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Horizon House spends \$6M on remodel of common areas

By [JOURNAL STAFF](#)

Horizon House, a retirement community at 900 University St. on First Hill in Seattle, recently finished a \$6 million remodel.



Photo courtesy of Horizon House [\[enlarge\]](#)

The work involved renovating the main entrance, lobby, concierge desk and dining room in the oldest portion of the complex.

Here is the project team: Rice Fergus Miller, architects; Rushforth Construction, contractor; Covenant Solutions, project managers; The Berger Partnership, landscape architects; and Ragen & Associates, landscapers.

The remodel included upgrading electrical systems in the oldest building: Central Tower. A green roof was installed, providing open space in the center of the complex.

Seventy-five percent of the demolition and construction waste was recycled.

Residents advised the project team on everything from conceptual design to operations and materials.

Crews had to work in an occupied space in an older building so construction hours were strictly limited. Residents acted as “wayfinders” to help people get around the new spaces. Free day trips were offered to residents whose apartments were impacted by

construction activities.

Design techniques helped to overcome site issues. The main entrance faces a sloping sidewalk, so side patios with ramps rather than steps were created. Curved walls in the dining area provided new space for server stations, and storage for wheelchairs and walkers.

Remodeling at Horizon House will continue through this year, with a redesign of the Memory Support wing, the Sky Lounge, and hallways in the Central and East Towers.