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Federal Way, WA 98001  
Phone: (253) 733-5298  
DaVita.com



**RECEIVED**

*By Randall Huyck at 3:27 pm, May 13, 2024*

May 7, 2024

Via Email: FSLCON@DOH.WA.gov

Washington State Department of Health  
Certificate of Need Program  
Attn: Eric Hernandez  
PO Box 47852  
Olympia, WA 98504-7852

Dear Mr. Hernandez,

Pursuant to WAC 246-310-050 and WAC 246-310-830, "Kidney disease treatment facilities—Relocation of facilities", DaVita submits this request for a determination of non-reviewability ("DOR") regarding the full relocation of all CN-approved in-center stations (twenty-six (26) plus one (1) isolation room station) and the two (2) home training rooms from the DaVita Lakewood facility to another site within the Pierce 5 Planning Area.

A check for the review fee of \$1,925 has been sent separately.

Thank you for the opportunity to continue to serve dialysis patients in Pierce County.

If you have questions, please feel free to contact me at (253) 733-5298 or [susie.litts@davita.com](mailto:susie.litts@davita.com).

Sincerely,

A handwritten signature in black ink that reads "Susie Litts".

Susie Litts  
Director – Special Projects | North Star Division



**DAVITA LAKEWOOD  
DETERMINATION OF NON-REVIEWABILITY RELOCATION REQUEST**

DaVita requests the ability to relocate its DaVita Lakewood facility without additional Certificate of Need review. Under WAC 246-310-830(4), relocating an existing kidney dialysis facility in its entirety to a different location in the same Planning Area does not constitute establishment of a new healthcare facility and as such should be considered exempt from Certificate of Need review.

**Facility Address**

The address of the existing DaVita Lakewood facility is:

5919 Lakewood Towne Center Boulevard SW #A  
Lakewood, WA 98499

The address of the new DaVita facility in the Pierce 5 Planning area will be:

6111 Lakewood Towne Center Blvd SW, Suite F-1  
Lakewood, WA 98499

In order to facilitate the processing of this non-reviewability request, DaVita provides below the five conditions laid out in the Washington Administrative Code (WAC) that determine whether a new health care facility is considered to be established when an existing facility relocates all of its stations within the same planning area:

**WAC 246-310-830(4)(a) – the existing kidney dialysis facility must cease operations once the facility is relocated:**

*(4) When an entire existing kidney dialysis facility proposes to relocate all of its stations within the same planning area, a new health care facility is not considered to be established under WAC 246-310-020(1)(a) if:*

*(a) The existing kidney dialysis facility ceases operation after the relocation.*

DaVita confirms that the existing DaVita Lakewood facility will cease operation upon the relocation.

**WAC 246-310-830(4)(b) – no new stations may be added once the facility is relocated:**

*(b) No new stations are added to the replacement kidney dialysis facility. The maximum treatment floor area square footage as defined in WAC 246-310-800(11)(a) is limited to the number of certificate of need stations that were approved at the existing facility*

DaVita confirms that no new stations will be added to the replacement facility as a result of the relocation requested in this determination. DaVita also confirms that the treatment floor area square footage meets the guidance under WAC 246-310-800(11)(a).

Appendix 1 provides the floor plan and square footage tables for the replacement Lakewood facility as further evidence of this condition being met.

**WAC 246-310-830(4)(c) – there will be no break in service once the facility is relocated:**

*(c) There is no break in service between the closure of the existing kidney dialysis facility and the operation of the replacement facility*

DaVita confirms that there will be no break in service between the closure of the existing Lakewood facility and the replacement facility becoming operational in Q2 2025.

**WAC 246-310-830(4)(d) – the existing facility has treated patients for 5 years:**

*(d) The existing facility has been in operation for at least five years at its present location*

The DaVita Lakewood facility has been in operation at the present location for more than 5 years, operating since 1997.

