





Barmi Akbar, Continental Senior Communities



448 W Nationwide Blvd Loft 100 Columbus, OH 43215

JAA SENIOR COMMUNITY

300 JHF DRIVE, PITTSBURGH, PA 15217

FOR

CONTINENTAL SENIOR COMMUNITIES SHUC PRESENTATION PACKAGE

DEVELOPMENT TEAM



Ian Andersen, pH7 Architects

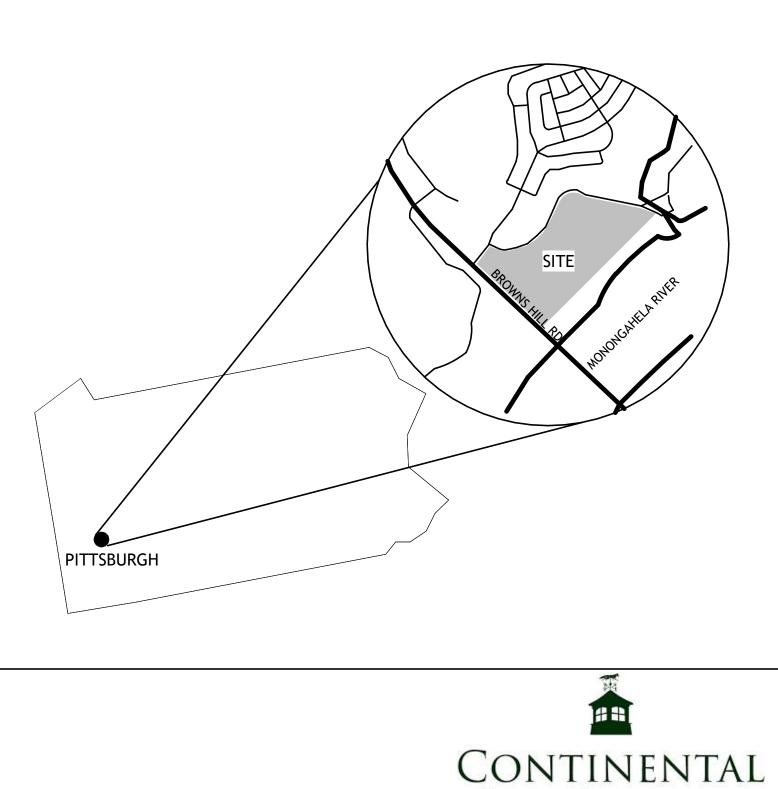


Shawn Gallagher, Buchanan Ingersoll & Rooney

SHEET INDEX - PRES

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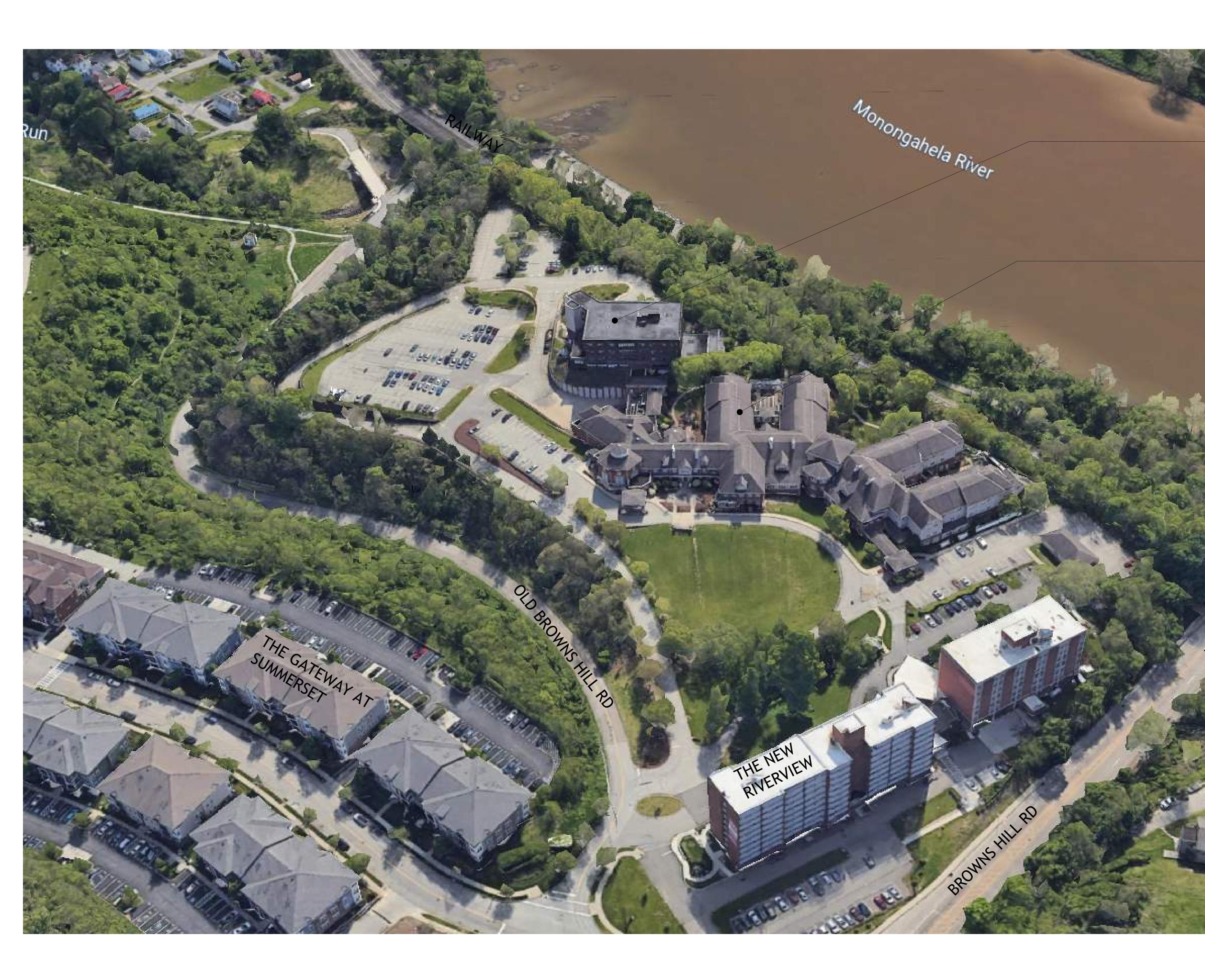
LOCATION



