will not participate in the Medical Assistance program.
 4. Impact on the reimbursement system. The impact on the reimbursement system would be \$4,933,541, which is the amount of revenue expected to be generated by this proposal during the first full year (1995) of operation, if approved. The facility will not participate in the Medical Assistance program.

Finding: The committee finds that the impact of this particular project on reimbursement system costs is reasonable.

- E. The feasibility of the proposal including the mix of financing and the reasons therefor as they relate to the overall financial structure of the applicant and such factors as may impinge upon the feasibility of the proposal (section 16.3(e)).

The applicant proposes to finance the project with \$1,158,798 (20 percent) in owner's equity and \$4,635,194 in a conventional mortgage for 25 years at an interest rate of 10.0 percentage points. The committee notes that the proposed equity contribution is in compliance with the Health Services Council's minimum equity requirement.

Finding: The committee finds that this proposed financing plan is feasible and will meet compliance with the Health Services Council's minimum equity requirement.

- F. The derivable operating efficiencies (i.e., economies of scale or substitution of capital for personnel), which may result in lower total or unit costs (section 16.3(f)).

The applicant did not propose and the committee did not recognize any derivable operating efficiencies associated with the implementation of this proposal.

Finding: The committee finds that approval of this proposal will not result in operating efficiencies.

- G. The efficiency and appropriateness of the use of existing inpatient facilities providing inpatient services similar to those proposed (if applicable) (section 16.3(g)).

The committee notes that the nursing home occupancy rate in the state was approximately 95 percent on 31 December 1990. The committee believes that nursing home industry occupancy rates of 95 percent or higher reflect an efficient use of overall

bed capacity. Concerning the appropriate use of existing nursing home services, the committee notes that there is no evidence that the placement of patients in existing nursing homes are inappropriate.

Finding: The committee finds that existing inpatient services similar to those proposed are efficiently and appropriately utilized.

- H. The efficiency and appropriateness of the proposed new institutional health service (16.3(h)).

The committee believes that the proposed services will be efficiently and appropriately used.

Finding: The committee finds the proposal to be both efficient and appropriate.

- I. The affordability of the proposal (16.3(i)).

The comments presented below are in the outline format provided by the definition of "affordability" in section 3.32 of the aforementioned Rules and Regulations.

a) the relative priority of the proposed new institutional health service or new health care equipment compared to all other new institutional health services or new health care equipment simultaneously under review;

Comment: This proposal is not subject to CONCAP priority setting.

b) consideration of the state's economy;

The following comments are taken from the Executive Summary of the State's FY 1994 Budget.

- Rhode Island's is in a slow economic recovery which is expected to lag the rest of the country.
- RI lost 11.3 percent of its jobs between 1989 and 1992, however, job growth is expected to increase .3 percent in 1993 and 1.6 percent in 1994.
- Medical services will be one of the driving sectors behind job growth.
- Real personal income growth is forecast to average 2.1 percent over the next five years.
- The state's general revenue budget for 1994 (\$1.4 billion) reflects a 1.4 percent decrease over that in 1993.
- Human services FTEs are expected to decrease to 4,826 in 1994 from 4,981 in 1993 and 5,026 in 1992.
- In 1994, basic medical services will be maintained for all Medicaid recipients.
- In 1994, nursing home services will be maintained by implementing cost controls.
- Optional services (e.g., podiatry, non-emergency dental and organ transplants) will be continued for those under 21.
- Medicaid will implement a restructured reimbursement rate to hospitals and comprehensive utilization controls.

Comment: The committee, being knowledgeable of national and state economic reports, remains concerned over the current economic conditions in the state but considers the state's economy to be in a position to afford the proposal.

c) consideration of statements of authorities and/or parties affected by such proposals:

The committee received one letter in opposition to the proposal from an existing nursing facility in Lincoln.

Comment: The committee acknowledged all input in making its finding on the need for this proposal.

d) economic, financial, and/or budgetary constraints of parties affected by such proposals;

The committee notes that the proposed facility will not participate in the Medical Assistance program. The committee was not notified of any such constraints in writing.

Comment: The committee finds that the applicant satisfies this criterion.-

e) in the instance of proposals submitted by health care facilities who by contractual agreement, chapter 27-19 or other statute are required to adhere to an annual schedule of budget determination to which the state is a party,

(i) the proposal's relative priority; and

(ii) consideration of the CONCAP set forth under section 23-15-6(g) which can not be exceeded, but need not be exhausted by the health services council in making recommendations of approval of proposals to which said limit applies; and...

Comment: The proposal is not subject to any such review.

f) other factors deemed relevant by the Health Services Council or the Director

Comment: The committee noted no other relevant factors.