**WAC 246-310-830(4)(e) - the existing facility has not changed ownership in five years:**

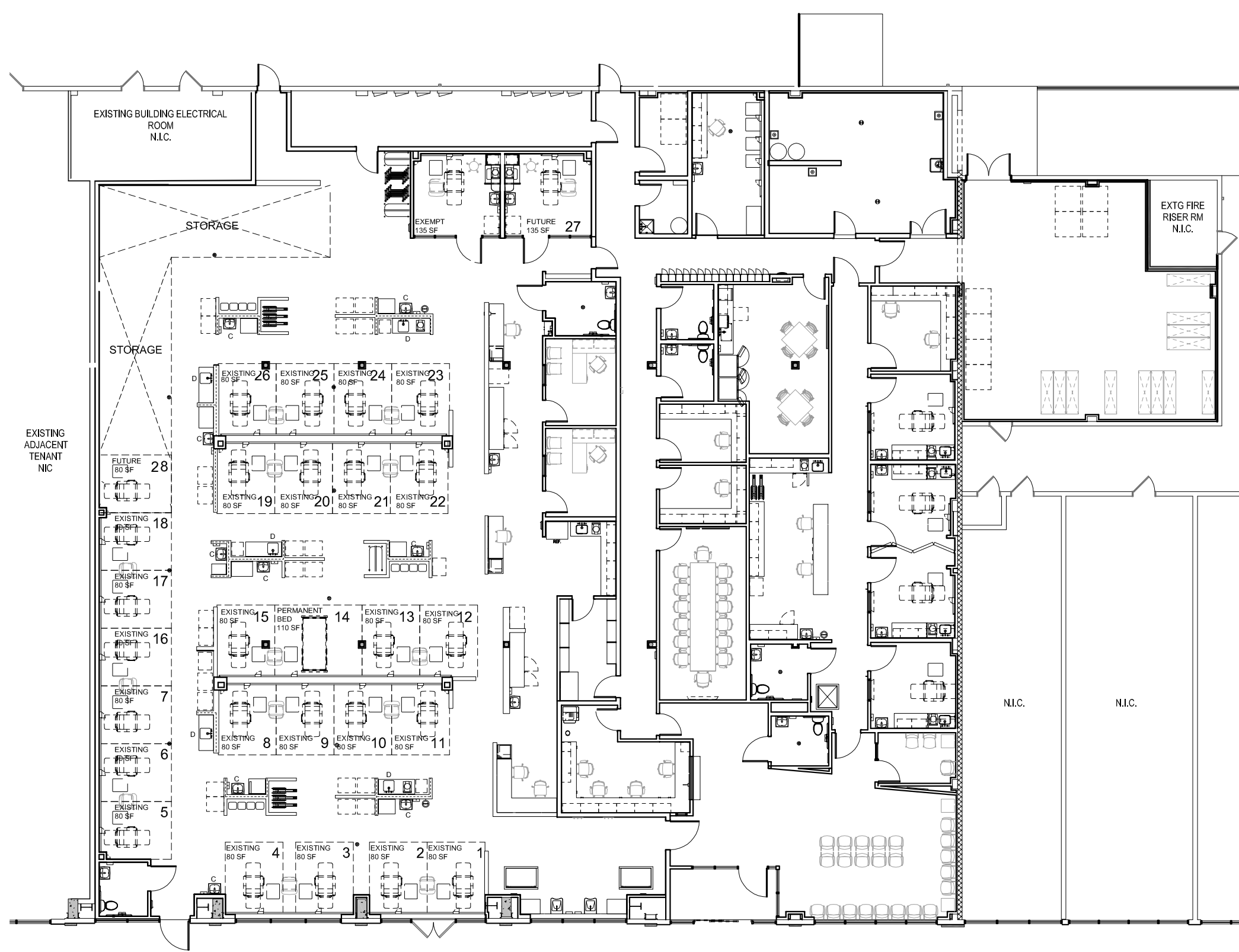
*(e) The existing kidney dialysis facility has not been purchased, sold or leased within the past five years.*

DaVita Inc, has been the sole owner of the Lakewood facility for the past five years. No change is expected through the date of relocation.

Given that the proposed relocation within Pierce 5 would be the relocation of all of the facility's stations within the same planning area, and also meets each of the five conditions, (a) through (e), as outlined in WAC 246-310-830, DaVita requests confirmation of non-reviewability and approval to proceed under its proposed time frame.

