

Western Restoration Senior Campus



Summary of Project

- Preservation Of Existing Community Assets – Adaptive Re-Use Of Vacant Structures And Upgrade Existing Occupied Developments
- Green and Healthy Housing and Innovation
- Economic Opportunities – MWBE Contracting Opportunities And Local Resident Hiring
- Offer Adult DayCare Services To Campus Residents And The Community-At-Large
- Promotion Of Public Art To Honor The Legacy Of Prominent Hill District Residents – Community Suggestions/Survey

Former Tuberculosis Hospital of Pittsburgh campus constructed between early 1900's -1949

BUILDING 1 -
Vacant Former
Dispensary

BUILDING 2 -Vacant
Former Christmas
Seal Building

BUILDING 3 - Vacant
Former Men's Pavillion



CHRISTOPHER A. SMITH - 37 Units Sr. Housing - Former Power/ Service Bldg. And Children's Ward

MILLIONES MANOR - 40 Units Sr. Housing Former Hospital Basement Will Be Leased To SARAHCARE ADULT DAY CENTER

WESTERN MANOR - 32 Units, Sr. Housing Former Nurses Residence

PROJECT SCOPE OF WORK

1. CONVERT 3 VACANT STRUCTURES

- Create 24 New Low Income Residential Senior Housing Units With Supportive Services
- All 1-BR units; 10 fully accessible; (AVG 600-850 SF);
- 100% Project Based Section 8 Vouchers (Residents pay 30% of Income)

2. UPGRADE 72 UNITS OF EXISTING SENIOR HOUSING IN WESTERN MANOR AND MILLIONES MANOR

- Mechanical System Upgrades (Heating/Cooling/Hot Water)
- Upgrade Kitchens and Baths