Finding: The committee finds the proposal affordable.

J. The relative priority of the proposal compared to all other proposals under review (section 16.3(j)).

Comment: This proposal is not subject to this criterion.

V. FINDINGS RELATING TO ADDITIONAL INPATIENT SERVICES

In accordance with section 16.4 of the certificate of need regulations, the Health Services Council is required to make findings relating to proposals involving additional inpatient services if it proposes to recommend approval of those services. With respect to the instant proposal, the following findings are made:

A. That superior alternatives to such inpatient services in terms of cost, efficiency and appropriateness do not exist and that the development of such alternatives is not practicable (section 16.4(a)).

The committee believes that there may be alternatives to nursing home care for those patients who have been found by the system to be in need of this modality of care and that these certain modalities of care may forestall the necessity of admitting certain patients to nursing homes. The committee notes, however, that such modalities of care are not proven at this time to be either less costly, more efficient, or more appropriate than the applicant's proposal for meeting the need for long term care in their service

area.

Finding: The committee finds that there are not, at this time, proven superior alternatives to the inpatient services proposed by the applicant.

- B. That in the case of new construction, alternatives to new construction such as modernization or sharing arrangements have been considered and have been implemented to the maximum extent practicable (section 16.4(b)).

In view of the perceived need for additional capacity, the committee believes there is no alternative to acquiring the amount of additional capacity proposed herein except through the construction of a new facility. Sharing arrangements for inpatient nursing home care are not practical.

Finding: The committee finds that the applicant has satisfied this criterion.

- C. That patients will experience serious problems in terms of cost, availability, or accessibility in obtaining inpatient care of the type proposed in the absence of the proposed new services (section 16.4(c)).

The committee believes that a denial of this project will not result in serious cost problems to patients at the present time, but believes that an approval will serve to alleviate perceived current and future availability and accessibility problems in the planning region.

Finding: The committee finds that this proposal satisfactorily addresses the concerns of this criterion.

- D. That, in the case of a proposal for addition of beds for the provision of skilled nursing or intermediate care, the relationship of the addition to the plans of the agencies of the state responsible for providing and financing long term care has been considered (section 16.4(d)).

The committee notes that the facility will not participate in the Medical Assistance program.

Finding: The committee finds that this proposal satisfactorily addresses the concerns of this criterion.

VI. SPECIAL FINDINGS RELATING TO ACCESS

In accordance with section 16.5 of the Rules and Regulations the state agency shall make written findings (taking into account the accessibility of the health care facility as a whole) on the extent to which the proposal will meet the following accessibility criteria:

- A. The extent to which low-income persons, racial and ethnic minorities, women, handicapped persons, and the elderly are likely to have access to this service (Section 16.5(a) of the CON Rules and Regulations).

The applicant projects that approximately 4.4 percent patient days during the first full year of operation will be derived by Medicare patients. The committee notes that the facility will not participate in the Medical Assistance program. According to the applicant, the facility will be open to all races, ethnic groups, women, handicapped persons and the elderly.

Finding: The above named groups are likely to have access to the services proposed with the exception of Medicaid clients.

- B. In the case of a reduction, elimination or relocation of a service, the need that the population presently served has for the service, the extent to which that need will be adequately met by the proposed relocation or by alternative arrangements, and the effect of the reduction, elimination or relocation of the service on the ability of the groups noted in section (A) above to obtain needed health care (section 16.5(d)).

Finding: The committee notes that this criterion is not applicable to the instant proposal.

- C. The performance of the applicant in meeting its obligation, if any, under any applicable Federal regulations requiring provision of uncompensated care, community services or access by minorities and handicapped persons to programs receiving Federal financial assistance, including the existence of any civil rights access complaints against the applicant (section 16.5(d)).

The committee notes that there are no known complaints against Rhode Island Hospital. The proposed facility is not subject to the requirements of the Hill-Burton uncompensated services or community services regulations.

Finding: The committee finds that the applicant satisfies the concerns of this criterion.

- D. The extent to which Title XVIII (Medicare), Title XIX (Medicaid) and medically indigent patients are served by the applicant (section 16.5(e) and also 8.11(d)).

This criterion is addressed in (A), above.

Finding: The committee finds that the applicant satisfies the concerns of this criterion.

- E. The extent to which the applicant offers a range of means by which a person will have access to its services (e.g., outpatient services, admission by house staff, admission by personal physician) (section 16.5(f)).

This facility's proposed admitting procedures conform to all applicable requirements of those agencies responsible for patient placement.

Finding: The committee finds that the range of proposed means of access to the nursing home's services are satisfactory.