**Appendix 1**  
**Square Footage Table and Single Line Drawing**

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**PROPOSED FLOOR PLAN**



PROTOTYPE:	<b>HOPE</b>
DEVELOPMENT:	<b>TI</b>
GROSS AREA:	<b>14,459</b>
PRELIMINARY FLOORING MATERIALS TAKE-OFFS	
RESINOUS SHEET VINYL	
LUXURY VINYL TILE	
CARPET TILE	

ARCHITECT	
APPROVALS	
D.O.C.:	
D.M.:	
P.M.:	
R.O.D.:	
BIOMED:	
C.S.S.:	
S.O.S./S.A.I.L.:	
+ F.A.:	
+ PD-HHD P.M.:	
+ = IF APPLICABLE	

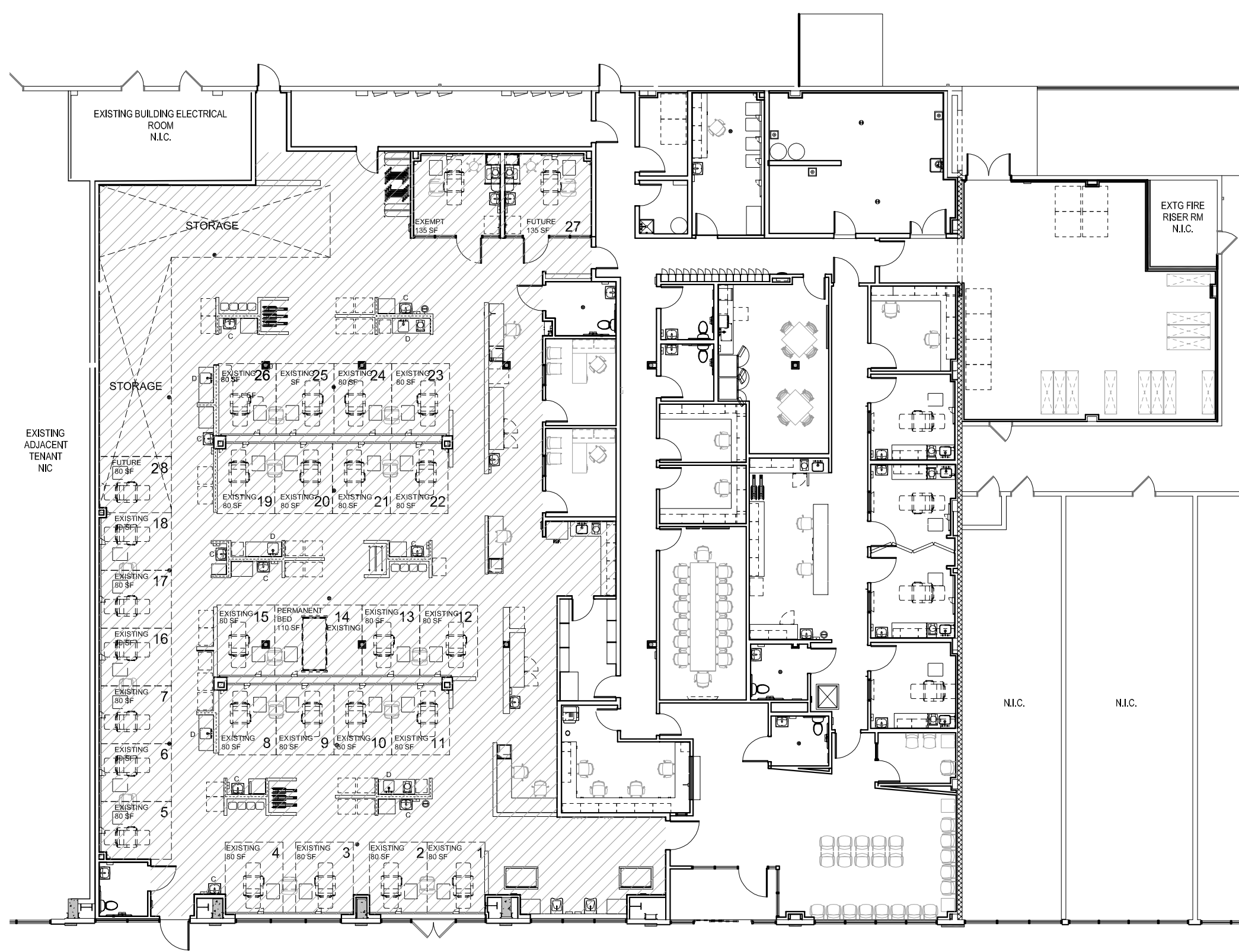
OWNER	
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ISSUANCE	

