

JAA SENIOR COMMUNITY

300 JHF DRIVE, PITTSBURGH, PA 15217

FOR

CONTINENTAL SENIOR COMMUNITIES SHUC PRESENTATION PACKAGE

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DEVELOPMENT TEAM



Mike Hudec, Continental Real Estate Companies



Ian Andersen, pH7 Architects

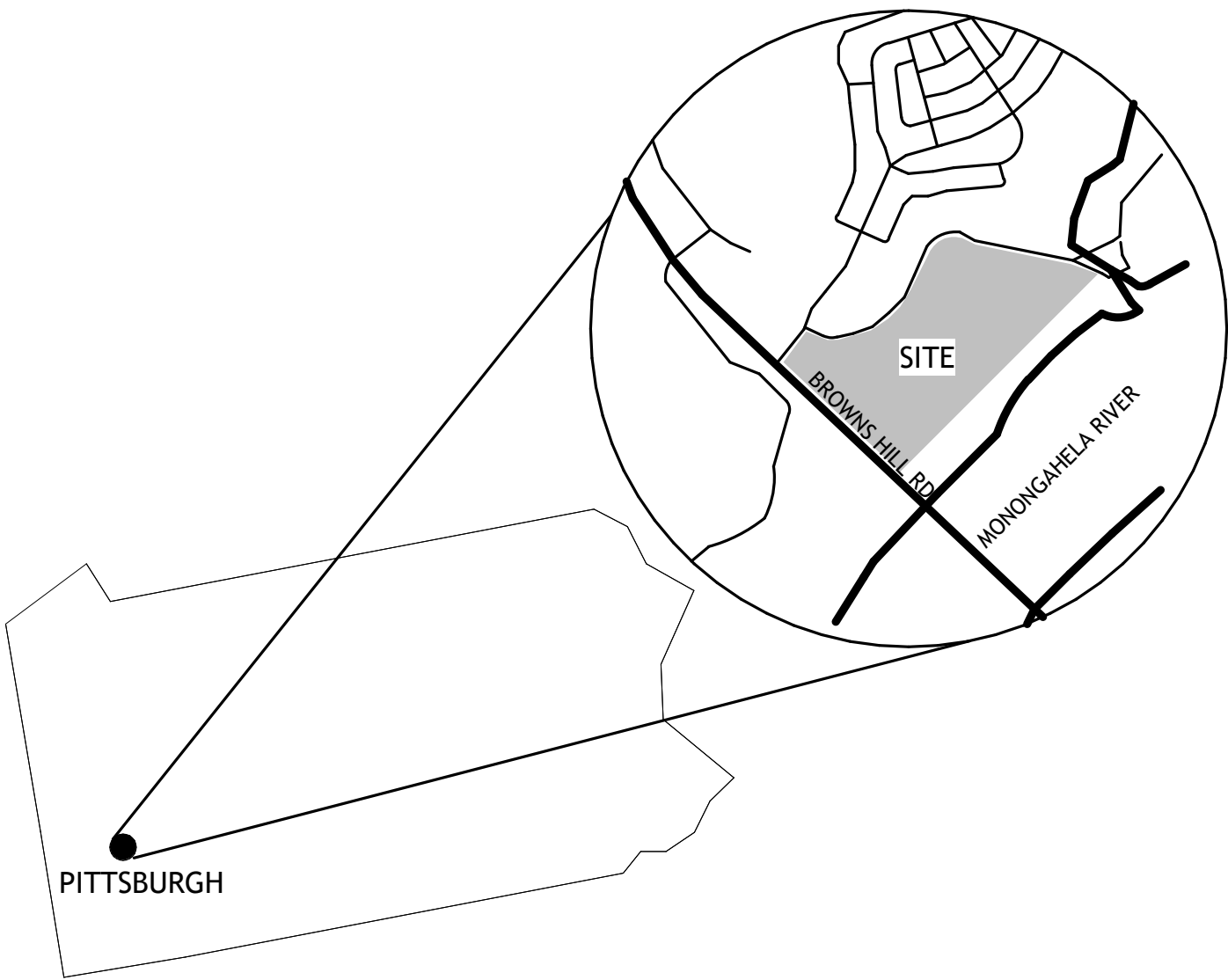


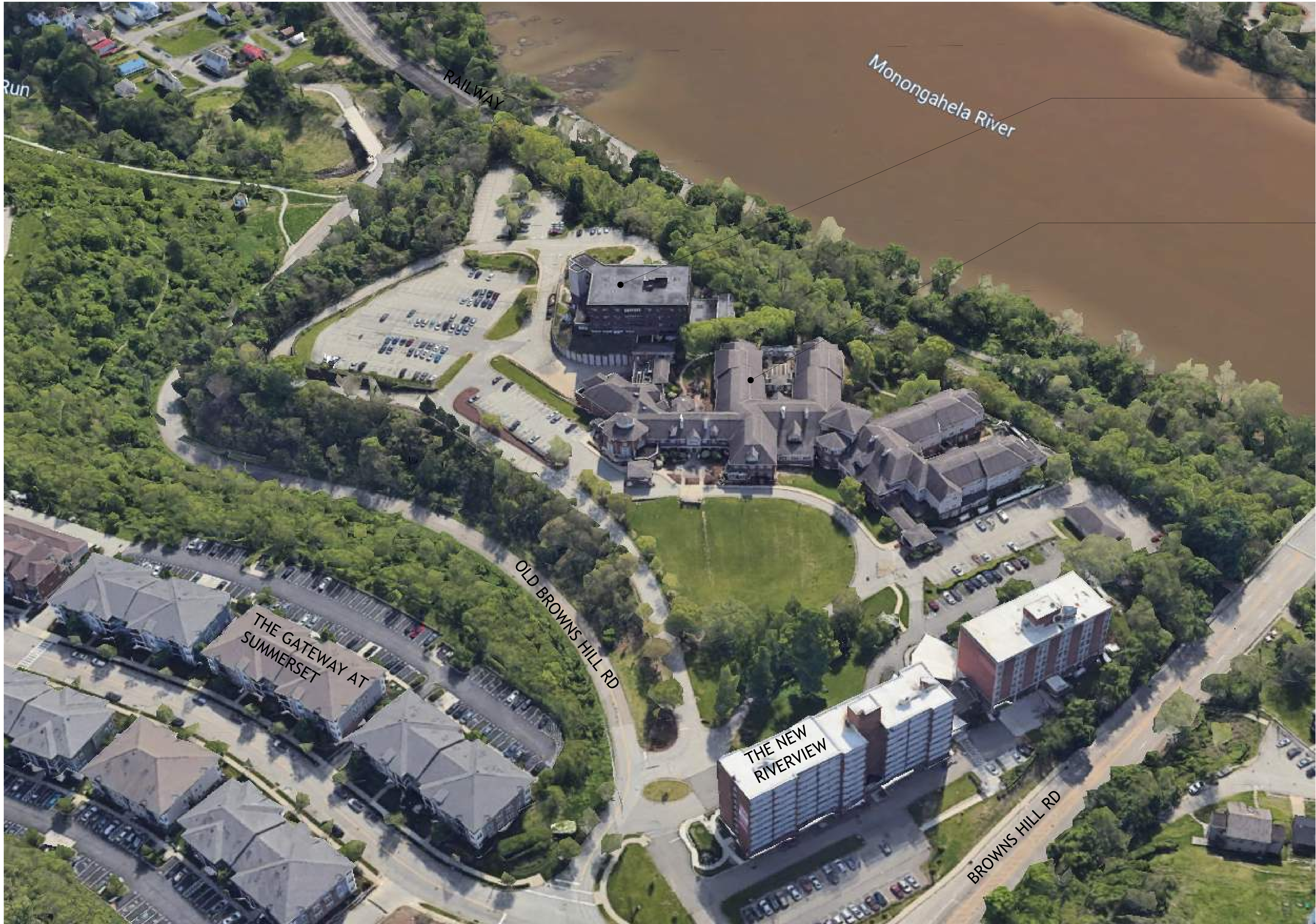
Barmi Akbar, Continental Senior Communities



