

SENIOR LIVING WITH A HEART
NORTHAVEN

**NORTHAVEN SENIOR HOUSING
WITH SERVICES**



Our Mission:

Northaven provides not-for-profit affordable housing, compassionate care and community services to improve quality of life for older adults.

- **WHAT WE DO:**
- While Northaven welcomes all older adults 62 years and older, we have a unique commitment to those with low and moderate incomes. Many of our independent living residents qualify for Section 8 housing, and many of our assisted living residents qualify for Medicaid.

HISTORY:

In 1968 a group of families from Olympic View Community Church of the Brethren mortgaged their homes to secure the loan to build Northaven. They envisioned a place where older adults, many who had few financial resources, could live with dignity in a welcoming, inclusive community.

Their dream was realized in 1972, when Northaven opened with 198 units of housing.

SENIOR LIVING WITH A HEART NORTHAVEN

In 1992 Northaven Inc. secured financing through the Washington Housing Trust Fund and a local bank to build an Assisted building of 40 apartments.

Our Assisted Living program serves 65% Medicaid and 35% Private Pay. Northaven Foundation subsidizes \$160,000 per year of the operating budget. We staff with RNs and Certified Nursing Assistants to provide a higher level of acuity for our residents.



- Forty-four years later we continue to provide some of the highest quality care and support you can find anywhere. We are a community of people with rich life experiences, and a warm and caring place where you are immediately at home.



HOUSING WITH SERVICES

WELLNESS PROGRAM

- ❖ **WELLNESS CLINIC - 2X WEEKLY STAFFED BY RN's**
- ❖ **ELDERPLACE CLINIC-ON SITE - 1X WEEKLY**
- ❖ **EXTENSIVE EXERCISE PROGRAM**
- ❖ **LOW-VISION & DIABETES SUPPORT GROUPS**

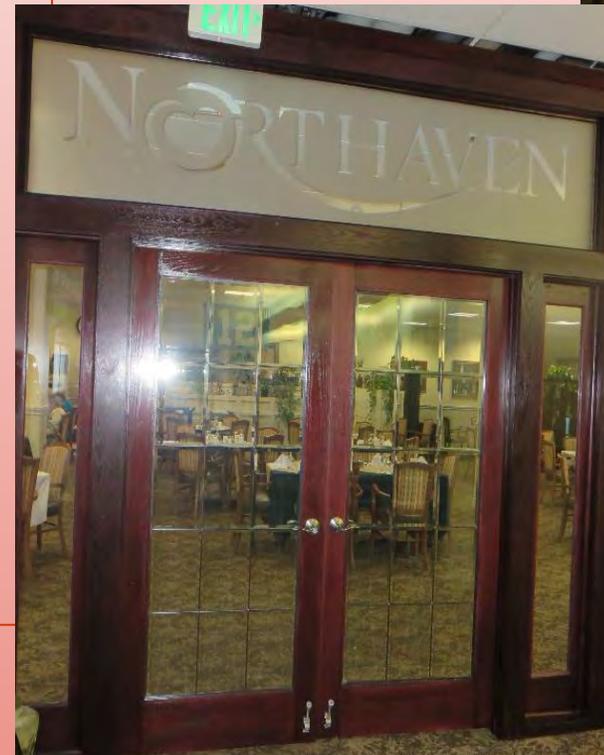
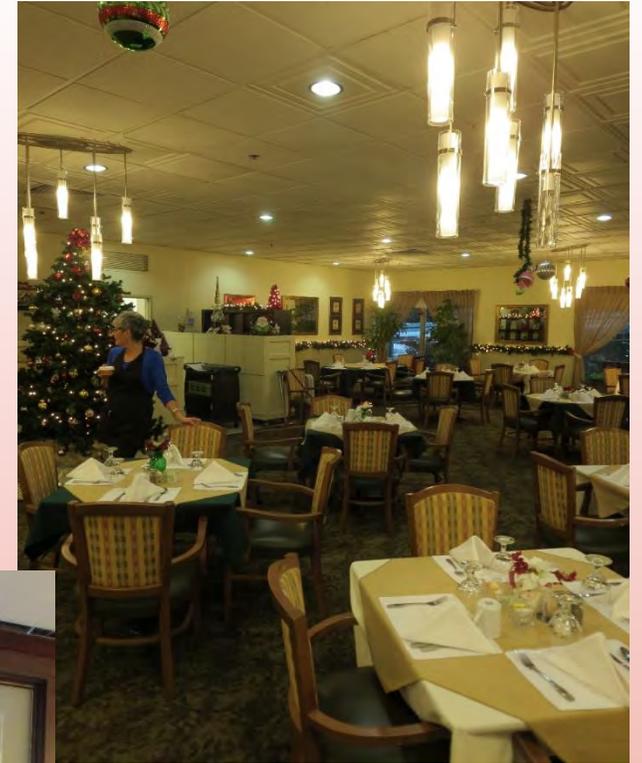
- ❖ **EDUCATIONAL WELLNESS SEMINARS WITH COMMUNITY EDUCATORS**
(PHYSICAL THERAPY, PAIN MANAGEMENT, DEPRESSION-
ACUPUNCTURE-CHIROPRACTOR-MASSAGE-FOOT CARE-AUDIOLOGIST)
- ❖ **ANNUAL WELLNESS FAIR-OVER 35 VENDORS PARTICIPATING**
- ❖ **QUARTERLY DENTAL VAN**