- F. The extent to which the applicant grants medical staff privileges to physicians who serve the indigent (section 16.5(g)).

Finding: This criterion is not applicable to nursing home services.

- G. The extent to which the applicant takes action necessary to remove barriers that limit access to the health services of the applicant (e.g., transportation, language, facility design, and financial barriers) (section 16.5(h)).

The facility will provide the means for language interpretation when necessary, patient transportation and is expected to be in compliance with applicable regulations concerning impediments to freedom of movement of handicapped persons. The committee notes that the facility will not participate in the Medical Assistance program.

Finding: The committee finds that the applicant will provide satisfactory access to the proposed facility.

VII. RECOMMENDATION

Based on the preceding findings and review considerations, the committee recommends that the Health Services Council find that the applicant has adequately demonstrated the need for and the affordability of the services proposed and that the Health Services Council recommend to the Director of Health that the proposal be approved subject to the conditions enumerated in Section VIII, below.

VIII. CONDITIONS OF APPROVAL

The committee recommends that approval of the instant application shall be subject to the following conditions:

1. that total project costs not exceed \$5,793,992;
2. that the first full year (1995) operating costs not exceed \$4,333,020;
3. that the total licensed capacity of this facility not exceed 100 nursing facility beds upon the full implementation of this proposal;
4. that the applicant contribute no less than \$1,158,798 or twenty percent of total project costs, whichever is greater, in the form of owner's equity.
5. that approval is conditioned upon the applicant taking every step forthwith or as soon as possible to obtain all necessary approvals and permits, and to do all acts to enable and expedite construction and, further, that the applicant file within six months of final state agency decision a progress report that details costs incurred to date and identifies any outstanding impediments to project implementation and actions that will be taken to overcome these impediments in a timely fashion;
6. that prior to signing a construction contract, the applicant will submit architectural plans and specifications to the Divisions of Facilities Regulation and Food Protection and Sanitation of the Rhode Island Department of Health, and to the Division of Fire Safety, Executive Department, for approval; and
7. that the facility not participate in the Medical Assistance program. and
8. that prior to the implementation of this proposal, the applicant submit confirmation to the state agency that the Department of Business Regulation has approved the specific long-term care insurance policy associated with this proposal.

* adopted by the Health Services Council at its meeting of 4 June 1993



FREEDOM, COMFORT, STYLE, SECURITY & PEACE OF MIND

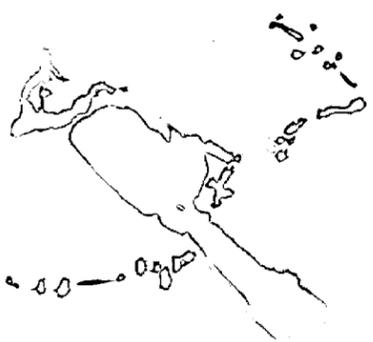
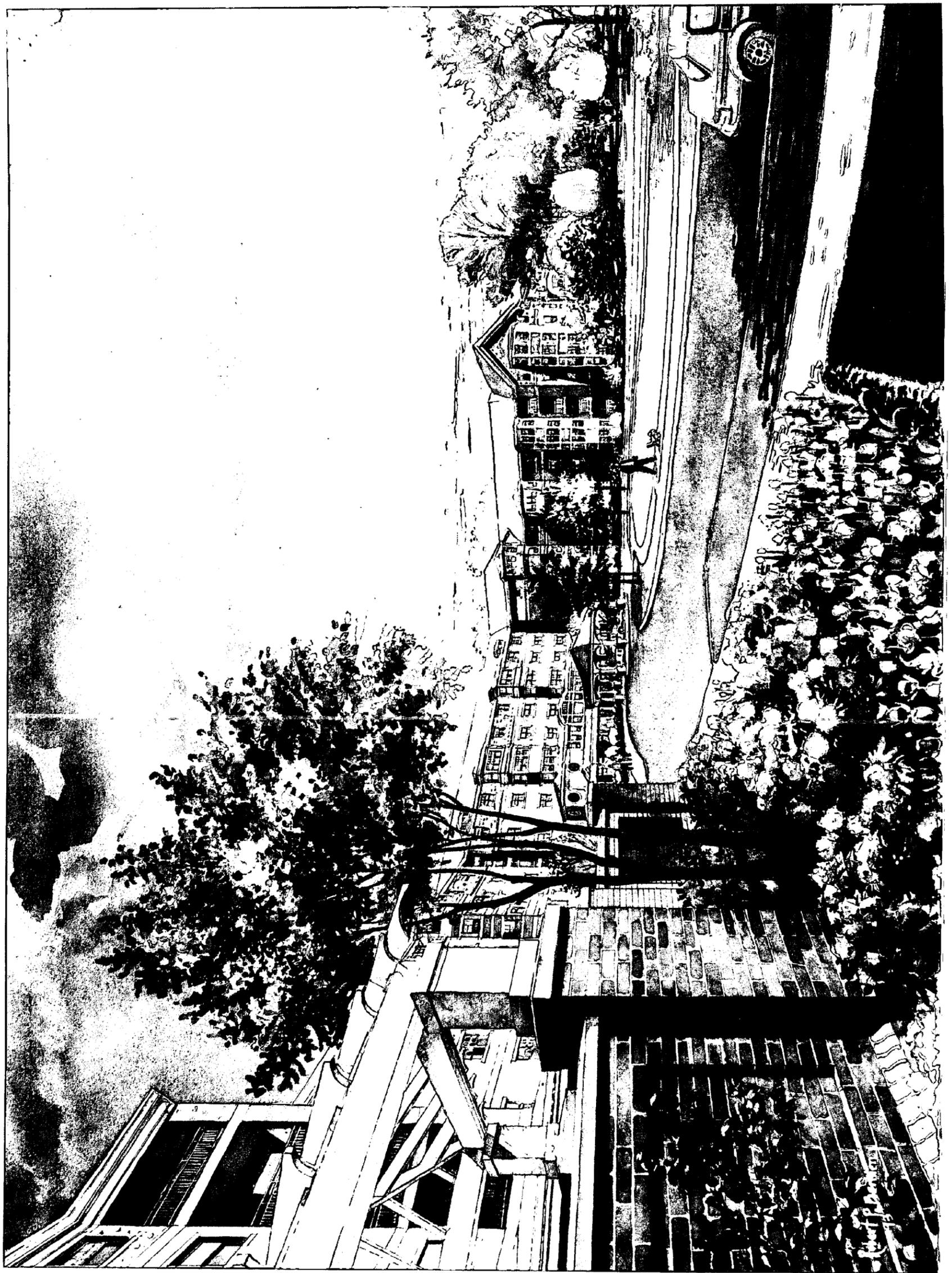
LAURELMEAD