Shawn Gallagher, Buchanan Ingersoll & Rooney

LOCATION





EXISTING WEINBERG VILLAGE (1950)
(MAX PARAPET @ 965)
55,000 sf / 54 Units

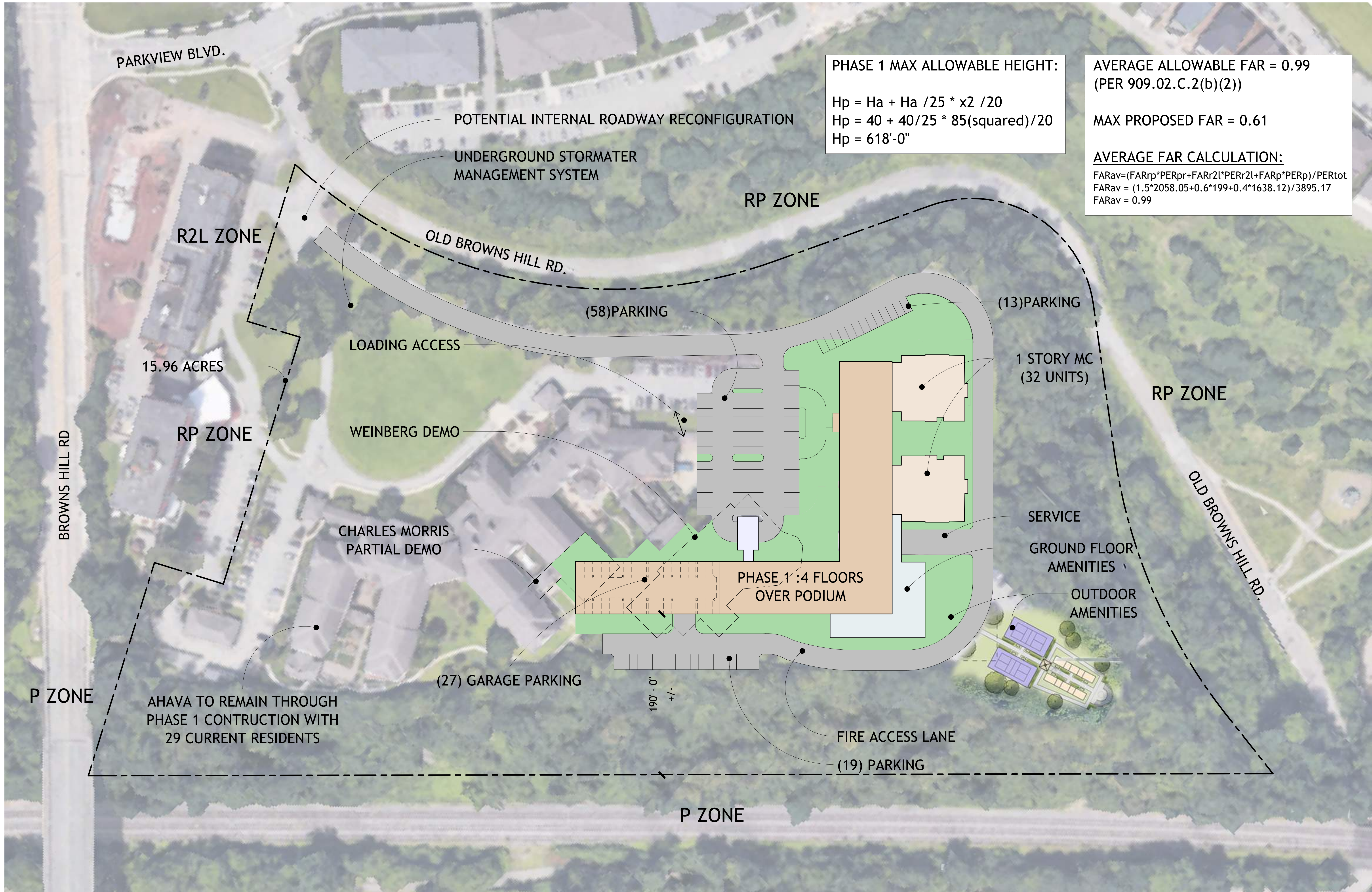
EXISTING JAA SENIOR COMMUNITY
(1995)
145,663 sf / 159 Units

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- The existing facility is outdated and has outlived its useful life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.