MEDICAL TEAMS INTERNATIONAL-DENTAL VAN



MEAL SERVICE

- ❖ **MANDATORY MEAL SERVICE**
 - ❖ **DINNER ONLY MONDAY - FRIDAY**
 - ❖ **\$155 per month**
- ❖ **DINING ROOM HOURS**
 - ❖ **MONDAY-FRIDAY 7:30 AM- 7:00 PM**
 - ❖ **WEEKENDS 11AM- 1:30 PM**
- ❖ **TEMPORARY TRAY SERVICE WHEN ILL**
- ❖ **TEMPORARY MEAL DELIVERY WHEN RETURNING HOSPITAL STAY**
- ❖ **TAKE OUT DAILY-OPTIONAL (ALL MEALS)**
- ❖ **GLUTEN FREE- DAIRY FREE**
- ❖ **SUGAR FREE**
- ❖ **5-6 ENTREES DAILY**





ADDITIONAL SERVICES

TRANSPORTATION

MEDICAL VAN-MONDAY-FRIDAY

WEEKLY BUS OUTINGS

GROCERY/ SHOPPING TRIPS WEEKLY

MOBILE-DENTAL VAN - MAMMOGRAPHY - PUBLIC LIBRARY VAN

2 RESIDENT SERVICES COORDINATORS – job share 40 hours per week

RESIDENT COMPUTER CENTER-with free on-going instructional classes

HOUSEKEEPING SERVICES- 1 hour free of housekeeping w/laundry per month-

PACE CLINIC FOR RESIDENTS-WEEKLY







“The important things in life are love, understanding, and education.”

Gloria Hunter

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**GOAL: KEEP RESIDENTS ENGAGED, INVOLVED IN THE
COMMUNITY & HEALTHY**