Distinguished Adult Cooperative Living

In
Consideration
of a
New
Home





Dear Interested Friend,

We believe the concept of retirement has changed considerably and today refers to a period of life in which one can live largely as one chooses. ☺ In the design and construction phases of Laurelmead, one of our primary goals was to create a safe and comfortable environment in which any resident could make his or her own choices from the very first day of arrival. ☺

Other individuals are choosing Laurelmead because they seek a vital community. ☺ Many people who no longer want the responsibilities and attendant headaches of owning a home also select Laurelmead. ☺ Those who prefer to go where they want when they want are assured home and personal belongings are safe and secure. ☺ This independence is part of the underlying philosophy at Laurelmead. ☺

If you like to have family visit, children or grandchildren, I can hardly imagine more comfortable surroundings than Laurelmead. ☺ If you should choose to travel, rest assured you can do so without anxiety, knowing that when you return home, all will be intact. ☺

If you are actively engaged in your career, or maintain social, cultural or religious affiliations and responsibilities, you will find Laurelmead an easy location from which to make and keep appointments. ☺

If shopping or visiting the theatre on occasion is your preference, you will discover this an easy pattern to establish at Laurelmead. ☺ Or, if you would simply prefer to gather with friends and acquaintances – be they old or new – in the Laurelmead community this too, is your choice. ☺

Our sales staff is committed to helping you evaluate all your possibilities. ☺ We are dedicated to assisting you in making the best decision and to lending a hand in any way we can toward facilitating your move to Laurelmead. ☺ After you have carefully considered the numerous options available, see if you don't agree that a decision to come here will likely mean an affirmation of life's potential, both now, and in the future. ☺

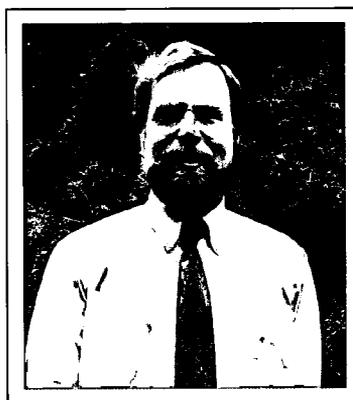
We hope you will give us a call, right now! ☺ We look forward to meeting you and working together toward realizing this goal. ☺

Best regards,



Arnold B. Chace Jr.

