


Come
GROW
with **US**



WALTON
RetirementHome






Walton Retirement Home is a non-profit organization geared to approaching healthcare in a way that so many have forgotten. Our legacy stands strong: cherishing the people we serve and valuing the connections that our residents have made in their lives.

CHERISHING PEOPLE

Walton has always made it an integral part of our mission to be the most affordable option for assisted and independent living within the community we serve. Walton currently offers services for nearly half of what other local facilities charge. We cannot emphasize enough how significant this is. Even with the modest rate increases that the expansion will bring, Walton will still be the affordable local option for assisted living care. A sincere effort to control cost, a strong respect within the community, very high marks on state surveys, and a market area that has a need for this type of care all combine to make Walton a good choice for many.



WHY NOW?

The nation's senior population is rapidly growing. To determine the expansion project's ability to meet the current needs of this area, Walton contracted to complete two third party studies. We learned that

- *The assisted living housing market is underserved in this area*
Market Survey: Due to their extensive knowledge and experience in this area, Integra Realty Resources was selected to perform a market survey. IRR conducted a study of the current environment and the demand that it represents in terms of senior housing in Residential Care Facilities (RCF). Their report identifies the need that Walton is planning to meet.
- *The community is willing to support the expansion*
Feasibility Study: In the spring of 2014, Grow Wings Consulting, LLC surveyed the viability of Walton's proposed fundraising plan. The results encouraged us to share our vision and engage area residents in the project.

The state mandated, 2014 biennial Resident Satisfaction survey for licensed RCF's, conducted by the Ohio Department of Health, ranked Walton higher than all of the other RCF's in our 4 county area. This is significant to note as it comes from the voices of those being served.





**Some photos are not of Walton residents.*



OUR LEGACY, OUR FUTURE

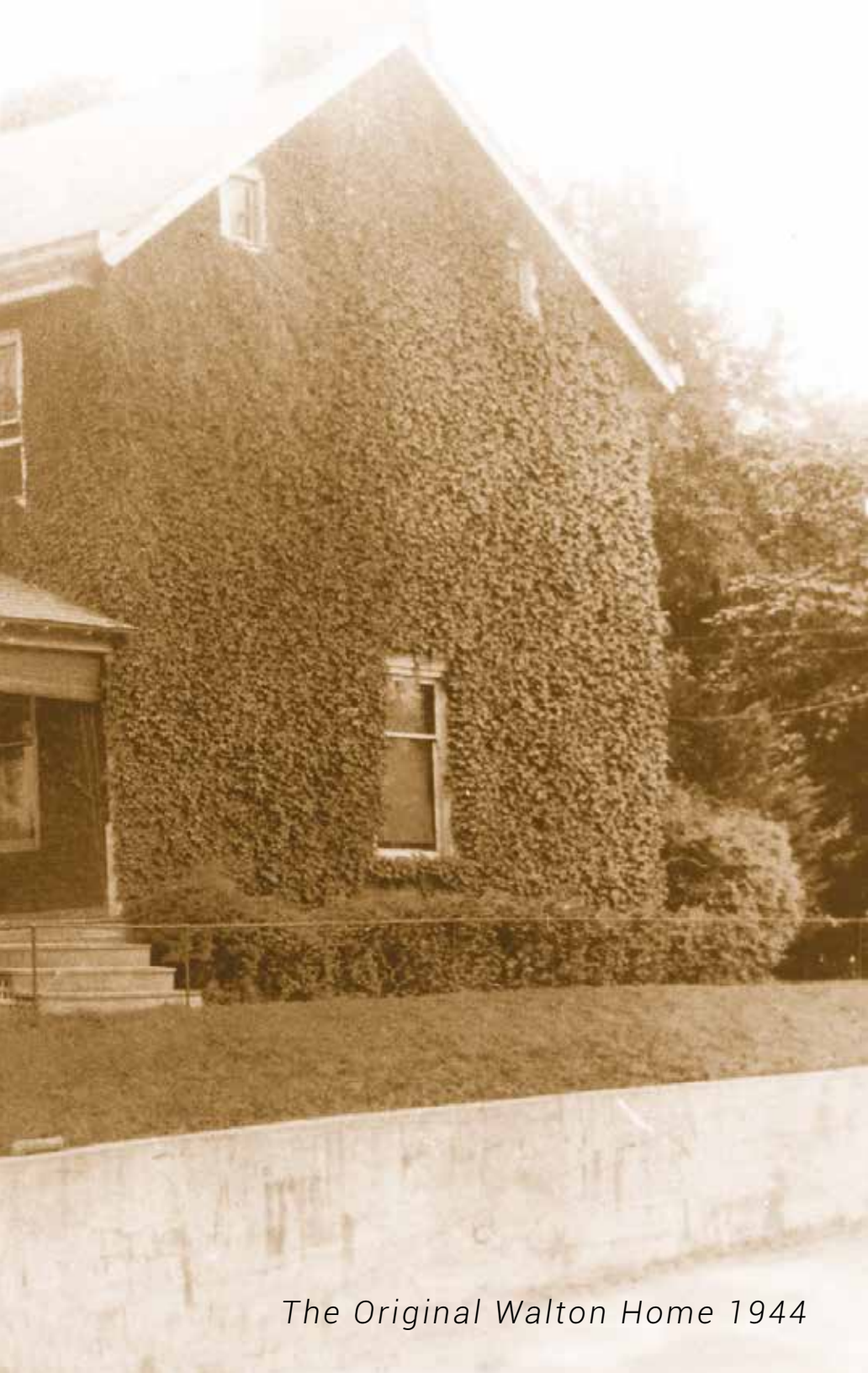
Walton Retirement Home was the first "home for the aged" in Belmont County. It began its service to the community in 1944 and continues today as a faith-based **not for profit** organization. Walton is a state licensed, 33 bed, assisted living facility, also known as a residential care facility (RCF), and 6 independent living apartments on one campus. Walton is governed by a board of trustees comprised of members of Ohio Yearly Meeting of Friends (Quakers) and members of the local community.