PHASE 1 MAX ALLOWABLE HEIGHT:

$$H_p = H_a + H_a / 25 * x^2 / 20$$

$$H_p = 40 + 40 / 25 * 85(\text{squared}) / 20$$

$$H_p = 618'-0"$$

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

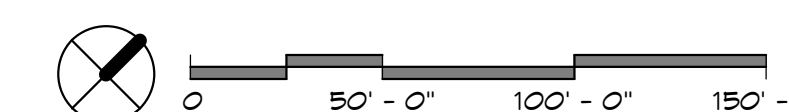
MAX PROPOSED FAR = 0.61

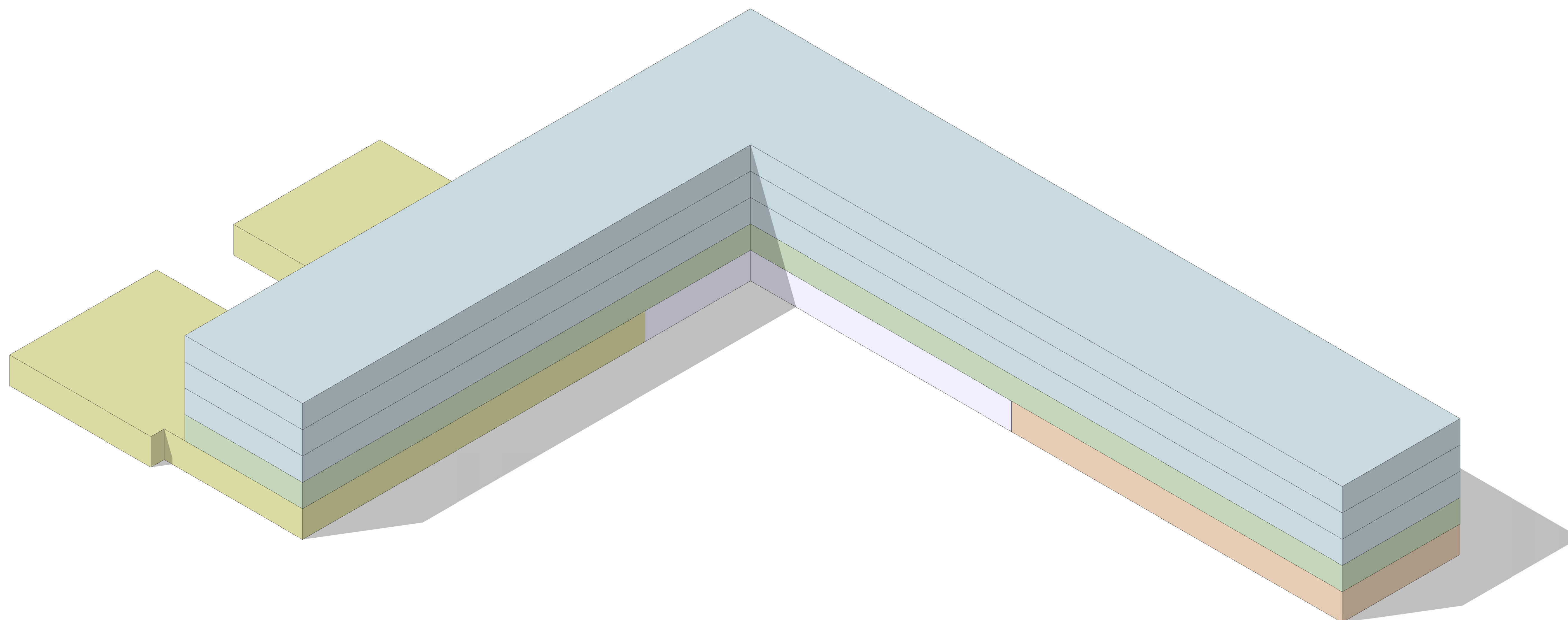
AVERAGE FAR CALCULATION:

$$FAR_{av} = (FAR_p * PER_p + FAR_{r2l} * PER_{r2l} + FAR_p * PER_p) / PER_{tot}$$