MANAGING GENERAL PARTNER



Laurelmead, A Sensible Decision

For one moment, imagine yourself living in a residence, part of a larger community located on twenty-three acres of natural beauty situated along the Seekonk River, whose grounds are so well cared for it would be difficult to describe here. ☺

Imagine your delight at selecting a place to call home, on a site designed back in the 1800s by the preeminent American landscape design firm of Frederick Law Olmsted. ☺ Imagine a site magnificently situated among indigenous trees – pines, maples, oaks, spruce, in which you can ride a bike or walk to your heart's content through woods at once within and yet protected from the din of city life. ☺

Envision a life in which you exercise benefits of cooperative living such as investment and tax advantages. ☺ And as part owner of the community, you are encouraged to participate in community government. ☺

Imagine life at Laurelmead complete with advantages of personal independence. ☺ Among the most important is your freedom from many burdens most homeowners must assume daily; maintenance of house and grounds, repairs to the premises, support of utilities, and an ever-present problem, security – to name but a few. ☺

Instead, you live at Laurelmead each day in confidence your health care and security needs have been well taken care of. ☺ And in addition, each community resident knows he or she has the support of the Laurelmead staff available anytime, when need arises. ☺

You live at Laurelmead with many daily benefits, too. ☺ Some of these include the preparation of tasty and healthful meals, served in either our handsome dining room or in the more informal cafe. ☺ Then, there are weekly housekeeping services, and in winter, snow removal. Laurelmead provides scheduled transportation to local sites of interest and activity, year round. ☺ We invite you to examine these benefits in more detail. ☺

Imagine owning a residence of comfort, safety and style, in either a thoughtfully designed studio configuration, or perhaps in a one-bedroom, two-bedroom or penthouse layout. ☺ Your home has many of the same features you have lived with throughout your life, such as a fully applanced kitchen, a washer/dryer, and an individually controlled heating and air conditioning system. ☺

A variety of other features adds comfort and security to your life at Laurelmead. ☺ For example, each resident has an emergency call system, operational on a 24 hour-a-day basis. ☺ Privacy mixed with easy accessibility are also two important characteristics of Laurelmead life.

In each case, a choice to live at Laurelmead is a decision to realize a dream of your own – to live fully, knowing home, health care and heartfelt personal matters are safe and secure. ☺



Laurelmead: A Vital Community

Vigor is among the secrets to healthy living. ☞ At Laurelmead, you are able to maintain a life full of vigorous activity, entirely of your own choice. ☞

In addition to the splendid grounds on which Laurelmead is situated and the many activities afforded here, Laurelmead is also positioned advantageously on Providence's East Side. ☞ This means you are within five minutes easy ride of the city's financial district, twenty minutes to any number of first-class shopping malls, only a few minutes from Routes 95 and 195. Green Airport is but twenty minutes to the south, while Logan Airport in Boston is an hour to the north. ☞

Shopping locally means a five minute jaunt to Wayland Square, or perhaps to shops on Thayer Street, to mention but a couple of possibilities. ☞ Seaside restaurants and the finest beaches to be found anywhere are a scant forty minutes to an hour in a southerly direction. ☞ In addition to the Laurelmead grounds themselves, there are several local bird sanctuaries where birdwatching has become popular. ☞

Laurelmead is a short distance from cultural, entertainment and religious centers, too. ☞ These include but are not limited to the Veteran's Memorial Auditorium, the Providence Performing Arts Center, the Trinity Repertory Theatre, Brown University, the Rhode Island School of Design and Museum, McCoy Stadium, and many other local sites of choice. Laurelmead provides scheduled transportation on a regular basis. ☞

Laurelmead provides a full slate of activities for all community residents. ☞ You may wish to visit the Health and Wellness Center, or view a recently released movie in the theatre. ☞ Attractive and comfortable game rooms are perfect for bridge, chess, or backgammon. ☞ Books and periodicals can always be found in the library, and solitude in the reading room. ☞ If you simply must have your hair done for Saturday night, or your mustache trimmed for that meeting in Brussels, Birmingham or Boston, you can easily visit the Laurelmead Beauty and Barbor Salon. ☞

If you have a green thumb, or want to cultivate one, you may find your calling in our garden or greenhouse. ☞ If you've been hankering to begin painting or sculpture again after all these years, be certain there is a place for you in the Woodworking Shop or Arts and Crafts Studio. ☞

And if you should wish to visit your local synogogue or church, you may anticipate only a few minutes walk or drive from the Laurelmead community. ☞

At Laurelmead, the vitality in the air is the consequence of residents doing what they want, when they want. ☞ In fact, it is this vitality that characterizes life here.