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SENIOR COMMUNITIES





JAA SENIOR COMMUNITY 300 JHF DRIVE, PITTSBURGH, PA 15217 EXISTING WEINBERG VILLAGE (1950) (MAX PARAPET @ 965) 55,000 sf / 54 Units

EXISTING JAA SENIOR COMMUNITY (1995) 145,663 sf / 159 Units

JEWISH ASSOCIATION ON AGING SENIOR COMMUNITY HISTORY

- 1950's Original Nursing Home Structures
- 1995 Approval of Existing Senior Care Village
- Rezoned R2 to RP, Residential Planned Unit Development District
- The existing JAA provides for various care levels including: Memory Care, Personal Care and Skilled Nursing Care.

PROJECT OVERVIEW

- The existing facility is outdated and has outlived its useful life
- Continental is working closely with JAA to program and develop a modern, sustainable senior community.



05/30/2023

PARKVIEW BLVD.

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R2L ZONE

15.96 ACRES

RP ZONE

RD HILL NNS BROV WEINBERG DEMO

CHARLES MORRIS PARTIAL DEMO

P ZONE

AHAVA TO REMAIN THROUGH PHASE 1 CONTRUCTION WITH **29 CURRENT RESIDENTS**



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POTENTIAL INTERNAL ROADWAY RECONFIGURATION

UNDERGROUND STORMATER MANAGEMENT SYSTEM

RP ZONE

OLD BROWNS HILL RD. (58)PARKING LOADING ACCESS ____ ____ PHASE 1:4 FLOORS Ó **OVER PODIUM** (27) GARAGE PARKING Ō FIRE ACCESS LANE (19) PARKING P ZONE

JAA SENIOR COMMUNITY 300 JHF DRIVE, PITTSBURGH, PA 15217

PHASE 1 MAX ALLOWABLE HEIGHT:

Hp = Ha + Ha /25 * x2 /20 Hp = 40 + 40/25 * 85(squared)/20Hp = 618'-0"

AVERAGE ALLOWABLE FAR = 0.99 (PER 909.02.C.2(b)(2))

MAX PROPOSED FAR = 0.61

AVERAGE FAR CALCULATION:

FARav=(FARrp*PERpr+FARr2l*PERr2l+FARp*PERp)/PERtot FARav = (1.5*2058.05+0.6*199+0.4*1638.12)/3895.17 FARav = 0.99

(13)PARKING

1 STORY MC (32 UNITS)

RP ZONE

OLD BROWNS HILL RD.

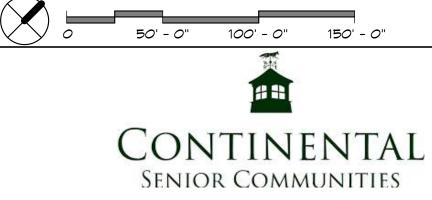
SERVICE

GROUND FLOOR AMENITIES >

> OUTDOOR AMENITIES

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PARKVIEW BLVD.

Hp = 98'-0"