$$FAR_{av} = (1.5 * 2058.05 + 0.6 * 199 + 0.4 * 1638.12) / 3895.17$$

$$FAR_{av} = 0.99$$

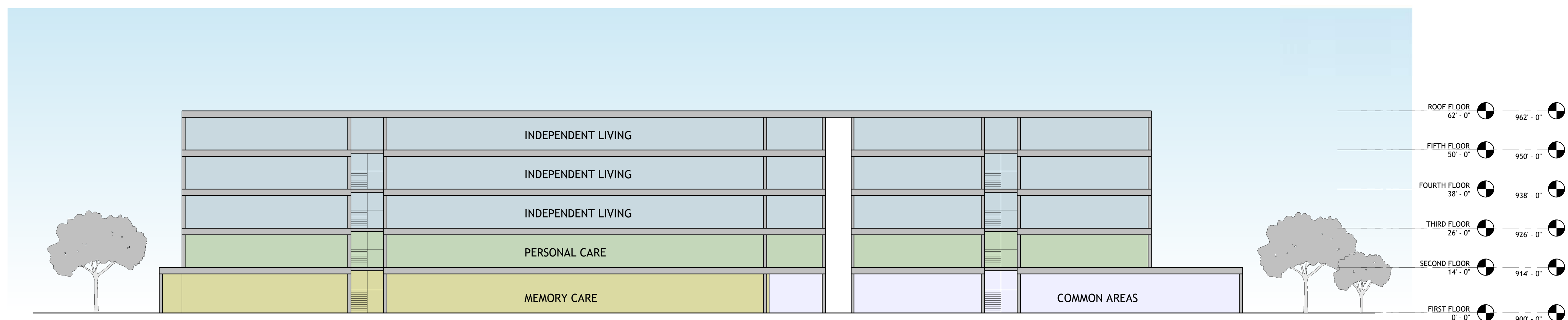




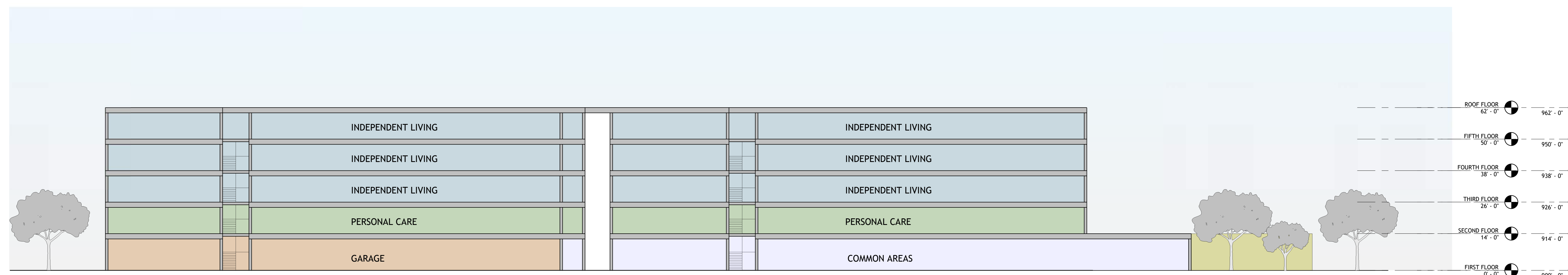
- MEMORY CARE
- COMMON AREAS
- GARAGE
- PERSONAL CARE
- INDEPENDENT LIVING

PHASE 1 SENIOR CARE VILLAGE

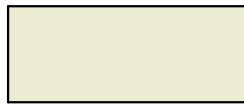




- The project will enable people already in the community, particularly seniors, to continue living there
- The senior community will include:
 - independent-living residences
 - personal-care residences
 - memory-care residences
- This continuum of care, along with JAA's in-home care and hospice agencies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