3. INVESTIGATING USE OF CO-GENERATION SYSTEM – to re-cycle/produce energy and reduce costs



Green and Healthy Components



Access to
Public
Transportation

Advanced
Water Saving
Fixtures

Energy Conservation
Project will certify
under ENERGY STAR 3

Construction
Waste
Recycling

Recycling
Storage Area
for Tenants

Use of Recycled
Content &
Materials

Regional
Material
Selection

Engineered
Wood
Products

Native &
Adaptive
Species
Landscaping

Healthy
Indoor Living
Environment

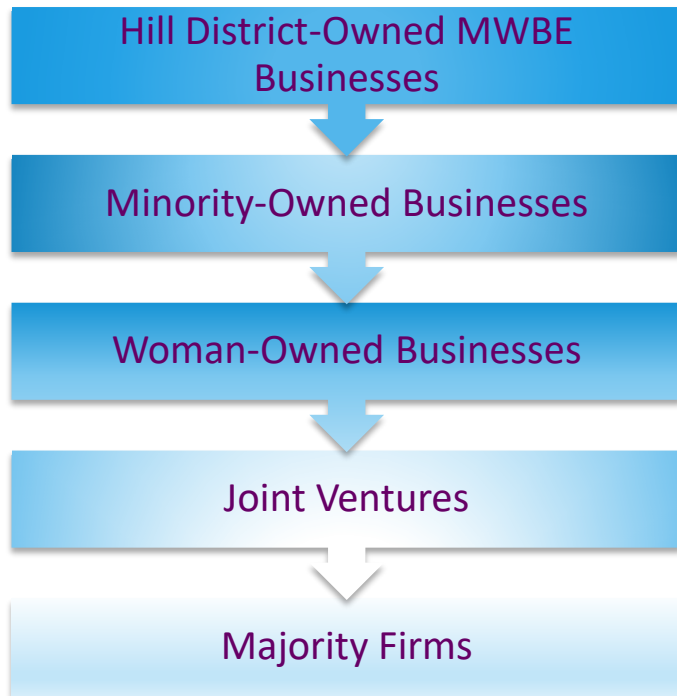
ENERGY STAR
Lighting and
Appliances

Conservation
Training &
Tips for
Residents

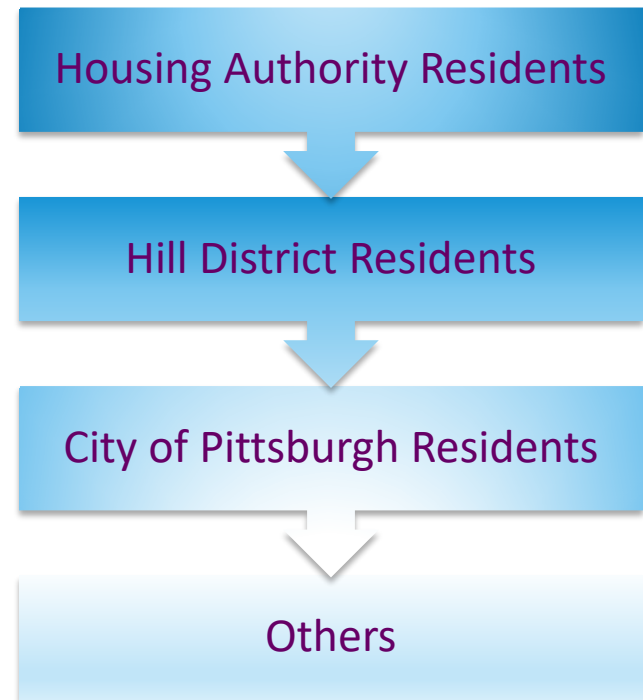
ECONOMIC OPPORTUNITIES

Hill District CDC as Co-GP; Business Contracting;
Construction Jobs And Healthcare Jobs

