

# Senior Living Initiative

## Campus Task Force Meeting Notes

Wednesday, November 16, 2016, 5-6:30 PM, Chelan PUD Meeting Room, Woodin Ave, Chelan

### **Vision : Build a Pathway of Senior Living and Care in the Chelan Valley**

**Present:** Kathy Miller, Heritage Heights board member; Community members: Cynthia and Lyle Mettler, John and Barb Haggerty, Ruth Keys, Rick Farrell, Teresa Weldy, and David Dickes; Task Force Leader-Amanda Ballou.

The task force reviewed the Action Plan for the campus development, coming out of the discussion during the breakout group at the Summit. The plan (attached) outlines the steps to be taken over the next year. In a timeline beginning September, 2016, and concluding September, 2017, the plan starts with the selection of an architect and leads into project development next fall. Key steps are Pre-Design, Site Feasibility, Master Plan, and Development Funding.

Discussion followed Amanda's presentation of the action plan. David Dickes suggested several key relationships that need to be built during the course of the action plan—with realtors, potential partners, developers, and the financial community.

Amanda then reported on the Pre-Design step, currently in progress. Architect John Shoesmith has drafted an architectural program that responds to the needs identified in the final report from the Senior Living Initiative, which encompassed 90 units of independent living, 40 units of assisted living and 30 units at higher levels of care. Amanda exhibited copies of the draft. Spatial requirements for the programs contemplated in the plan total almost 193,000 square feet for the buildings (not the land). She asked for feedback from the group about alternatives for assisted living—apartment-style in a larger building of 45-50 studio, one- and two-bedroom units or “small house” style in homes of 15 studios sized at 400 square feet per unit arranged around a great room with kitchen, living room, and dining. The group preferred the “small house” concept. A site selection matrix and goals developed by Heritage Heights' board, staff, and representatives of the Senior Living Initiative were also distributed.

The Funding Plan was outlined, consisting of stages:

- (1) Heritage Heights has “seeded” the Pre-Design phase with a commitment of \$20,000.
- (2) The Master Plan is expected to cost an estimated \$80,000. The Community Foundation has pledged a \$10,000 Regional Impact Grant plus the opportunity for \$6,000 in “crowd funding” through the Give NCW program. \$34,000 will be raised from other community sources. Heritage Heights has pledged another \$30,000 for this phase, bringing their contribution to \$50,000 (50% of the total funding required for Pre-Design and the Master Plan). The demonstration of community support and commitment is critical for the success of further rounds of funding.
- (3) Development Funding will be pursued through a Community Development Block Grant, similar to the Chelan Public Library.

(4) Construction costs may be funded through a tax exempt bond, similar to what Sharonn Meeks described in the Summit, HUD, FHA, or USDA.

The task force group indicated that the website should make available a copy of the Action Plan, any plans for the project, the schedule of meetings, and information about the Give NCW program.

Next steps will be to complete the spatial requirements in the Pre-Design work, then share these requirements with the Realtors Association. Local realtors will be asked to help identify parcels of land in the valley that match the spatial requirements and site selection matrix. An evaluation of potential sites will be the topic for the January meeting.

Meeting adjourned at 6:15 PM.

**Next meeting: Wednesday, January 18, 2017**