1 Section 1
1" = 20'-0"

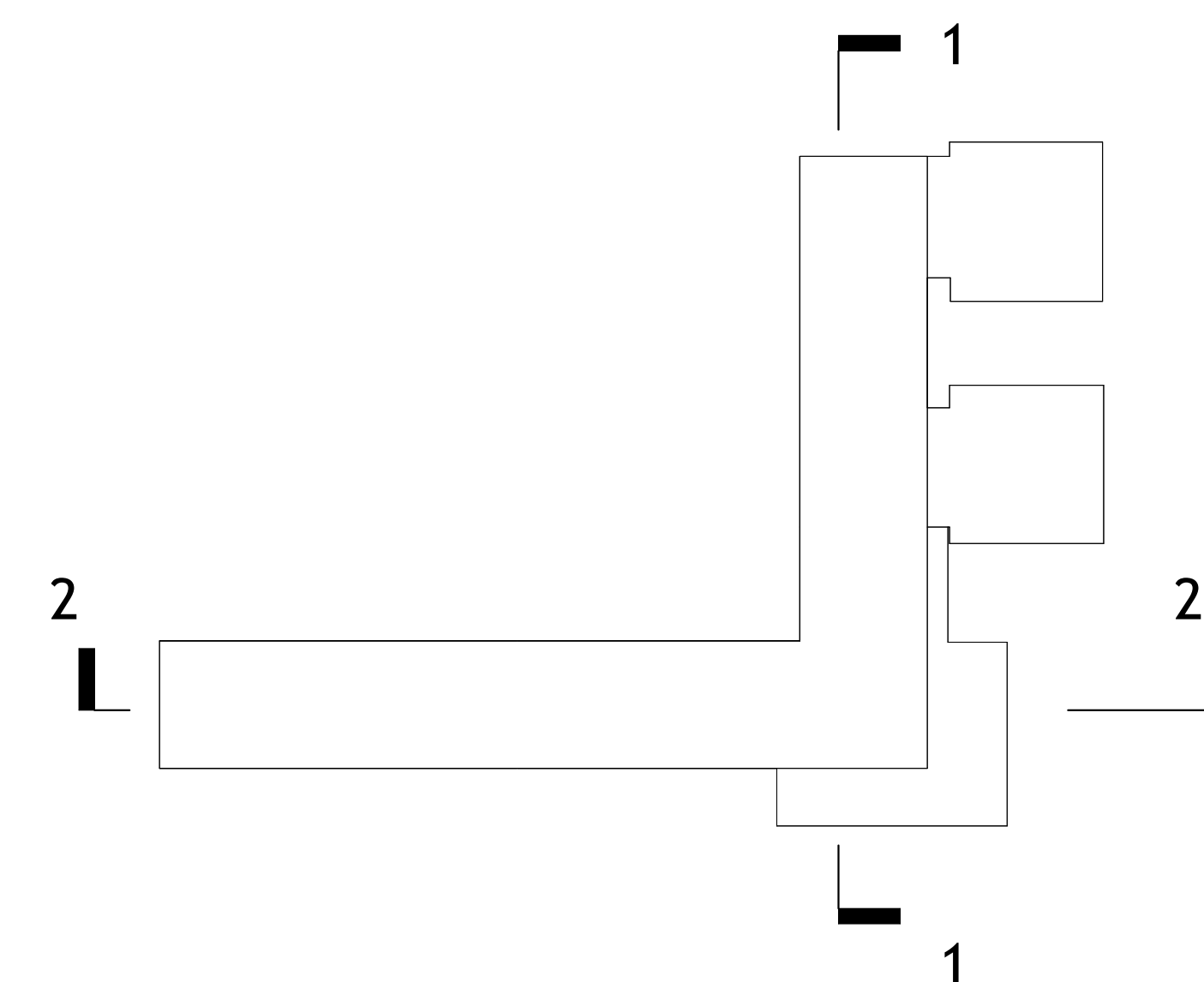


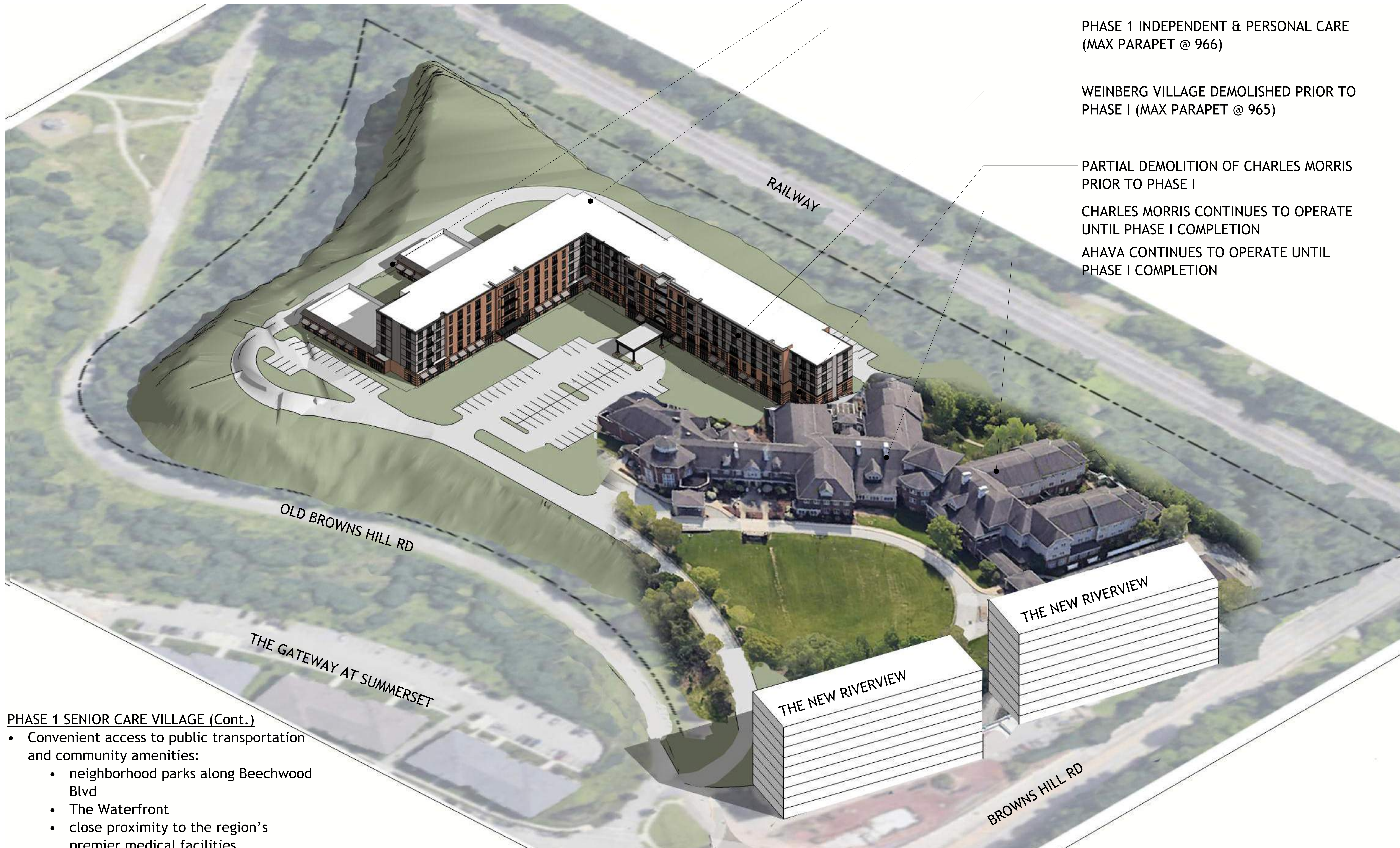
2 Section 2
1" = 20'-0"

	MEMORY CARE
	COMMON AREAS
	GARAGE
	PERSONAL CARE
	INDEPENDENT LIVING

PHASE 1 SENIOR CARE VILLAGE (Cont.)