Peace of Mind: Wellness and a Continuum of Care

Health and well-being are fundamental concepts behind the creation of Laurelmead. ☺ As a resident of Laurelmead's Independent Living Community, you may wish to keep yourself in shape by visiting regularly the Exercise and Wellness Center. ☺ There, you will find a comfortably designed pool in a climate-controlled environment. ☺ There is also an outdoor patio, just right for lolling in spring and summer air. ☺ You may wish to avail yourself of the aerobics or resistance training facilities, among others, or to walk various scenic trails that grace the Laurelmead grounds. ☺ An Exercise and Wellness Director is available to help you structure and maintain a healthy regimen of exercise reflective of your particular requirements. ☺ When guests arrive, whether for vacation or a visit, they will be able to utilize all the Exercise and Wellness Center facilities at Laurelmead. ☺

Adjacent to the Independent Living Community is the Assisted Living Community. ☺ The outstanding feature of the Assisted Living Community is that it provides quality personal assistance in daily life within the context of a residential environment. ☺ Assisted Living Community services include three delicious meals daily served in our striking dining room, daily housekeeping and laundry, and other supportive services such as personalized assistance with bathing, dressing, helpful medication reminders and follow-ups. ☺ Respite suites are available for recuperative stays, when necessary. ☺ These Assisted Living services are designed to support each resident's desire for daily independence. ☺

Completing the continuum of care at Laurelmead is the Health Center. ☺ This provides semi-private and private rooms and is staffed by caring and skilled nurses who are on duty around the clock. ☺

As an optional feature available to all prospective Laurelmead residents, you may purchase long-term care insurance that will help protect you against some of the costs that might someday be incurred should a sudden change in your health occur. ☺ The implementation of this Health Care Insurance Program affords one more outstanding means of support and protection for the Laurelmead resident. ☺

You can see why this unusual combination of distinguished, adult cooperative living, mixed with Laurelmead's unique continuum of care constitutes Laurelmead life at its best, and true peace of mind. ☺

10



Robert Penn
1912





Laurelmead: It's All Quite Simple, Really

Though the prospect of moving to a community residence such as Laurelmead may appear to be somewhat daunting, it is not. ☺ We have a simple suggestion to make: Call your Laurelmead representative. ☺ She will be pleased to meet with you to discuss options available. ☺ She will walk through the program and possibilities with you.

You will find her well-versed in all facets of life at Laurelmead, including health and well-being, benefits, services, amenities, current requirements, and other distinguished advantages comprising this cooperative community. ☺ They are more than adequately prepared to discuss your needs, and to help you arrive at a solid, well-reasoned decision that will be best for you. ☺

Our representative will review in detail residences that are available. ☺ She will help evaluate comparative costs of living, and provide necessary assistance in summarizing and interpreting results. ☺

And if you should ask her difficult questions that may certainly arise, rest assured she will be prepared to answer them in a manner you will find helpful and supportive. ☺ In short, a Laurelmead sales representative will fill in details underlying the general concepts presented in this publication.

At Laurelmead, we believe the best protection you can have against the possibility of unexpectedly adverse circumstances is to review your choices in a timely and thorough fashion. ☺ Such a thoughtful review is also good incentive to plan for a full and vigorous life here, in order to take advantage of all that Laurelmead offers. ☺

After you have reviewed all the information thoroughly, you may agree with us that embodied in Laurelmead is a new and noticeably different standard of distinguished, adult cooperative living. ☺ It is a dignified and beautiful community, one that provides a safe and secure environment for all residents. ☺ And it is a delightful place to call home. ☺

So please, do not hesitate, even another day. Pick up the telephone and call a Laurelmead sales representative, today! It's all quite simple, really. ☺

Laurelmead

355 Blackstone Boulevard

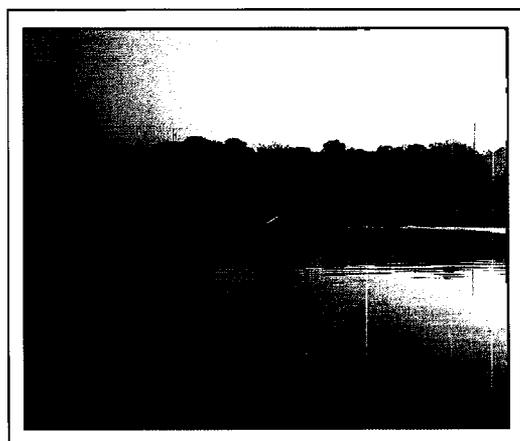
Providence, Rhode Island 02906

Phone 401.273.9550

800.286.9550 (Toll-Free)