**PFP-1.1**  
 SHEET No.

**DaVita**  
 DaVita Healthcare Partners, Inc. 2000  
 16th St, Denver, CO 80202

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**LEGEND**

TREATMENT AREA

PROTOTYPE: **HOPE**  
 DEVELOPMENT: **TI**  
 GROSS AREA: **14,459**

PRELIMINARY FLOORING  
 MATERIALS TAKE-OFFS

RESINOUS  
 SHEET VINYL  
 LUXURY VINYL TILE  
 CARPET TILE



**SHADED FLOOR PLAN**

ARCHITECT APPROVALS

D.O.C.:	
D.M.:	
P.M.:	
R.O.D.:	
BIOMED:	
C.S.S.:	
S.O.S./S.A.I.L.:	
+ F.A.:	
+ PD-HHD P.M.:	

\* = IF APPLICABLE

OWNER

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ISSUANCE

**PPF-1.2**  
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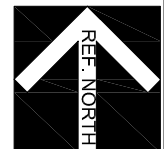
*DaVita*  
 DaVita Healthcare Partners, Inc. 2000  
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SQUARE FOOTAGE ALLOCATION	
Category	Area (S.F.)
<b>Treatment Floor Area</b>	
Chronic Dialysis Stations	2,000
Isolation Station	270
Permanent Bed Station	110
Nurse Station / Med Prep Area	605
Patient Prep	310
Circulation	2,620
Lab Prep	100
Storage	785
<b>Treatment Floor Area Total</b>	<b>6,800</b>
<b>Non-Treatment Floor Area</b>	
Water Room / Lab Prep	500
Re-Use	0
Bio-Med	200
Staff Toilet / Lounge	430
Janitorial / Electrical	410
Business Office / Medical Records	350
Reception	820
Conference Room / Huddle	385
Home Training, PD & HHD Nurses	1,160
Patient Toilets	110
Storage / Med Waste / Wheelchair	1,428
Staff Offices	615
Circulation	1251
Clean Supplies / Kidney Care Training	
<b>Non-Treatment Floor Area Total</b>	<b>7,659</b>
<b>Total Area</b>	<b>14,459</b>

MAXIMUM TREATMENT FLOOR AREA SQUARE FOOTAGE			
Category	S.F.	No. of Stations	Total S.F.
(a) General use in-center station and each nonisolation station	150	25	3,750
(b) Each isolation station and each permanent bed station	200	1 ISO 1 PB	400
(c) Future expansion of two in-center treatment stations; and	150	2	300
(d) Other treatment floor space is 75% of the sum of (a), (b), and (c)			<u>3,337</u>
<b>Maximum Treatment Floor Area Square Footage</b>			<b>7,787</b>



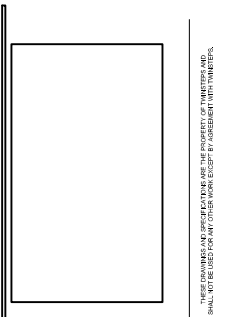
PROTOTYPE: **HOPE**  
 DEVELOPMENT: **TI**  
 GROSS AREA: **14,459**

PRELIMINARY FLOORING  
 MATERIALS TAKE-OFFS

RESINOUS  
 SHEET VINYL  
 LUXURY VINYL TILE  
 CARPET TILE

OWNER
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ISSUANCE  
**PFP-1.3**  
 SHEET No.



ARCHITECT  
 APPROVALS  
 D.O.C.:  
 D.M.:  
 P.M.:  
 R.O.D.:  
 BIOMED:  
 C.S.S.:  
 S.O.S./S.A.I.L.:  
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