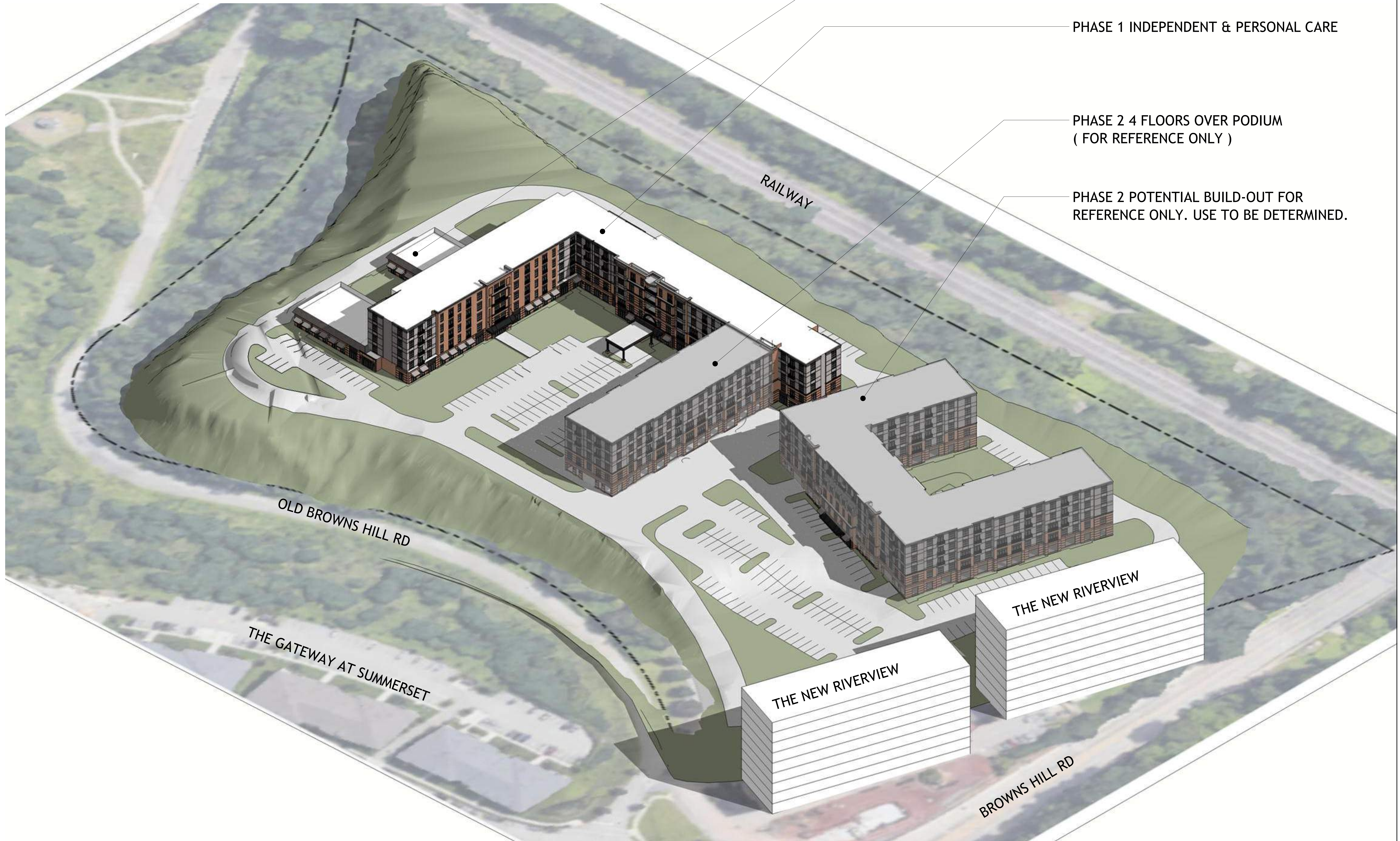
- Continental is providing expertise to develop a modernized senior community with a sustainable business model
 - Brand new, single-floor, maintenance-free living
- Enhanced accessibility, surpassing what is currently available in the housing stock:
 - Elevators and accessible appliances with front-facing knobs
 - Roll-in showers and low-barrier tubs.
 - Accessible doorways and clearances in ALL units
 - Community room and shared common area amenities.
- Energy efficient building meeting or exceeding current standards





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



PHASE 1 MEMORY CARE

PHASE 1 INDEPENDENT & PERSONAL CARE

PHASE 2 4 FLOORS OVER PODIUM
(FOR REFERENCE ONLY)

PHASE 2 POTENTIAL BUILD-OUT FOR
REFERENCE ONLY. USE TO BE DETERMINED.