LIFE ENRICHMENT ACTIVITIES



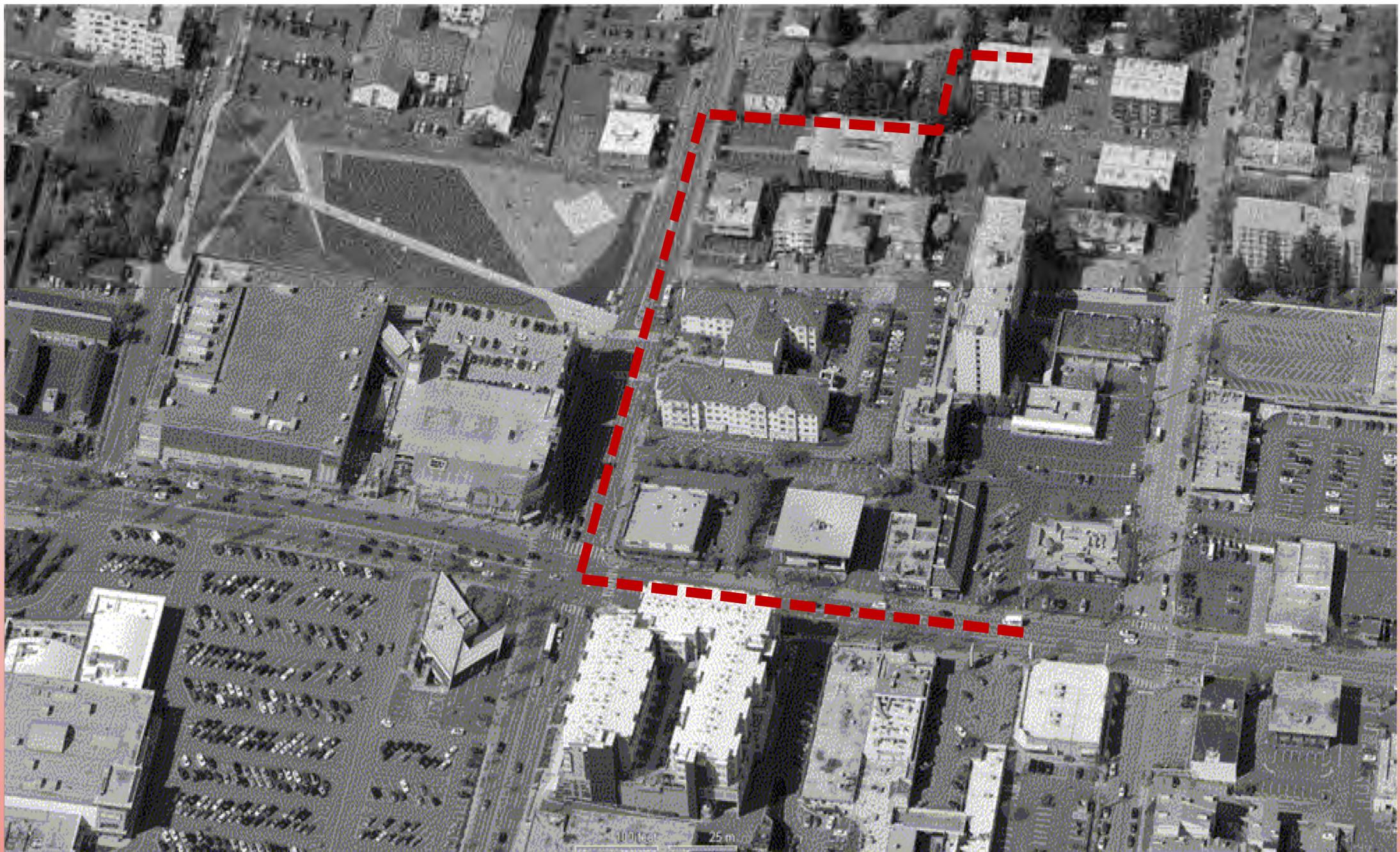
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NORTHAVEN

URBAN
VILLAGE
CONCEPT

VIA

2013

- IMPACT CAPITAL- WE RECEIVED A PRE-DEVELOPMENT LOAN TO BEGIN OUR JOURNEY
- PURCHASED ADJACENT PROPERTY
- BEGAN TO EXPLORE AND RESEARCH OUR OPTIONS FOR EXPANDING OUR COMMUNITY TO BE INCLUSIVE OF SURROUNDING COMMUNITY