(81)PARKING

R2L ZONE

15.96 ACRES

RD HILL NNS BROV **RP ZONE**

(34)PARKING

OUTDOOR AMENITIES

P ZONE

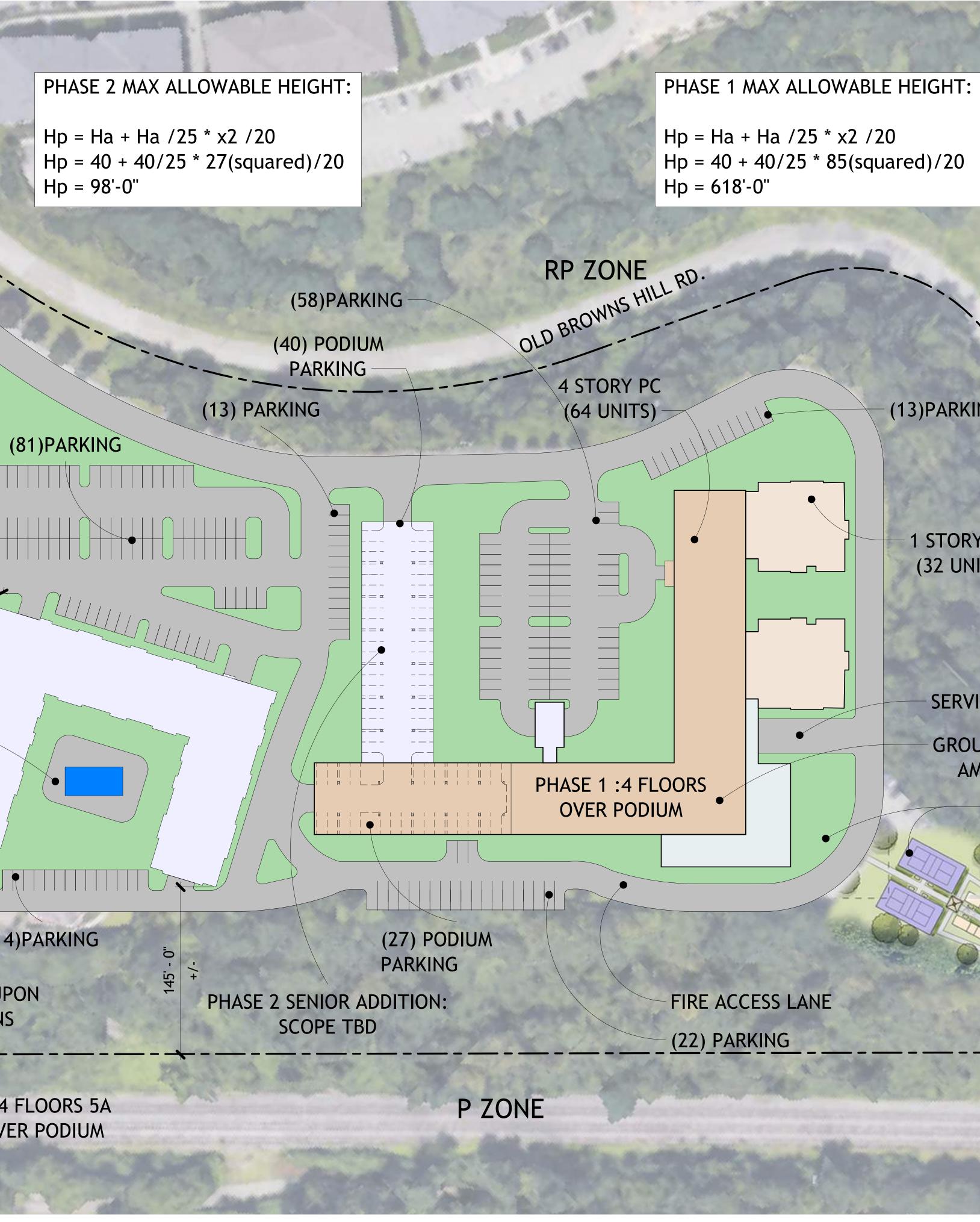
(14)PARKING

PHASE 2: MULTI-STORY BASED UPON MARKET CONDITIONS

> PHASE 2 :4 FLOORS 5A WOOD OVER PODIUM



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JAA SENIOR COMMUNITY 300 JHF DRIVE, PITTSBURGH, PA 15217

AVERAGE ALLOWABLE FAR = 0.99 (PER 909.02.C.2(b)(2))

MAX PROPOSED FAR = 0.61

AVERAGE FAR CALCULATION:

RP ZONE

OLD BROWNS HILL RD.

FARav=(FARrp*PERpr+FARr2l*PERr2l+FARp*PERp)/PERtot FARav = (1.5*2058.05+0.6*199+0.4*1638.12)/3895.17 FARav = 0.99