MWBE Goals 17%
MBE and 8% WBE



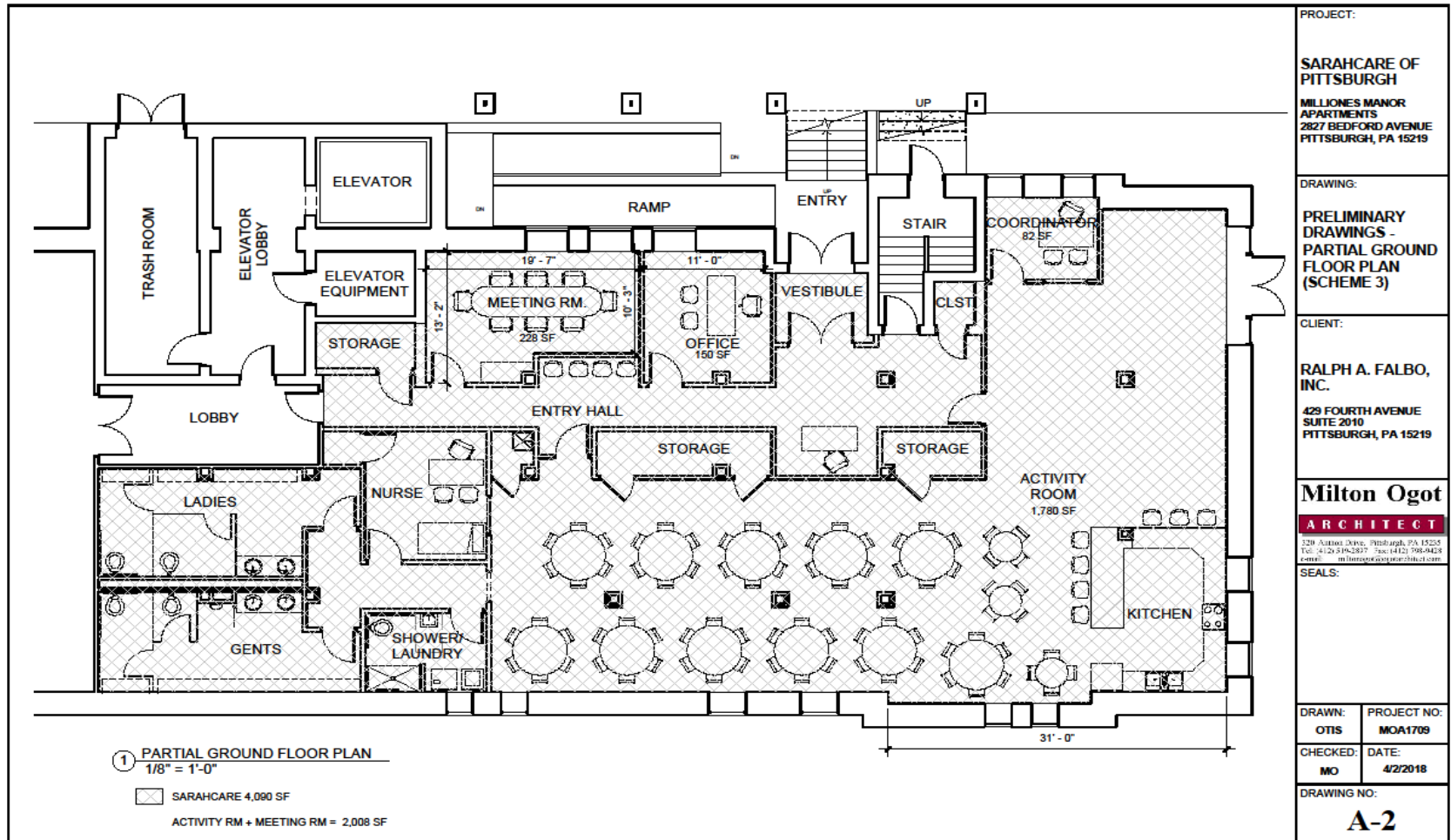
Section 3 and Local
Resident Hiring



SarahCare®

Experienced Care, Delivered with Love

Adult Day Center— Ground Floor Milliones Manor



SarahCare®

Experienced Care, Delivered with Love

Chronic Disease Care Management

Exercise



Combat Isolation

Intergenerational Activities



SerahCare®

Experienced Care, Delivered with Love



Frailty



Assistance with Daily Living



Meal Preparation



PROPOSED SCHEDULE



Applications/Municipal/
Lender/Investor Approvals

Renovation Begins on
Vacant Buildings &
Plan In Place For
Upgrade Work With
Existing Residents To
Remain In-place
During Rehab

Construction
Complete On
All Units

SarahCare
Opens



Meet With Existing
Residents On Upgrade
Work
**NO RELOCATION
ANTICIPATED**

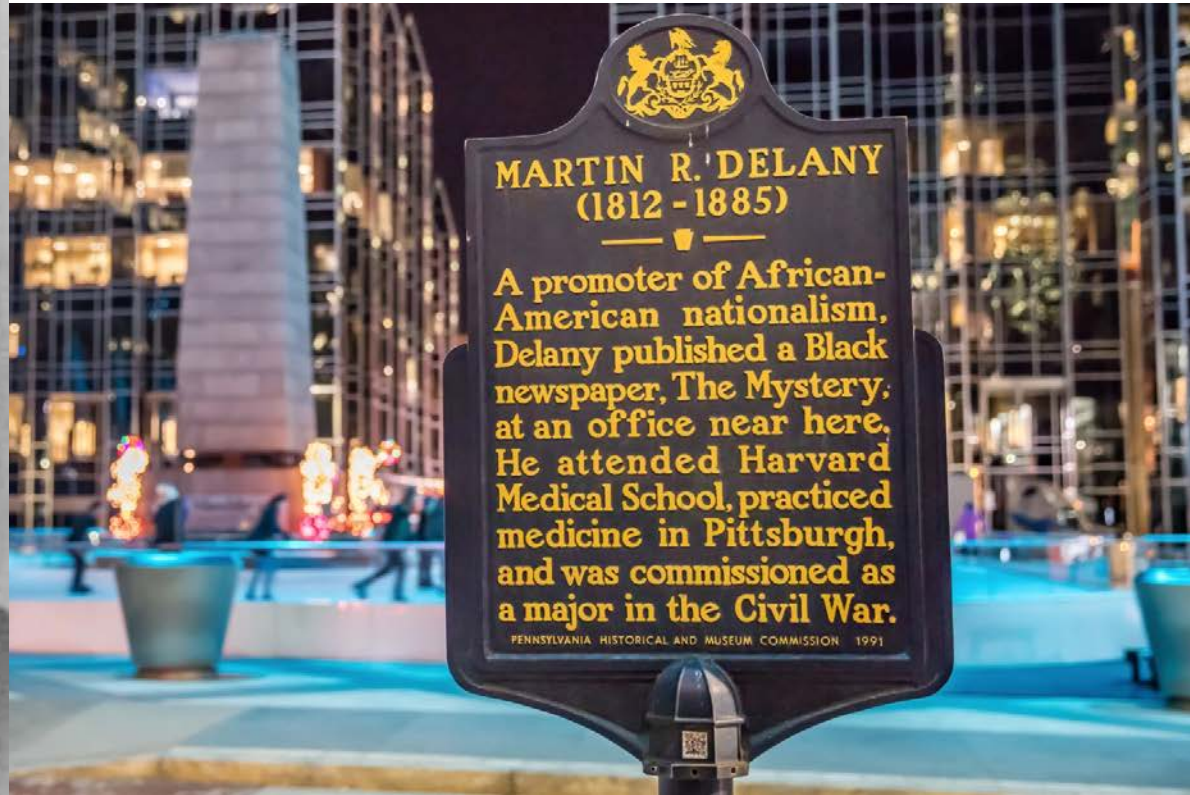
Closing

Leasing Begins
for New Units -
HACP Will
Establish New
Waiting List

100%
Occupancy of
New Units



Martin Delany: Potential Name for Park Area (Additional names will be gathered and residents will be engaged.)



Questions & Answers