2012

Began Partnership
with VIA ARCHITECTS

FOCUS: Building
community

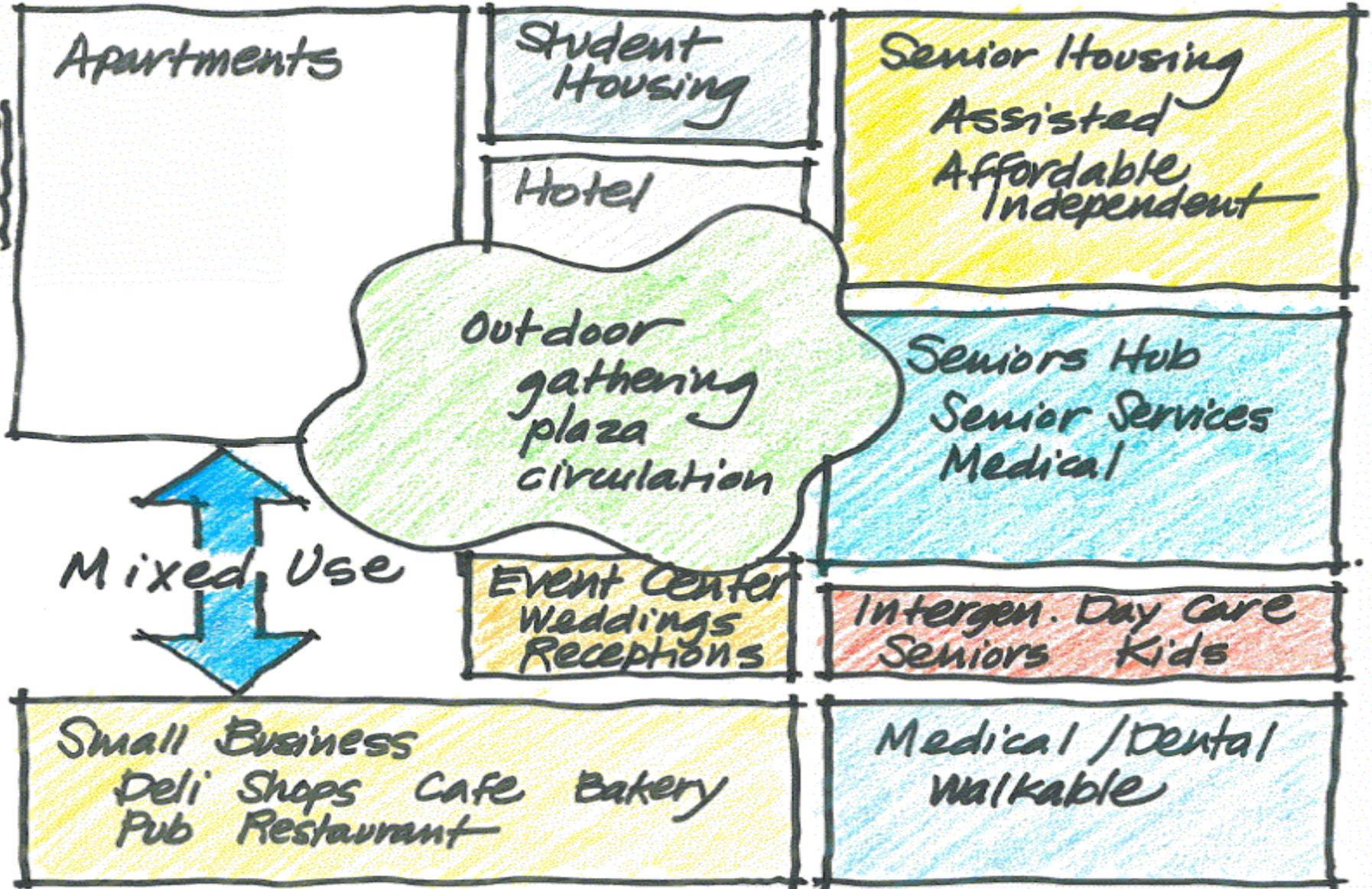
Entered into a series of
charrettes with
surrounding community
members.