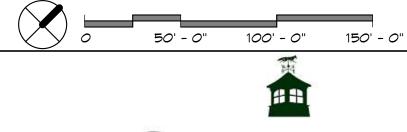
(13)PARKING

1 STORY MC (32 UNITS)

SERVICE

GROUND FLOOR AMENITIES ****

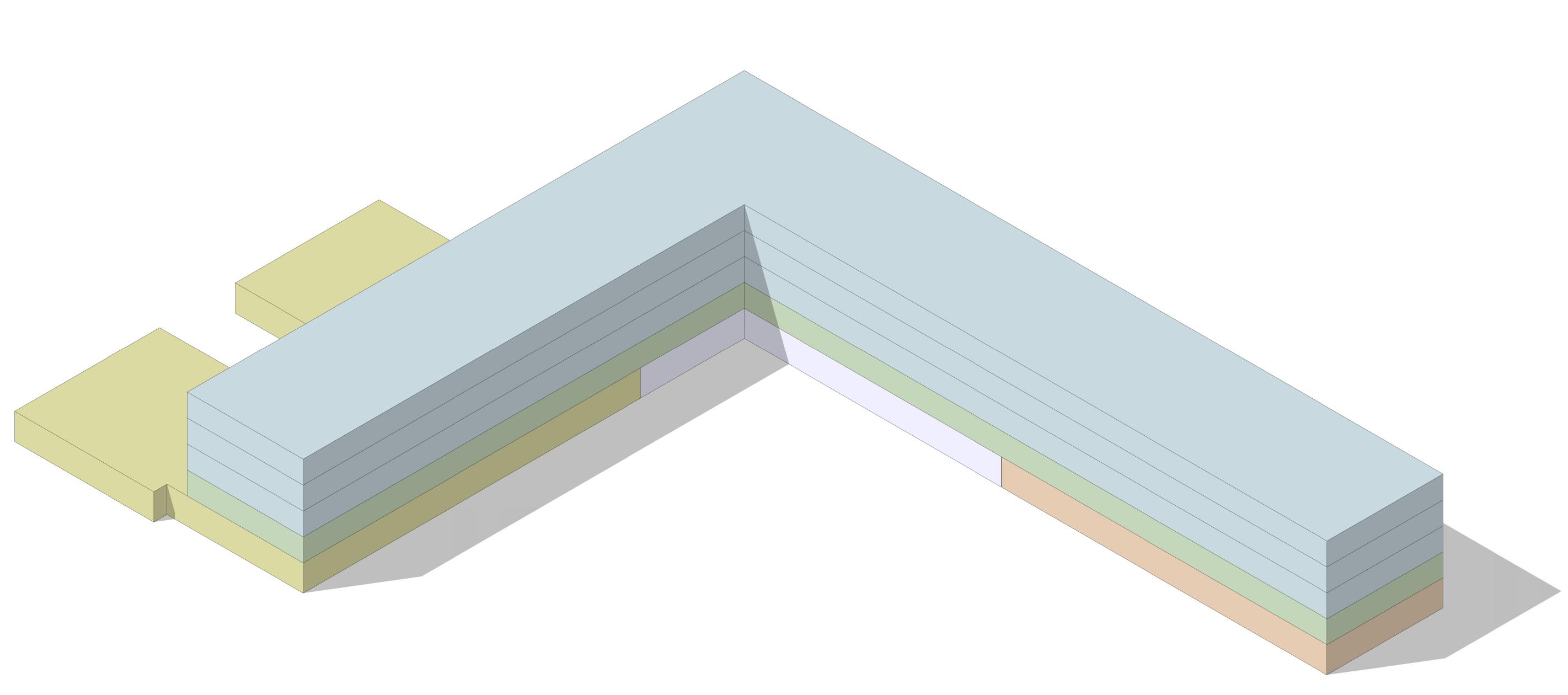
> OUTDOOR AMENITIES

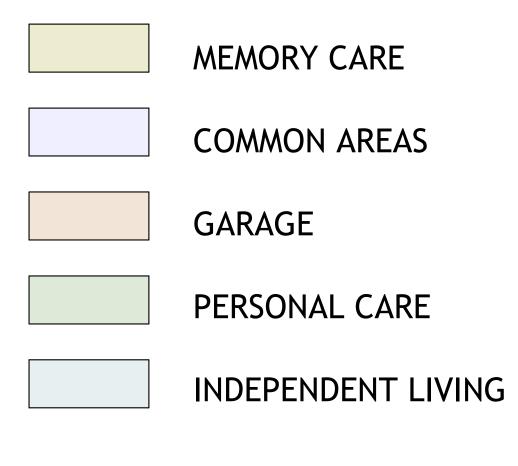


CONTINENTAL

SENIOR COMMUNITIES

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PHASE 1 SENIOR CARE VILLAGE

- The project will enable people already in the community, particularly seniors, to continue living there
- The senior community will include:
 - independent-living residences
 - personal-care residences
 - memory-care residences
- This continuum of care, along with JAA's in-home care and hospice agencies can allow a resident to continue to reside on the property from independence to near end-of-life

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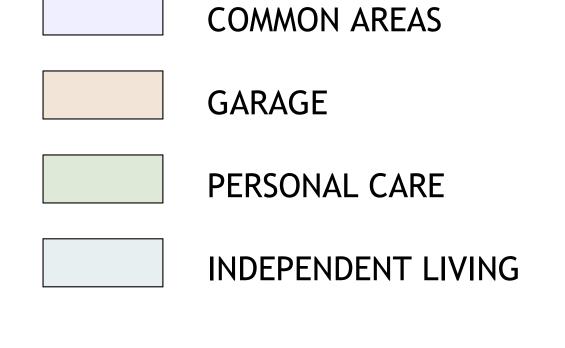


	INDEPENDENT LIVING			
	INDEPENDENT LIVING			
	PERSONAL CARE			
	MEMORY CARE			COMMON AREAS

	INDEPENDENT LIVING		
	INDEPENDENT LIVING		
	INDEPENDENT LIVING		
	PERSONAL CARE		
	GARAGE		

PHASE 1 SENIOR CARE VILLAGE (Cont.)

