



White Paper

Old Recreation Center Site Chosen for New Long Term Care Facility

September 2012

A new LTC facility has been in the planning stages for over five years

ARI (Aging Research Institute) study, 2007

- Looked at senior housing needs (LTC, assisted living) using projected population growth, LTC and assisted living supply and demand for both Campbell County and Northeast Wyoming.
- Determined that current Pioneer Manor property is landlocked with minimal space for expansion—even with inclusion of the bus barn property.
- Determined that physical plant is aging (more than 40 years old) and will continue to deteriorate even with regular maintenance.
- Introduced the household approach to LTC design: smaller numbers of rooms grouped around a central gathering space, private rooms, inclusion of community into LTC facility.
- ARI recommended a new replacement facility.

Lantz Boggio study, 2010

- Architectural firm located in Denver with 30 years of experience in Wyoming, has designed over 140 senior living projects in 26 states.
- Works to design spaces with baby boomers in mind—their expectations are different than previous generation (privacy, activities, opportunities for interaction with others).
- Projects designed to integrate senior living with families, pets, plants and children.
- Developed initial option to build in place (on current Pioneer Manor location) with a phased schedule of construction in place, based on CCMH request.
- Planning horizon is 40 years out, emphasis on the next 10 years.
- Recommend Recreation Center option as most optimal.

Facility visits, 2011-2012

- Board Trustees and Administration made visits to LTC facilities in Montana, South Dakota and Colorado over the past two years to evaluate design, functionality and management models.

Pioneer Manor Resident Satisfaction Survey, 2012

- Low resident satisfaction with the physical plant contributes to the overall satisfaction rate.

Site considerations

- Property needs to be 8-10 acres to accommodate a facility with 150 beds, and sufficient parking spaces to meet code requirements.

What locations were evaluated for the new LTC facility?

- The initial concept called for the facility to be constructed on the current site. However, this would lengthen construction to four-six years, impact parking during construction, add to the total cost of construction, and require a reduction in facility census by 35-60 beds during construction.
- The Stocktrail School site is not available. Several discussions were held with Campbell County School District Trustees and Administration regarding sales or trades for this property. Their decision has never wavered on their need to retain the property for School District purposes.
- The CCSD Administration building and bus barn will eventually move from its current location; however, this is not anticipated for a minimum of four years, so any discussion of acquisition of the property is premature.

- A purchase offer (considerably above the appraised value of the property) was presented to the owner of Crazy Woman Campground in late 2011 and rejected by the seller. Seller countered with an offer far in excess of CCMH offer, which was already over the appraised value.
- Several other locations, north and south of the current facility, were also evaluated and considered too far away from community amenities.
- The Recreation Center site, while not perfect, meets many of the criteria for a long term care facility, making it the best choice.

What makes the Recreation Center site the best choice?

- Adequate size property of 8.87 acres.
- Proximity to the cemetery, a large open area with attractive trees and greenery.
- Proximity to Lasting Legacy Park, which would allow residents can observe and/or interact with people of many different ages. Outdoor walking spaces are a very desired amenity for a long term care facility.
- Placing the facility in a familiar community location can promote better awareness and function for residents with Alzheimer's and/or dementia.
- A central location increases the frequency of family visits, which benefits the residents and family members.
- The opportunity to have many different ages close together is an important concept for long term care. The design could incorporate meeting and common spaces that could be used by the community at large for meetings or gatherings, due to the central location.
- The proposed location has easy access to businesses like restaurants and grocery stores. Family members and employees would likely patronize these businesses.
- Studies have shown that locating many different types of activities in a central location (like nursing homes, parks, schools, businesses and residential property) can increase commerce and activity in the area.

Objections to the Rec Center site

- Heavy traffic on South Douglas Highway
 1. *According to data provided by the City of Gillette Planning Office, traffic on Highway 59 (South Douglas Highway) and 12th Street, northbound and southbound, has not changed substantially from 2009 to 2012, increasing only .8%.*
 2. *The access road also diffuses the traffic and acts as a barrier from South Douglas Highway.*
- Proximity to the cemetery
 1. *This could be upsetting to some residents.*
- Proximity to Lasting Legacy Park
 1. *There a currently 14 veterans that are residents at Pioneer Manor and could enjoy the Veteran's memorial at Lasting Legacy Park.*
- Proximity to I-90
 1. *Trees, homes and buildings diffuse the noise from I-90.*
 2. *A site near the current LTC facility would have even more potential for noise from I-90.*
- Distance for EMS service in an emergency
 1. *EMS responds to all 911 requests by taking the most efficient route; wherever they are dispatched within Gillette and Campbell County.*
 2. *EMS transports from the LTC facility to the hospital are for both emergent and non-emergent responses. Emergent trips include, falls, difficulty breathing, chest pain, etc.*

3. *Some transports are not medically necessary, but are done because the resident has no other way to get back to the LTC facility after hours, when public transportation is not available. EMS completed over 180 round trips annually between the hospital and the LTC facility.*
 4. *A significant number of LTC residents have DNR (Do Not Resuscitate) orders, choosing not to use heroic life-saving measures in a cardiac or respiratory arrest*
 5. *Primrose Retirement Communities, Bee Hive Homes of Gillette/Elder Care and other assisted living facilities are a similar distance from the hospital. EMS responded to those facilities four-five times in August 2012.*
 6. *Locating a LTC facility close to a hospital is not the norm in most areas.*
- A facility close to South Douglas Highway would have security issues
 1. *There will always be potential security risks in any LTC facility. It is the residents' home, so security, while important, should not unduly compromise quality of life. The design of the new facility will take site security into consideration.*

What is the impact of the Senior/Medical Neighborhood planning study that will begin soon?

CCMH supports the study and contributed \$10,000 toward funding it. The study will look at the role the various land uses play as it relates to traffic, employment and livability. Representatives from CCMH will be involved in the study on a committee with other stakeholders as it moves forward. The study will not be completed until April 2013. Delaying a decision about location for the LTC facility will also delay construction. The study may support the need for a future LTC in the neighborhood. Communities close to the size of Gillette, such as Sheridan and Casper, all have more than one LTC facility.

This document is a publication of Campbell County Memorial Hospital. All questions or comments regarding this document should be directed to:

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