DELANEY DESIGN, A DIVISION OF DIRECTION, PROVIDENCE, RI

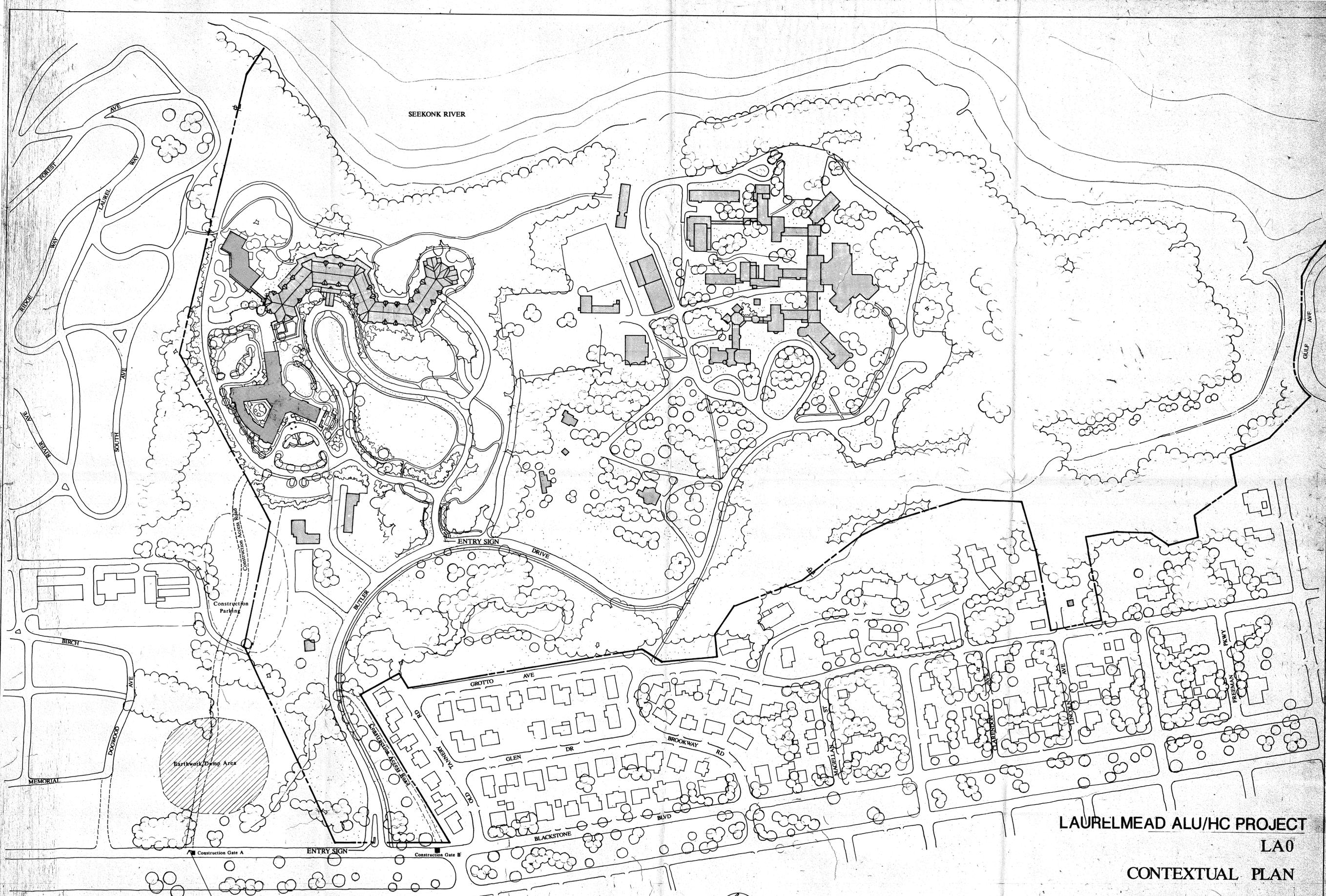




1913
G. S. [unclear]







SEEKONK RIVER

ENTRY SIGN

Construction Parking

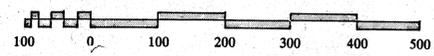
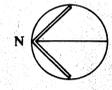
Earthwork/Dump Area