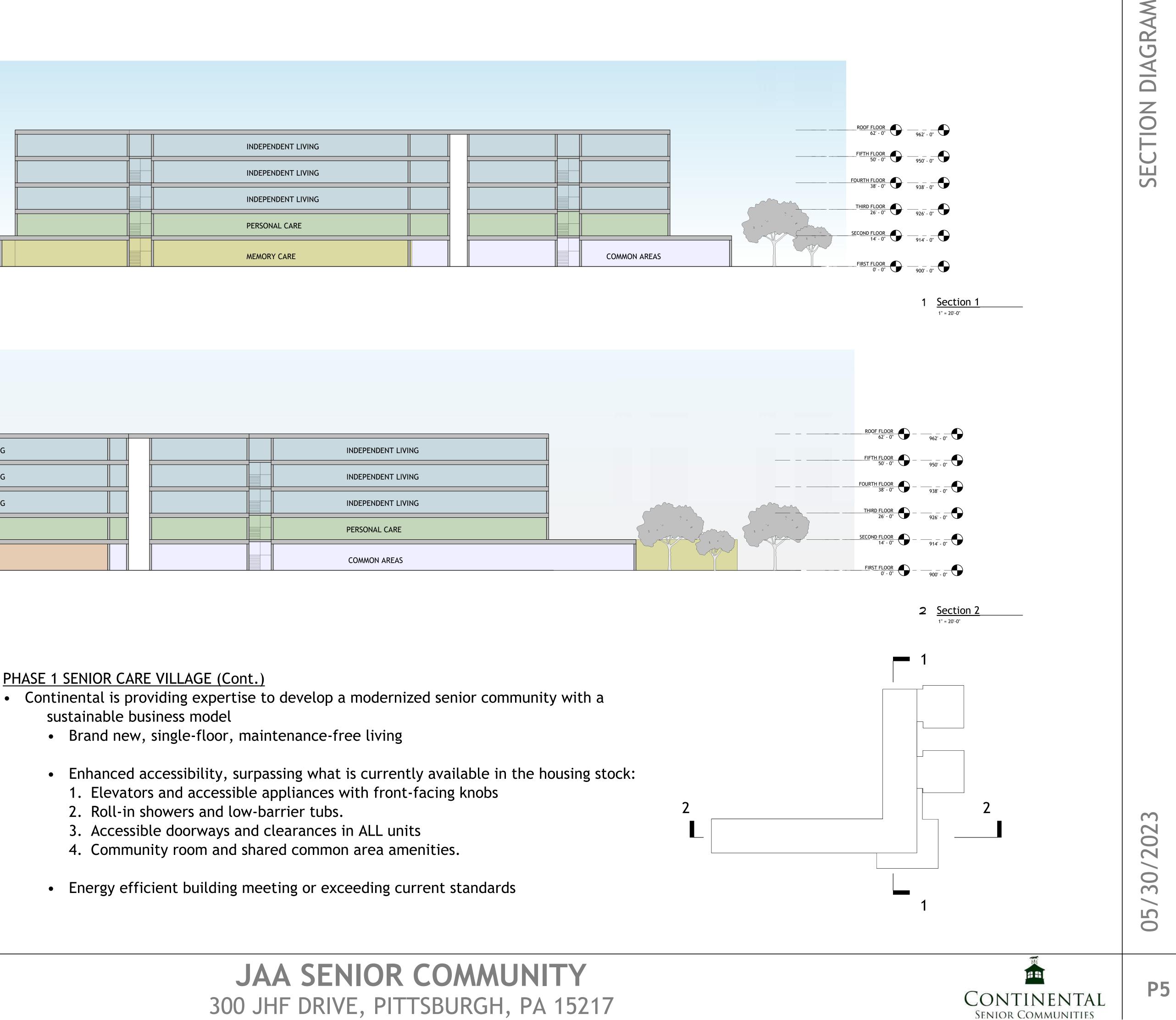
- sustainable business model



MEMORY CARE



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• Enhanced accessibility, surpassing what is currently available in the housing stock: 1. Elevators and accessible appliances with front-facing knobs

OLD BROWNS HILL RD

THE GATEWAY AT SUMMERSET PHASE 1 SENIOR CARE VILLAGE (Cont.)

- Convenient access to public transportation and community amenities:
 - neighborhood parks along Beechwood Blvd
 - The Waterfront
 - close proximity to the region's premier medical facilities



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JAA SENIOR COMMUNITY 300 JHF DRIVE, PITTSBURGH, PA 15217

PHASE 1 INDEPENDENT & PERSONAL CARE (MAX PARAPET @ 966)

WEINBERG VILLAGE DEMOLISHED PRIOR TO PHASE I (MAX PARAPET @ 965)

PARTIAL DEMOLITION OF CHARLES MORRIS PRIOR TO PHASE I

CHARLES MORRIS CONTINUES TO OPERATE UNTIL PHASE I COMPLETION AHAVA CONTINUES TO OPERATE UNTIL PHASE I COMPLETION

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OLD BROWNS HILL RD THE GATEWAY AT SUMMERSET



RAILWAY THE NEW RIVERVIEW

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VIEW TO EXISTING BUILDING



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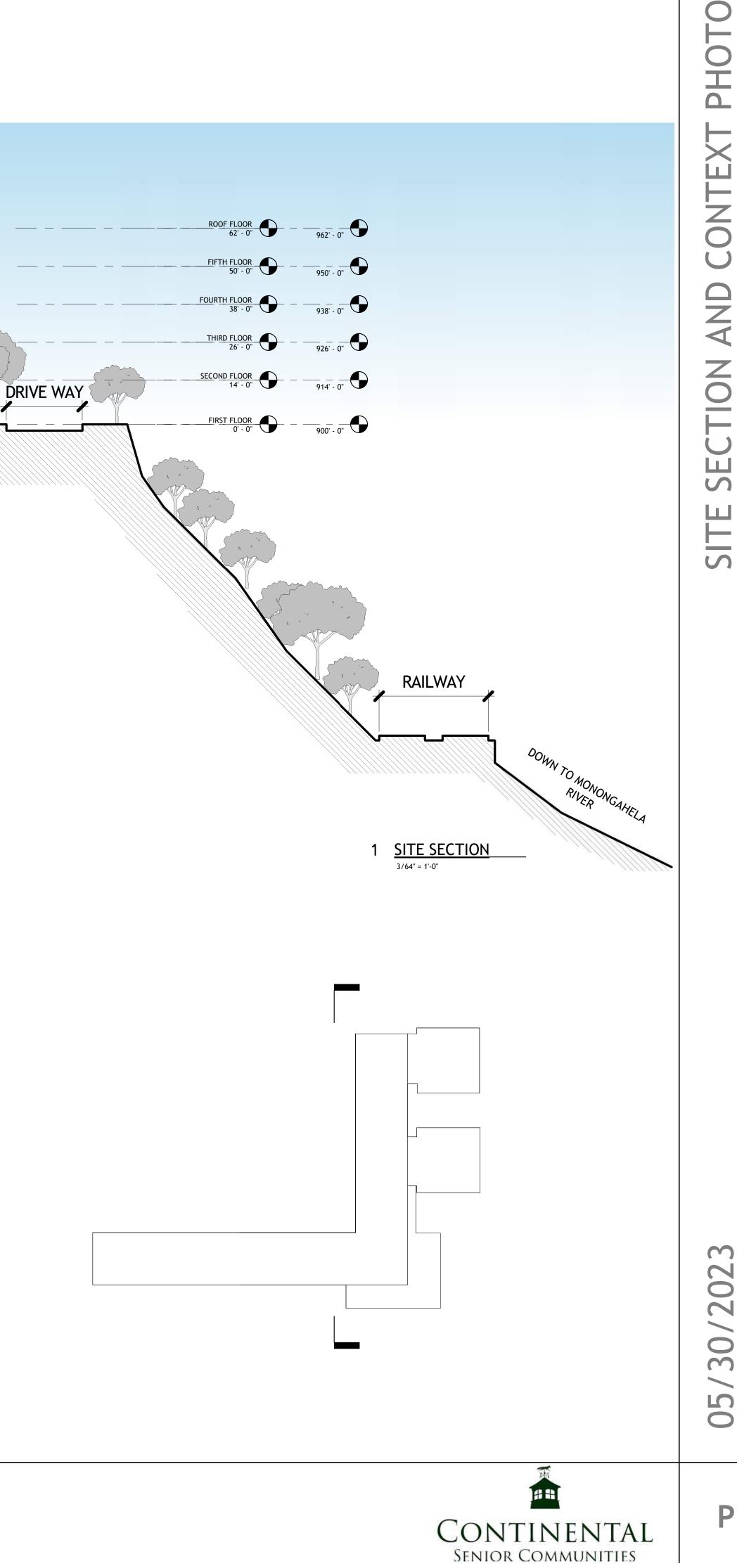