Common Themes:

- ☐ Community Space
- ☐ Small business · opposite of the "BIG BOX"...
retail, restaurant,
services
- ☐ Parking – incremental strategy
- ☐ Height Limit and Opportunities
- ☐ Hub for senior services
medical, dental, health
- ☐ Shared multi-use w/residential/
greater priority than office use
- ☐ City is open to reviewing/changing
existing zoning.

Internal Context

Uses:



■ Recent Planning History

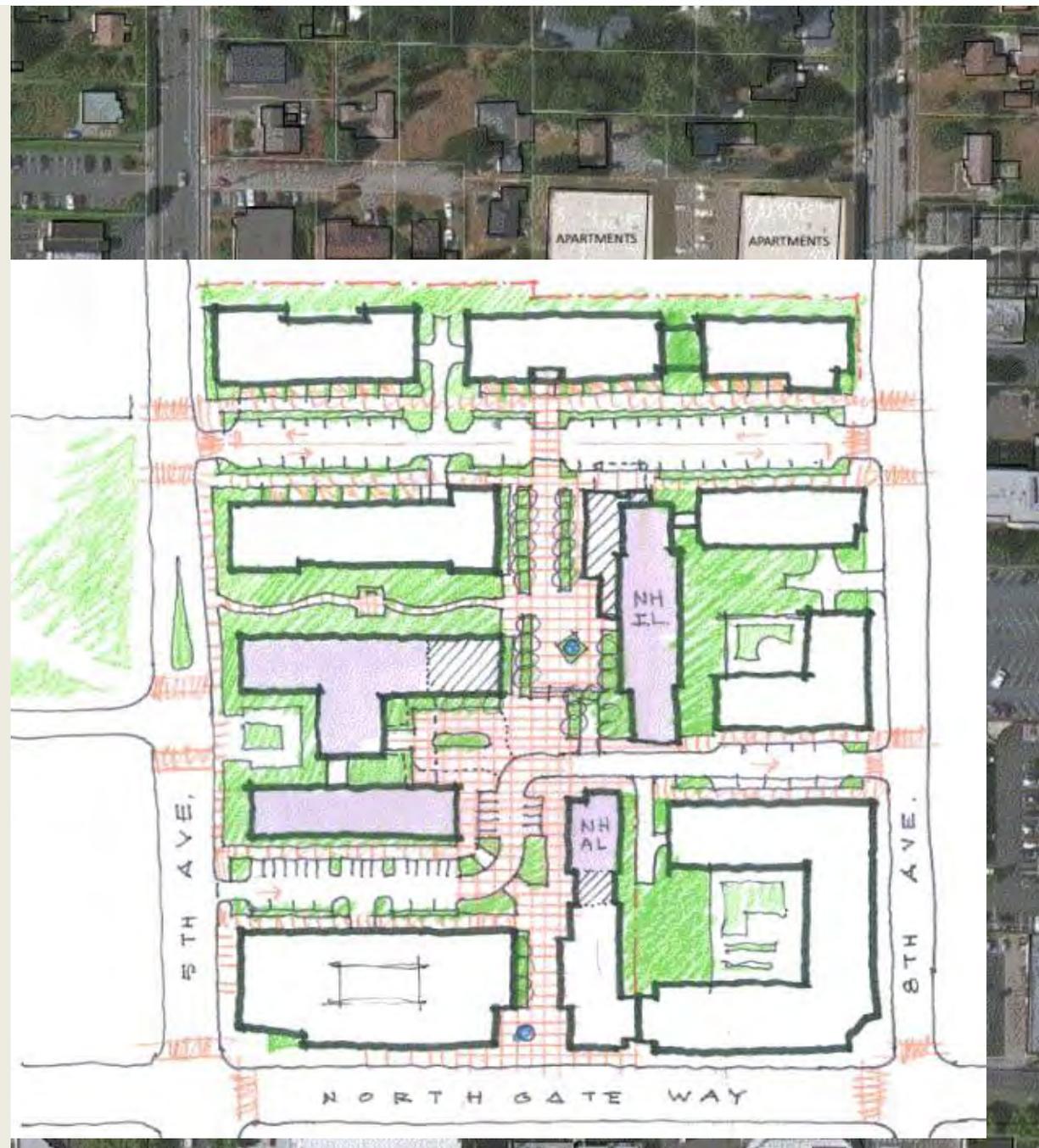
- Northgate Area Comprehensive Plan, zoning 1993
- Neighborhood planning workshops 2000
- Open Space & Pedestrian Connections Draft Plan 2004
- Stakeholders Group 2004-2009
- 5th Ave NE Streetscape Design Plan 2005
- Thornton Creek Water Quality Channel design 2005-2007
- CTIP transportation investment plan 2006
- Northgate Way Corridor Rezone EIS 2009
- Design Guidelines update 2010
- Northgate TOD – Urban Design Framework 2012 - 2013