Today there is an increasing need for assisted living that is not currently being met in the area. Walton Retirement Home can alleviate the burden the elderly face with the challenges of caring for themselves and their home. We provide affordable housing in a caring community.









OUR CONSTRUCTION PROJECT

Building on our legacy of cherishing people, Walton has identified the need to expand its facilities. Walton Retirement Home will upgrade the existing structure, add a new three story South wing, and become a 62 bed Residential Care Facility. In alignment with our mission to provide affordable housing where residents and their families are cherished, this project reflects a \$6+ million investment in the Barnesville community.

Walton Retirement Home will be the first "Net-Zero Energy" assisted living facility in the United States. Building a structure that strives to reduce net energy consumption to zero accomplishes two goals:

- reduces operational costs which in turn keeps room rates lower, and
- models good stewardship of the earth.

The project will have a significant long term impact on residents, their families and the community.

- Allows residents to remain close to home, maintaining a connectedness to family and community.
- Insures safety and security through careful planning and modernization.
- Contributes to job creation and the local economy during and after construction.

Highlights of the planned construction:

- **Addition** - A 3 story, 28,000 square foot, 38 bed expansion to the south end of our assisted living facility.
- **Modernization** - The South Wing Project puts Walton on the path of modernizing the current facility. Safety and system management components will be upgraded as well as improved access.
- **Net Zero** - Net-Zero Energy building will be accomplished through specialized design and the use of renewable energy sources.

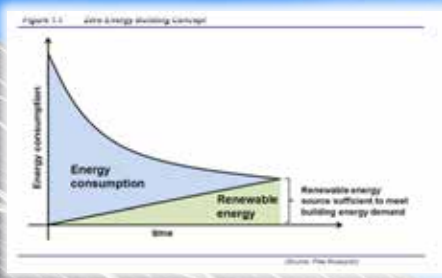
The Original Walton Home 1944

WALTON'S SOUTH WING EXPANSION IS
DESIGNED FOR A

NET ZERO ENERGY MODEL

- ✓ Renewable Solar Energy
- ✓ Insulated Concrete Form Construction
- ✓ Geo-Thermal HVAC
- ✓ Ultra Efficient Energy Planning
- ✓ LED Lighting

**FIRST IN THE
NATION!
NetZero Assisted
Living Facility**



Exterior walls will be constructed with insulated concrete which will provide exceptional energy efficiency as well as provide for a much stronger exterior than that of conventional construction methods. Geo-Thermal heating and cooling will greatly reduce conventional energy cost. Roof mounted solar panels will also be included.

**Growing Our Services/
Reducing Our Footprint**







REASONS TO SUPPORT THE BUILDING CAMPAIGN:

- To increase the number of assisted living rooms
- To provide “a gift to our elderly – like taking care of your brother or sister”
- To ensure that the elderly can keep their freedom and dignity while staying close to home
- To increase Medicaid Waiver capacity
- To strengthen pride in the community for the facility
- To develop a sense of ownership by the community

MAKING A CONTRIBUTION TO WALTON RETIREMENT HOME

- Gifts may be made in honor of a loved one
- Gifts of \$1,000 or more will be commemorated by a brass plaque prominently displayed
- Naming rights are available for gifts of \$25,000 or more

*Your contribution is tax-deductible. Donations can be paid **over five years.***



Three room sizes available:
313 square feet, 354 square feet,
and 396 square feet.

Floorplan above and model room
are 354 square feet.



TOURS OF MODEL ROOM NOW AVAILABLE!



Our Mission

We are an affordable, non-profit community for assisted and independent living where residents and their families are cherished. Christian principles guide the love and support we provide.

Our Values

- Guided by Christ's example to be loving, authentic, and compassionate
- Our small size and local base allow us to be adaptive and responsive to residents' needs
- We respect and value residents' freedom of choice, dignity, and individuality
- Residents' health and wellbeing are tied to care and support, spiritual nourishment, family relationships, and social environment
- Ongoing commitment since 1944 to provide affordable care to our residents



The proposed South Wing expansion



WALTON
RetirementHome

Cherishing People Since 1944

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