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VIEW TO MONONGAHELA RIVER



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INDEPENDENT LIVING						
INDEPENDENT LIVING						
INDEPENDENT LIVING						
PERSONAL CARE						
COMMON AREAS						
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INDEPENDENT LIVING	
INDEPENDENT LIVING	
INDEPENDENT LIVING	
PERSONAL CARE	
COMMON AREAS	



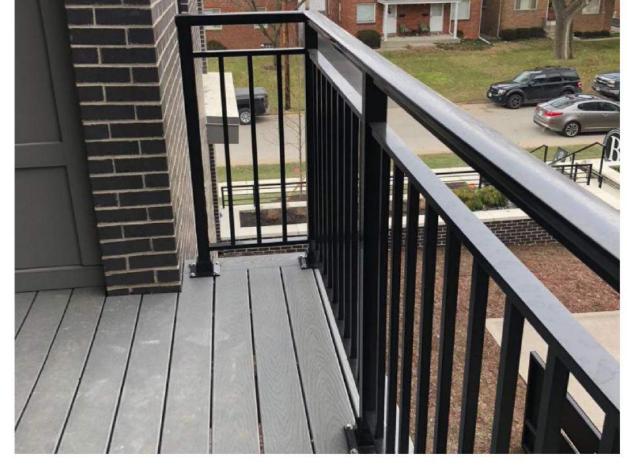




QUEEN SIZE BRICK





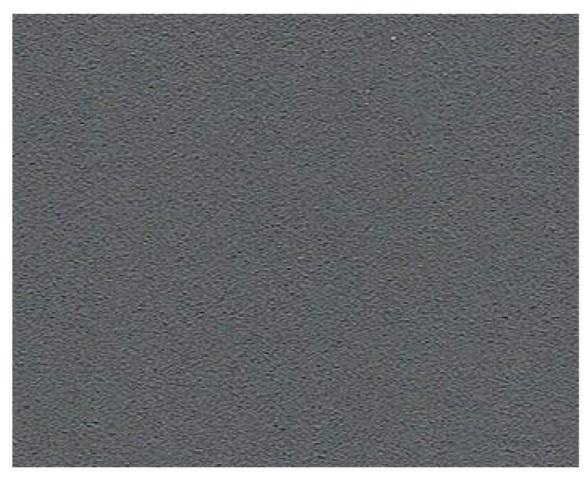




- METAL AWNINGS

- CANVAS AWNINGS

ALUMINUM RAILING



ARCHITECTURAL PANEL

CANVAS AWNINGS

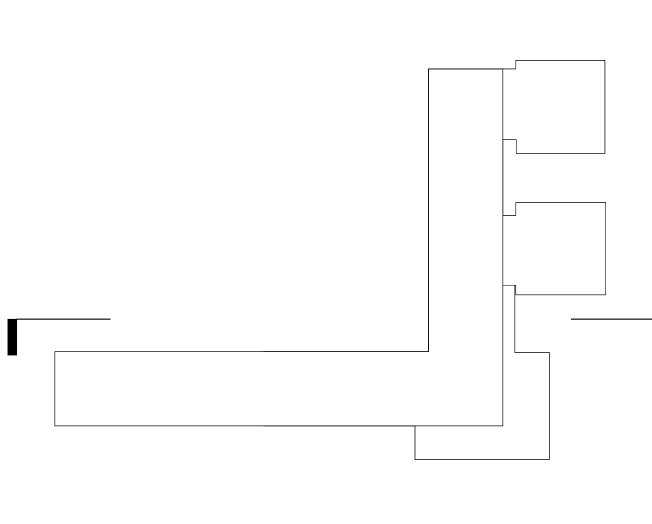


BRONZE COLORED VINYL WINDOWS

2 <u>KEY PLAN Copy 2</u>

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1 <u>MAIN ELEVATION</u> 1/16" = 1'-0"