RAILWAY

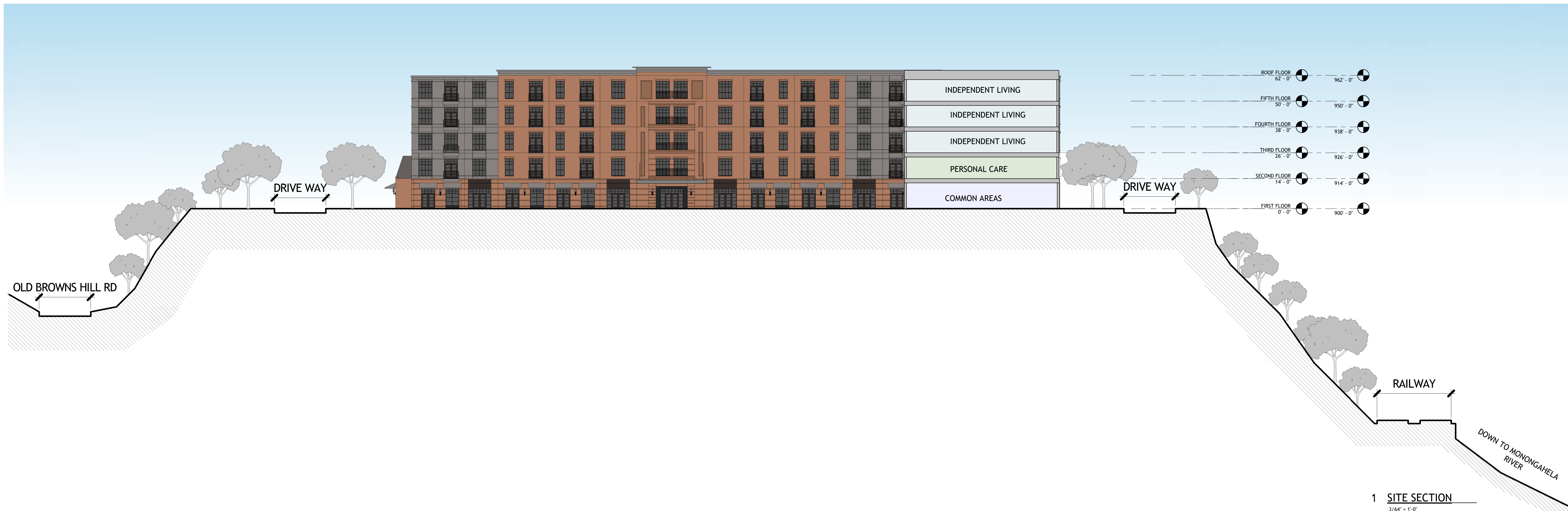
OLD BROWNS HILL RD

THE GATEWAY AT SUMMERSET

THE NEW RIVERVIEW

THE NEW RIVERVIEW

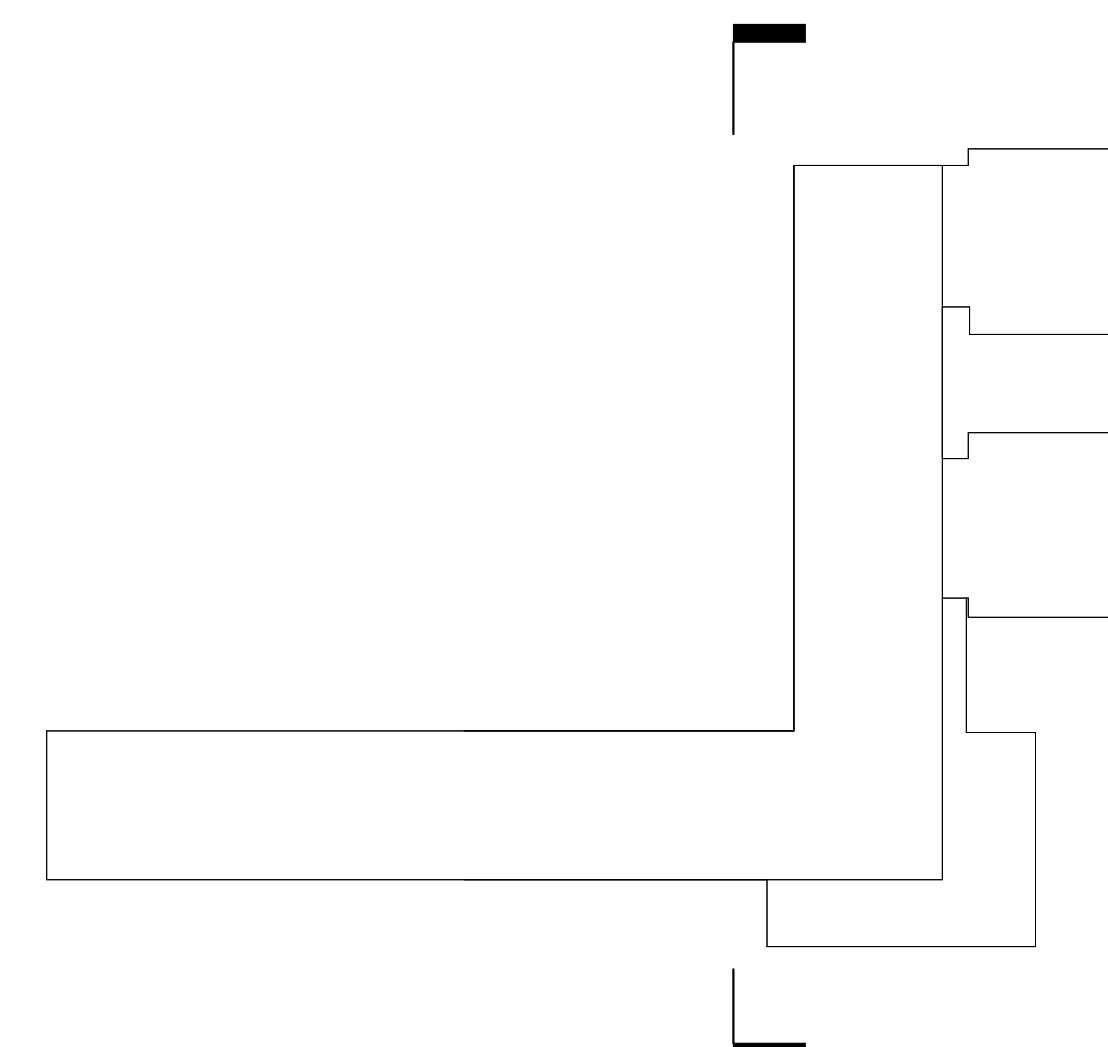
BROWNS HILL RD



VIEW TO EXISTING BUILDING

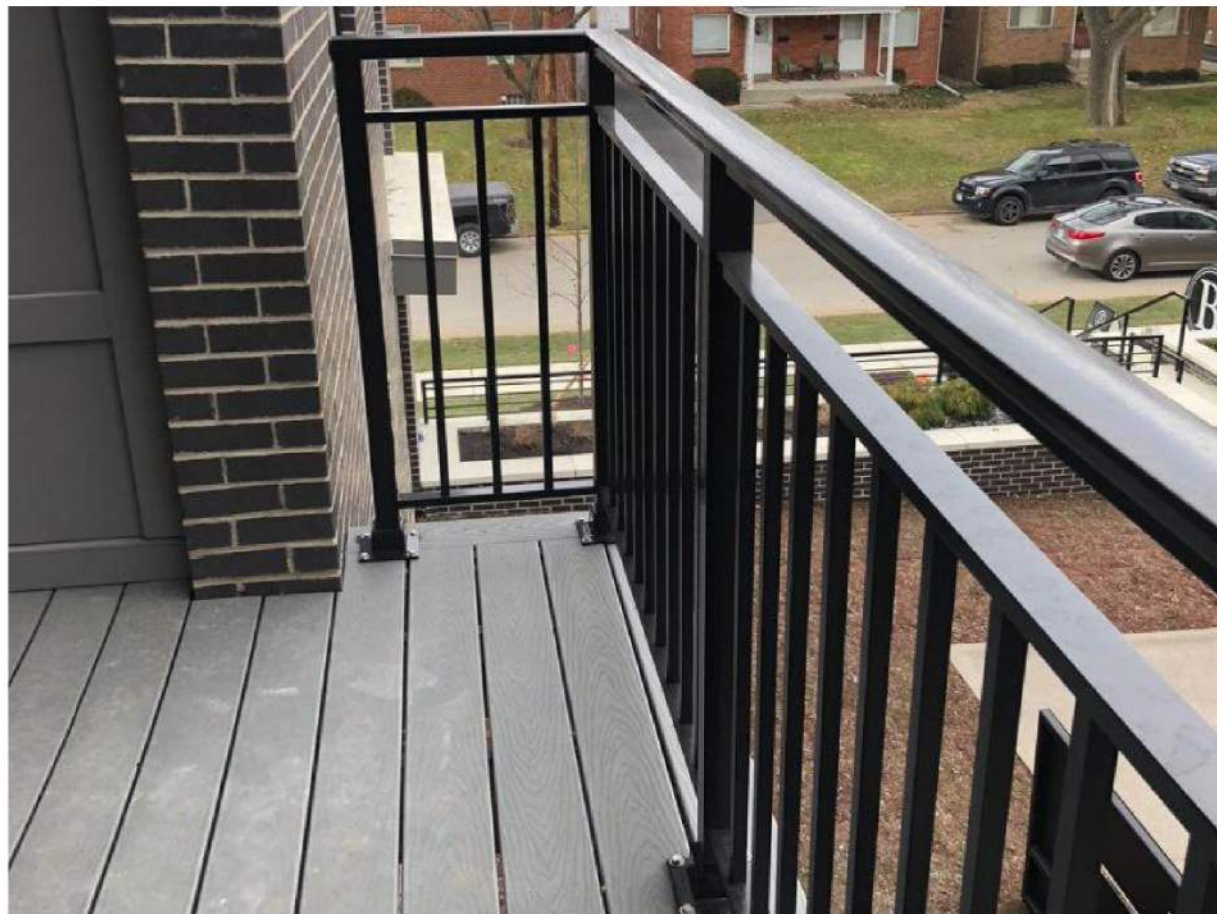


VIEW TO MONONGAHELA RIVER





METAL AWNINGS



ALUMINUM RAILING



ARCHITECTURAL PANEL