Scheme 3B

Entire Block Re-develops

- New 112th internal street
- Pedestrian only North-South mid-block “mews” courtyard square with parking below
- New addition, drop off court and entry for Merrill Gardens
- Potential large floor plate medical office Building at chase/Men’s Warehouse sites
- AIG re-develops large mixed use project



EXPANDING SERVICES TO ASSIST RESIDENTS TO *AGE WITH GRACE AND OPTIONS*

- ❖ **IMPLEMENT OUR *FIRST PHASE* OF SUSTAINABLE SENIOR INDEPENDENCE PROGRAM TO PROVIDE AFFORDABLE COMMUNITY SERVICES TO THE NORTHGATE NEIGHBORHOOD COMPLETED BY *ARRYVE CONSULTANTS***
 - BUS TRIPS IN THE SEATTLE AREA
 - WELLNESS PROGRAMS ON OUR NORTHAVEN CAMPUS
- ❖ **DEVELOP DESIGN FOR NEW HOUSING WITH SERVICES PROGRAM FOR NEW BUILDING**
 - UNIVERSAL DESIGNS FOR APARTMENTS
 - EXPLORING OPTIONS FOR PROVIDING SERVICES(*Dutch model-Apartments for Life*) PARTNERSHIPS AND COORDINATION
 - VILLAGES WITHIN A BUILDING?
 - SMALL NEIGHBORHOOD(within) FOR RESIDENTSWITH DEMENTIA BEHAVIORS
 - CO-HOUSING WITHIN A NEIGHBORHOOD WITHIN BUILDING?
- ❖ **FACILITATE SMALL RESIDENT FOCUS GROUPS FOR FEEDBACK ON THEIR IDEA OF AGING WITH OPTIONS**

AGE FRIENDLY CITY-COMMUNITY

WELL-DESIGNED LIVABLE COMMUNITIES PROMOTE WELL-BEING – SUSTAIN ECONOMIC GROWTH, AND MAKE FOR HAPPIER, HEALTHIER, RESIDENTS - OF ALL AGES.

AGE FRIENDLY COMMUNITIES BECOME GREAT PLACES FOR PEOPLE OF ALL AGES BY ADOPTING FEATURES SUCH AS SAFE, WALKABLE STREETS, BETTER HOUSING AND TRANSPORTATION OPTIONS, ACCESS TO KEY SERVICES AND OPPORTUNITIES TO PARTICIPATE IN CIVIC AND COMMUNITY ACTIVITIES.