CONTINENTAL Senior Communities

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PHASE 1 RENDERING





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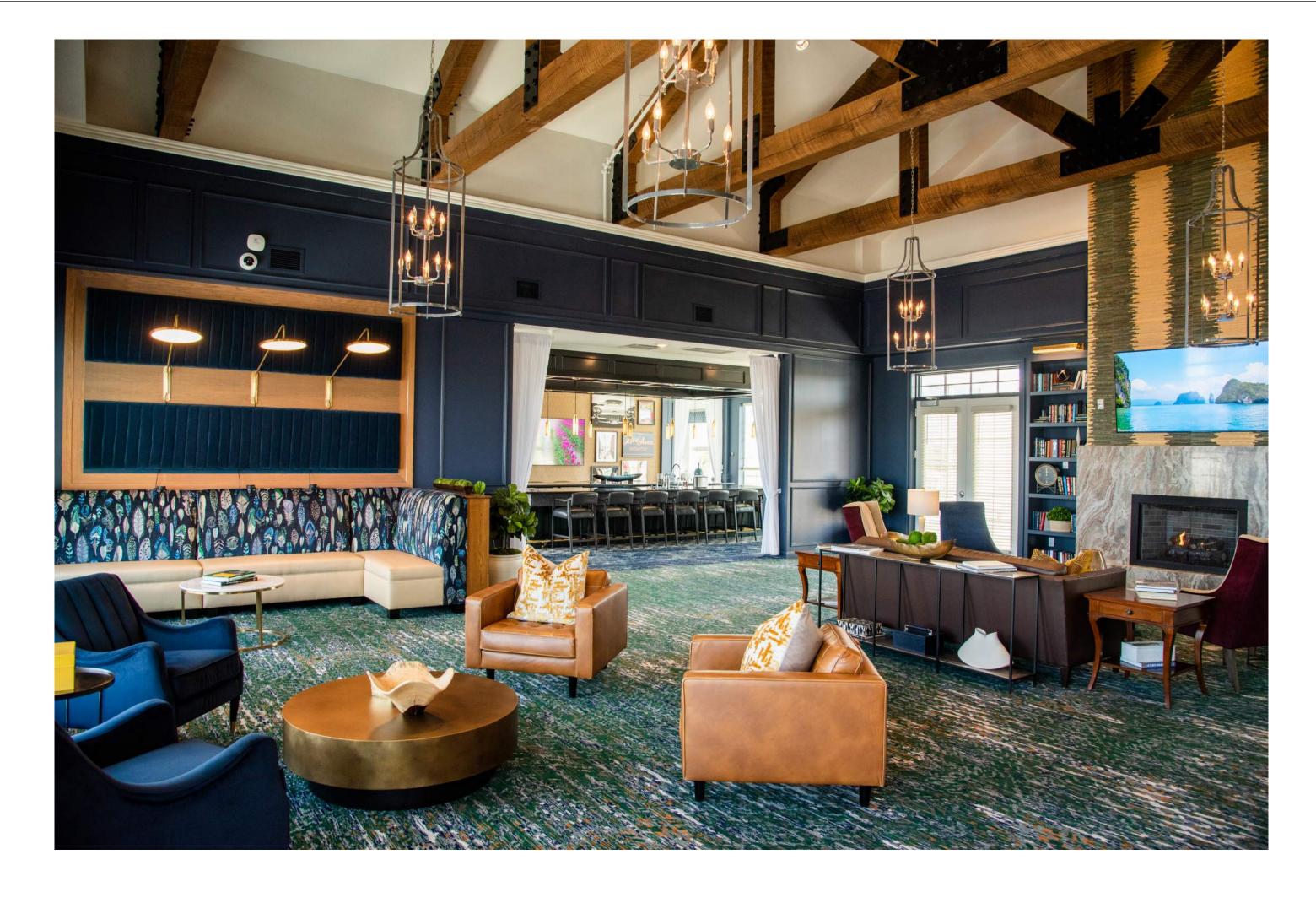






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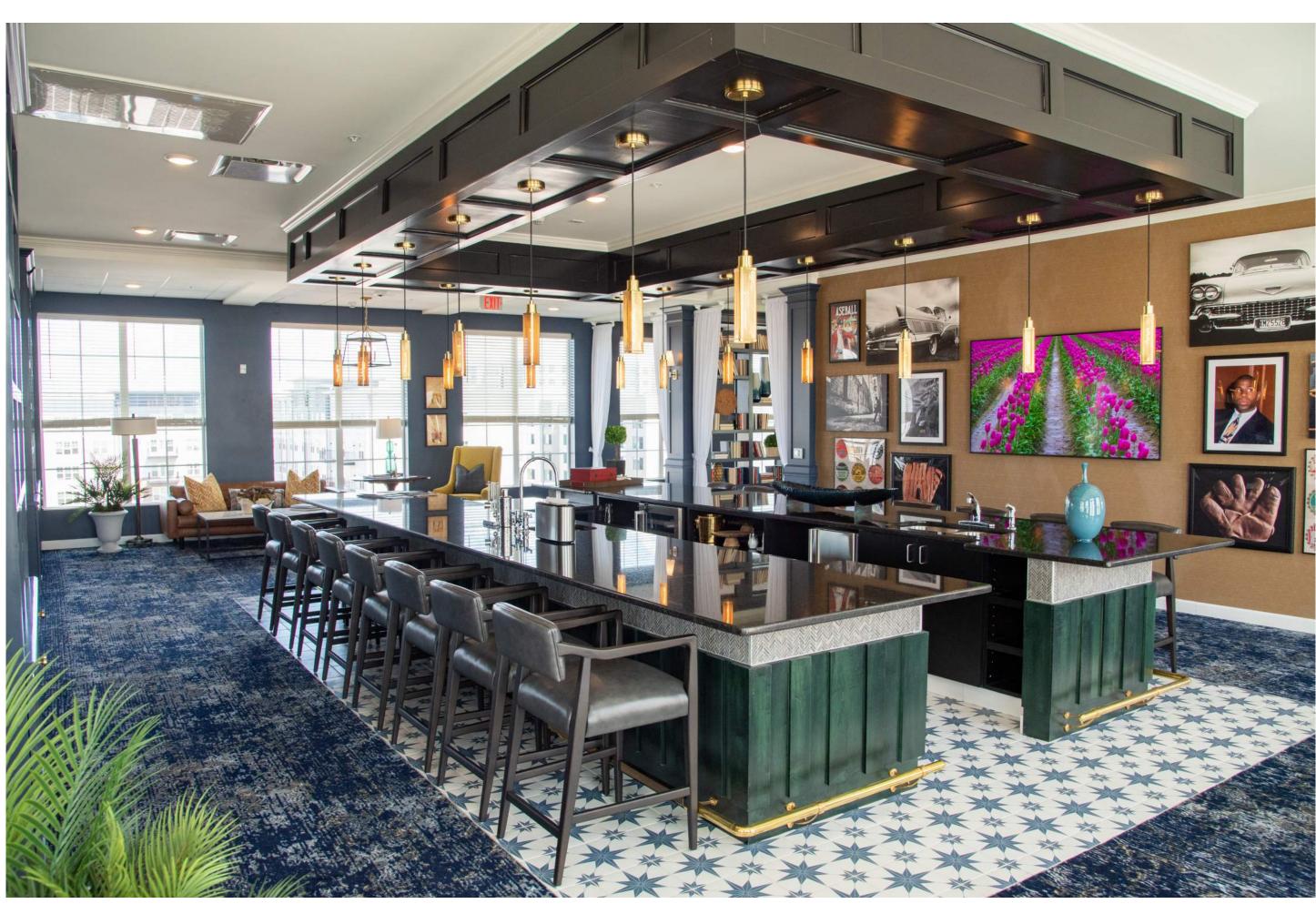