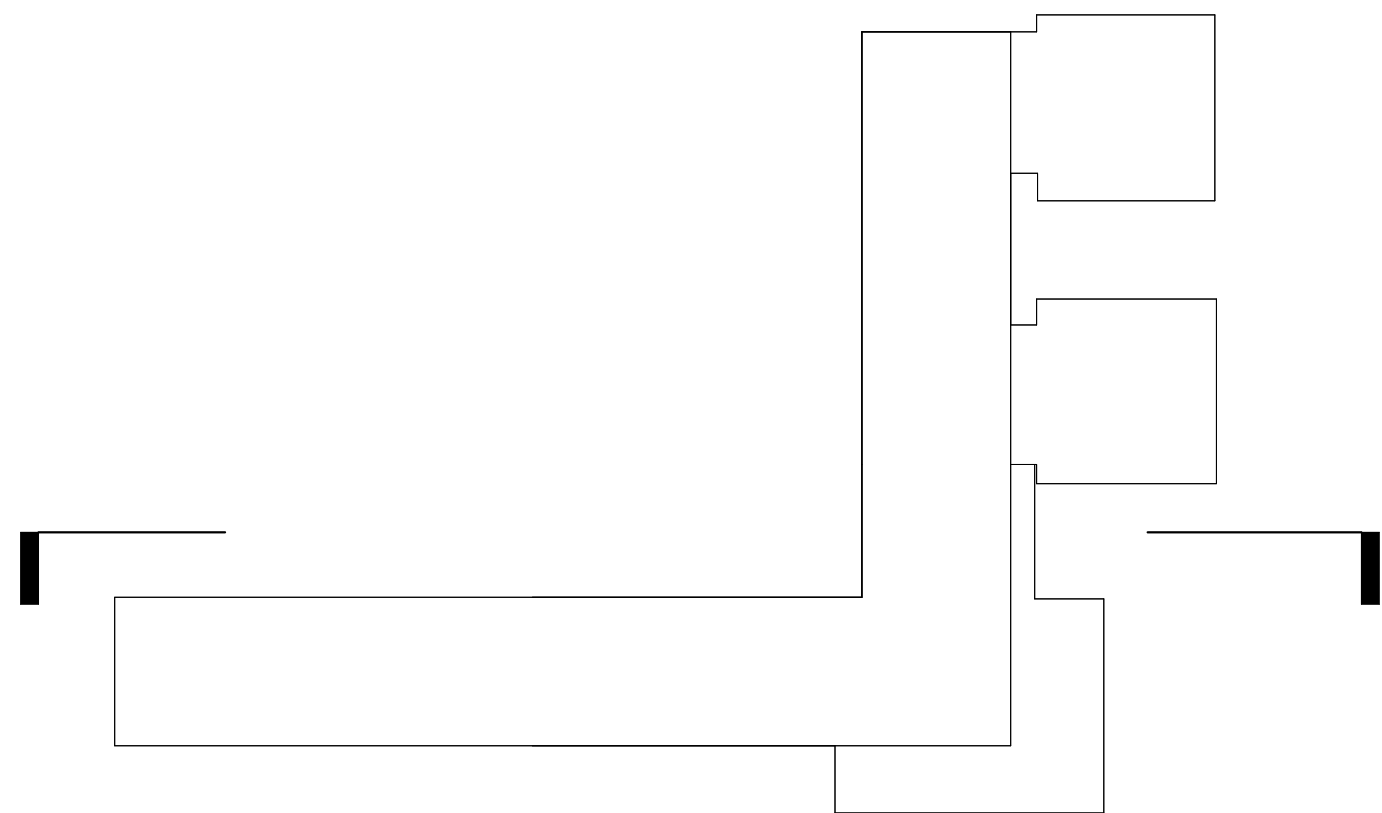
QUEEN SIZE BRICK



CANVAS AWNINGS



BRONZE COLORED VINYL WINDOWS



2 **KEY PLAN Copy 2**
1" = 80'-0"









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

REQUIRED APPROVALS

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

TIMELINE

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

THANK YOU!