Construction Gate A

ENTRY SIGN

Construction Gate B

DISMANTLE EX. STONE WALL AS REQ'D FOR GATE ACCESS. RESTORE TO ORIGINAL CONDITION AT PROJECT COMPLETION



LAURELMEAD ALU/HC PROJECT

LA0

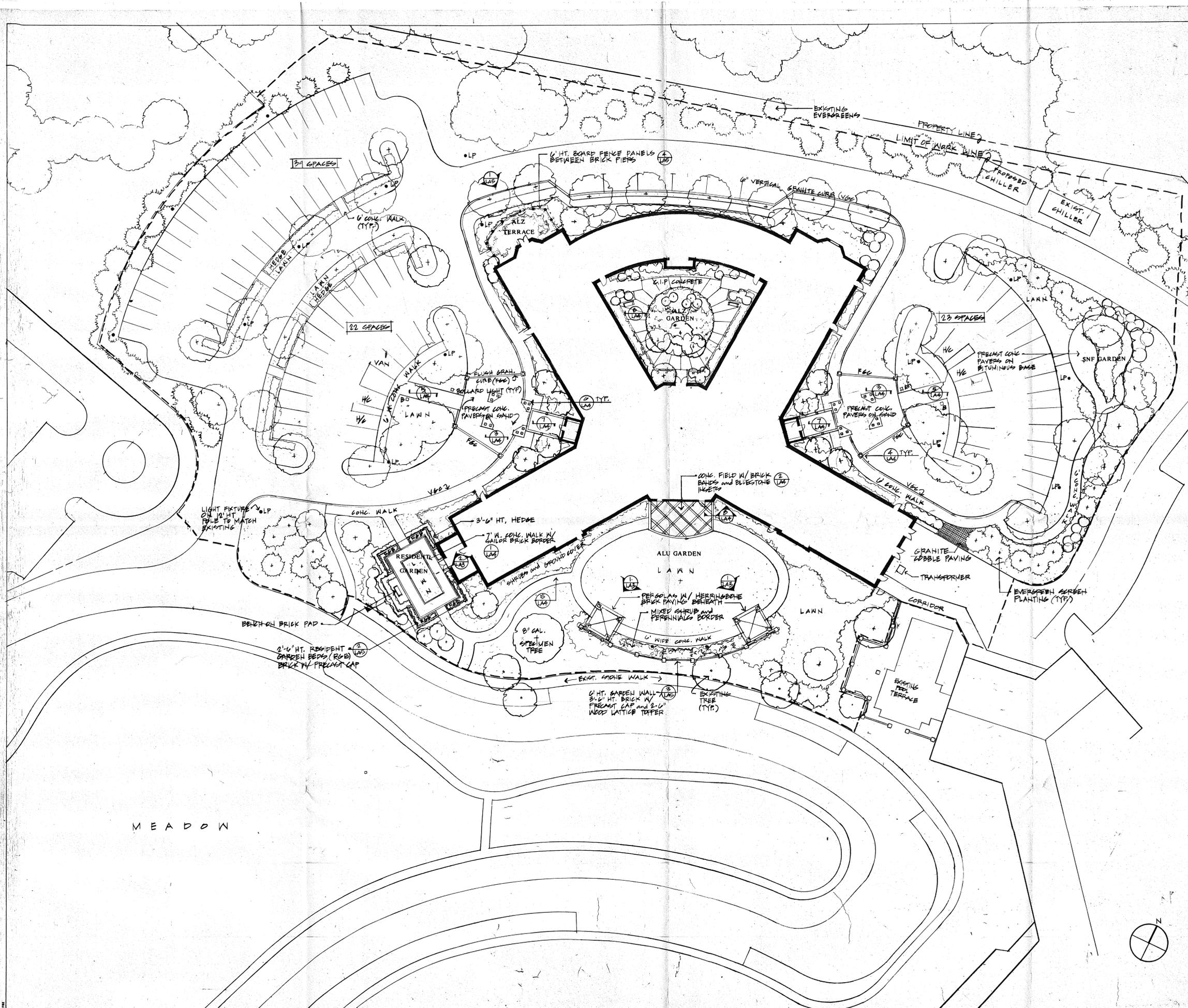
CONTEXTUAL PLAN

BUTLER HOSPITAL

PROVIDENCE, RHODE ISLAND
21 AUG 95 ISSUE

Morgan Wheelock Incorporated
Landscape Architects
334 BOYLSTON STREET
BOSTON, MASSACHUSETTS SK 6

6.16.95



LAURELMEAD
HEALTH CENTER

21 AUG 95 ISSUE

NO.	DATE	DESCRIPTION
1	8/21/95	PARALLEL PARKING

MORGAN WHELOCK INC.
MW
Landscape Architects • 334 Boylston Street, Boston, MA 02116 • USA

TITLE			
DESIGN DEVELOPMENT PLAN			
SCALE	1"=20'-0"	PROJECT NO.	9412
DATE	6.16.95	DRAWN BY	GH/WJ
		CHECKED	EW
		DRAWING NO.	LA1