CSC PROJECT PHOTOS

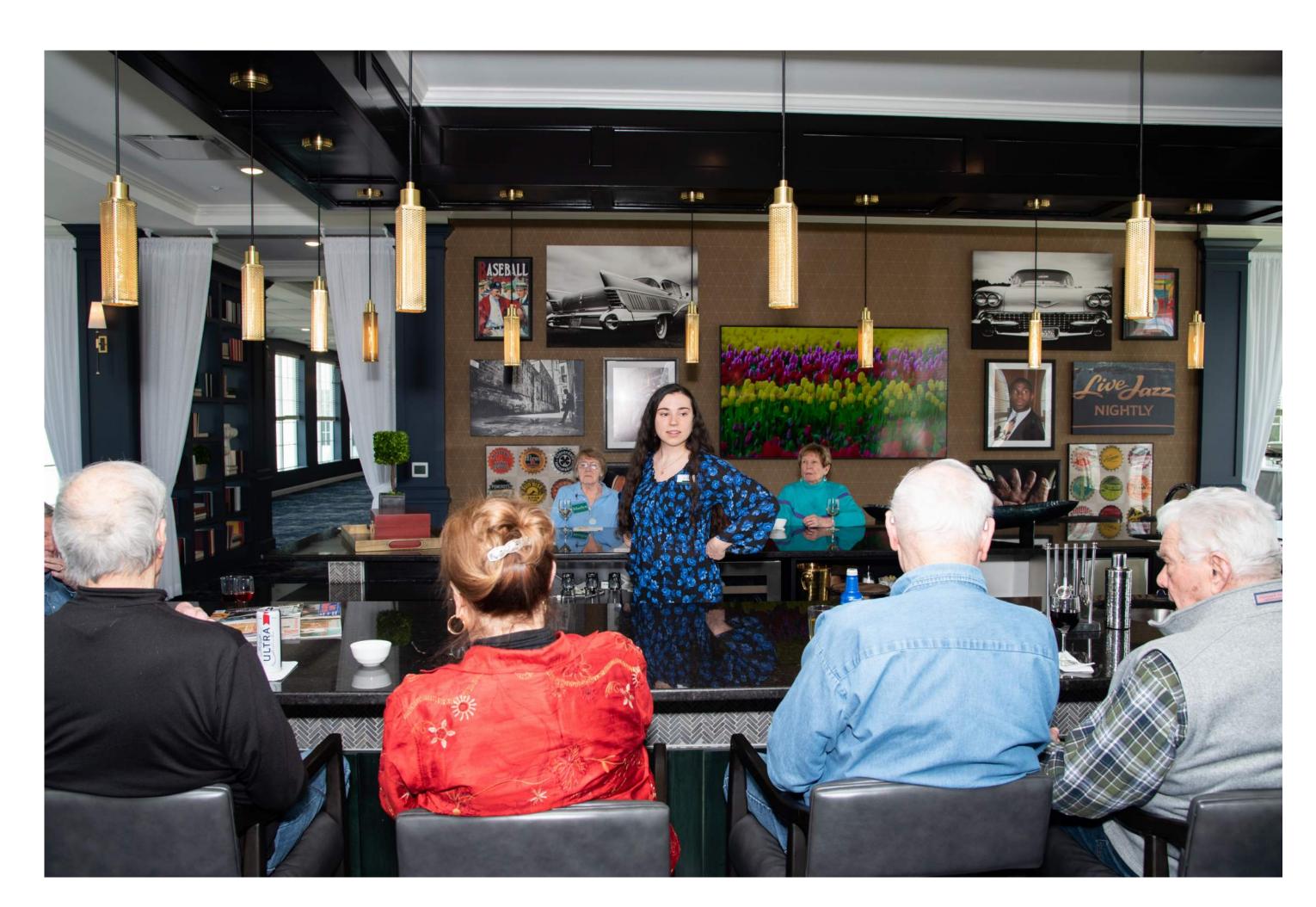
06/05/23







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CSC PROJECT PHOTOS



<image>



MINIMAL IMPACT ON COMMUNITY RESOURCES

- All development within existing site
- The buildings' massing and density will not significantly differ from what currently exists
 - Same Residential Planned Development standards as 1995
- Minimal traffic impact
- Phased development

PROJECT BENEFITS

- All development within existing site
- The project will continue to serve the senior community
- Significant monetary investment in the community
- Generation of additional tax revenue and increased property values



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REQUIRED APPROVALS

- Zoning use and plan approvals
- Special Exception (and variance if need)
 - Assisted Living Facility
 - ZBA Hearing July 6th
- PLDP Approval
 - Under review

TIMELINE

- Begin demolition activities Spring 2024

THANK YOU!

JAA SENIOR COMMUNITY 300 JHF DRIVE, PITTSBURGH, PA 15217

• Planning Commission - approx. September

• Begin construction of Phase I - Summer 2024 • Complete construction of Phase I - Spring 2026 • Begin construction of Phase 2 - Summer 2026



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