8 DOMAINS OF LIVABILITY

- OUTDOOR SPACES AND BUILDINGS
- TRANSPORTATION
- HOUSING
- SOCIAL PARTICIPATION
- RESPECT AND SOCIAL INCLUSION
- CIVIC PARTICIPATION AND EMPLOYMENT
- COMMUNICATION AND INFORMATION
- COMMUNITY SUPPORT AND HEALTH SERVICES

CURRENT STATUS OF PROJECT

- PARTNERED WITH FOR-PROFIT DEVELOPER-LAKE UNION PARTNERS
- BEACON DEVELOPMENT
- VIA ARCHITECT
- IN DISCUSSIONS WITH CONTRACTORS FOR PROJECT
- IN DISCUSSIONS WITH PROVIDENCE PACE PROGRAM TO INCLUDE A COMPLETE NORTH END CENTER FOR THEIR PROGRAM
- RECEIVED OUR FIRST PRELIMINARY DRAWINGS FOR OUR COMMUNITY PROJECT

NORTHAVEN CAMPUS

8th Ave NE

5th Ave NE

NH2

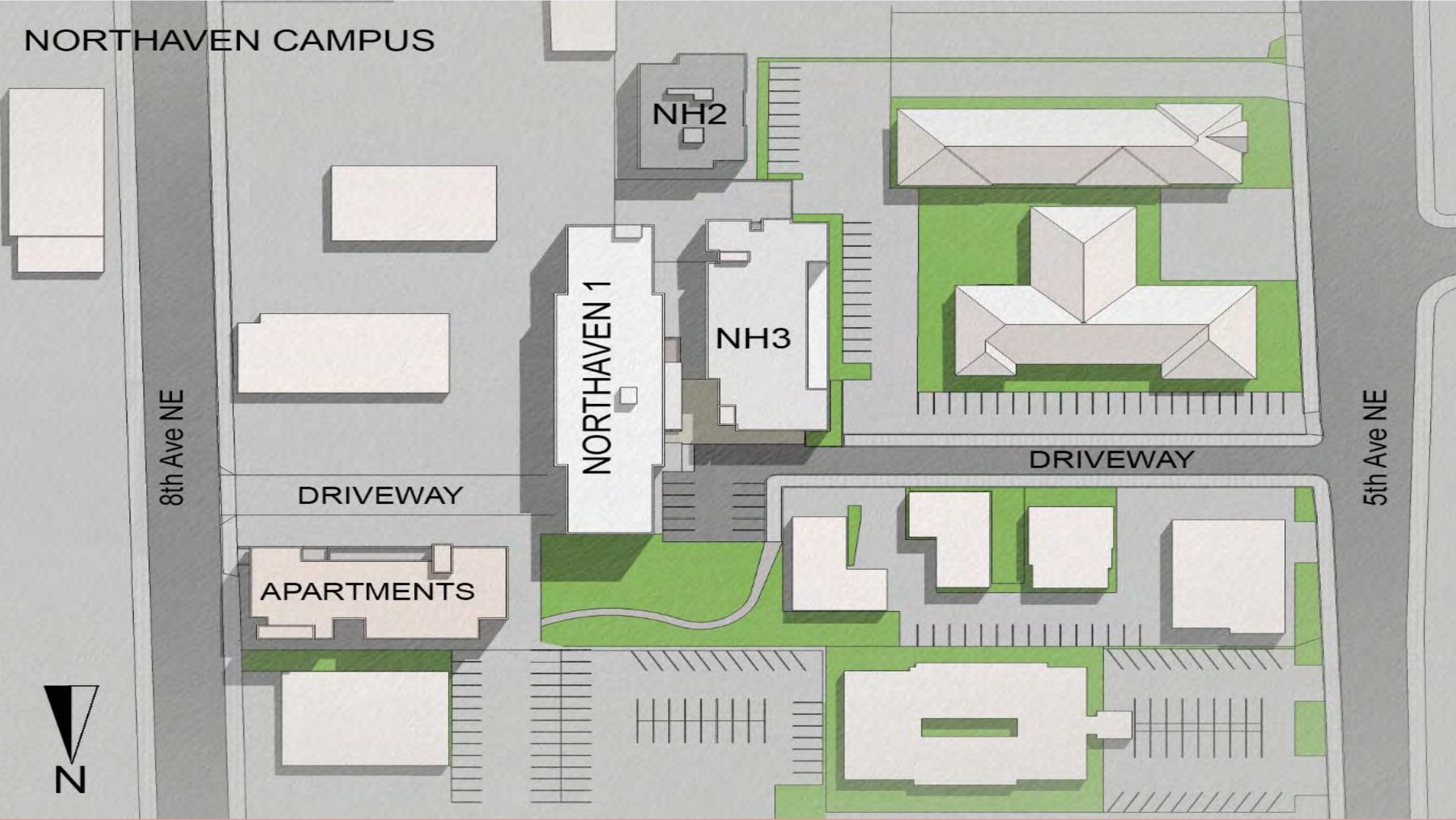
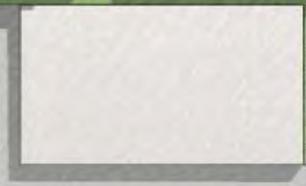
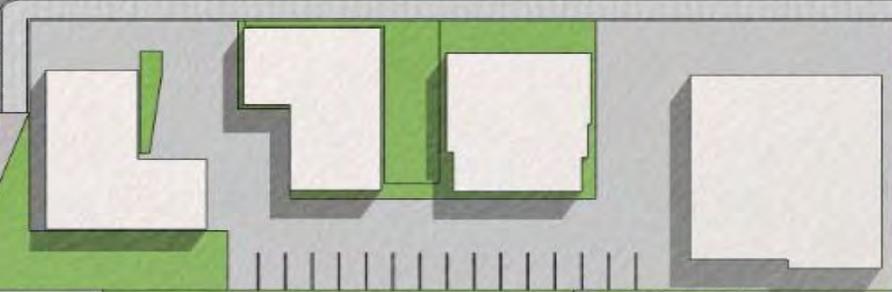
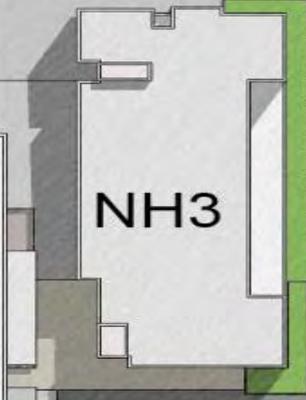
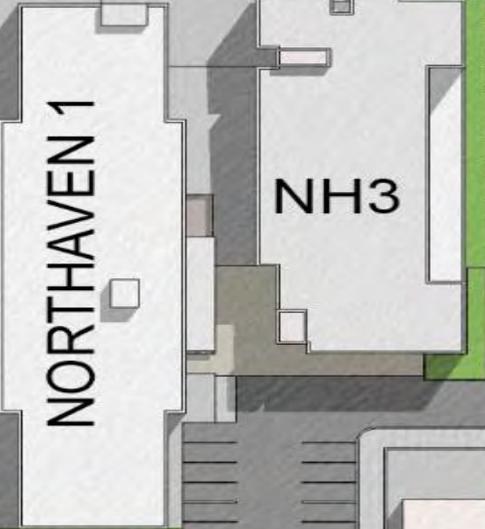
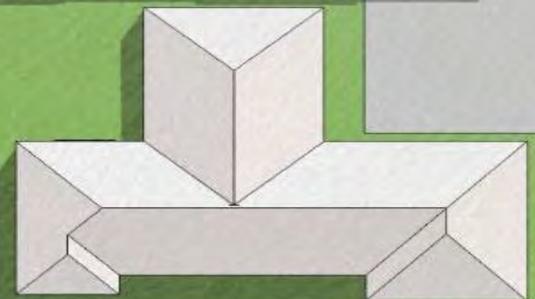
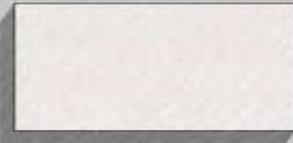
NH3

NORTHAVEN 1

DRIVEWAY

DRIVEWAY

APARTMENTS







VIA

via-architecture.com

PARTNERSHIPS & COLLABORATION



Lake Union Partners