

Hillcrest Senior Residences at the former Carrick Giant Eagle Site

January 13, 2015

The Community Builders, Inc.

The Basics...

- 66 1BR and 2BR rental apartments for persons age 62 or older in a four-story building.
- Owned & managed by The Community Builders, with on site management and maintenance staff
- Rents affordable for households with a wide range of incomes and energy efficient.
- Service supported Independent Living with Community partnerships for resident services
- Amenities the market looks for and expects

INCOME/RENT (2014)

1 BR Apt. Income Limit (54)	Est. Cost for Rent & Utilities
\$9840 (7 apts.)	\$245/month
\$24,600 (32 apts.)	\$615/month
\$29,520 (13 apts.)	\$740/month
\$59,000 (2 apts.)	\$895/month

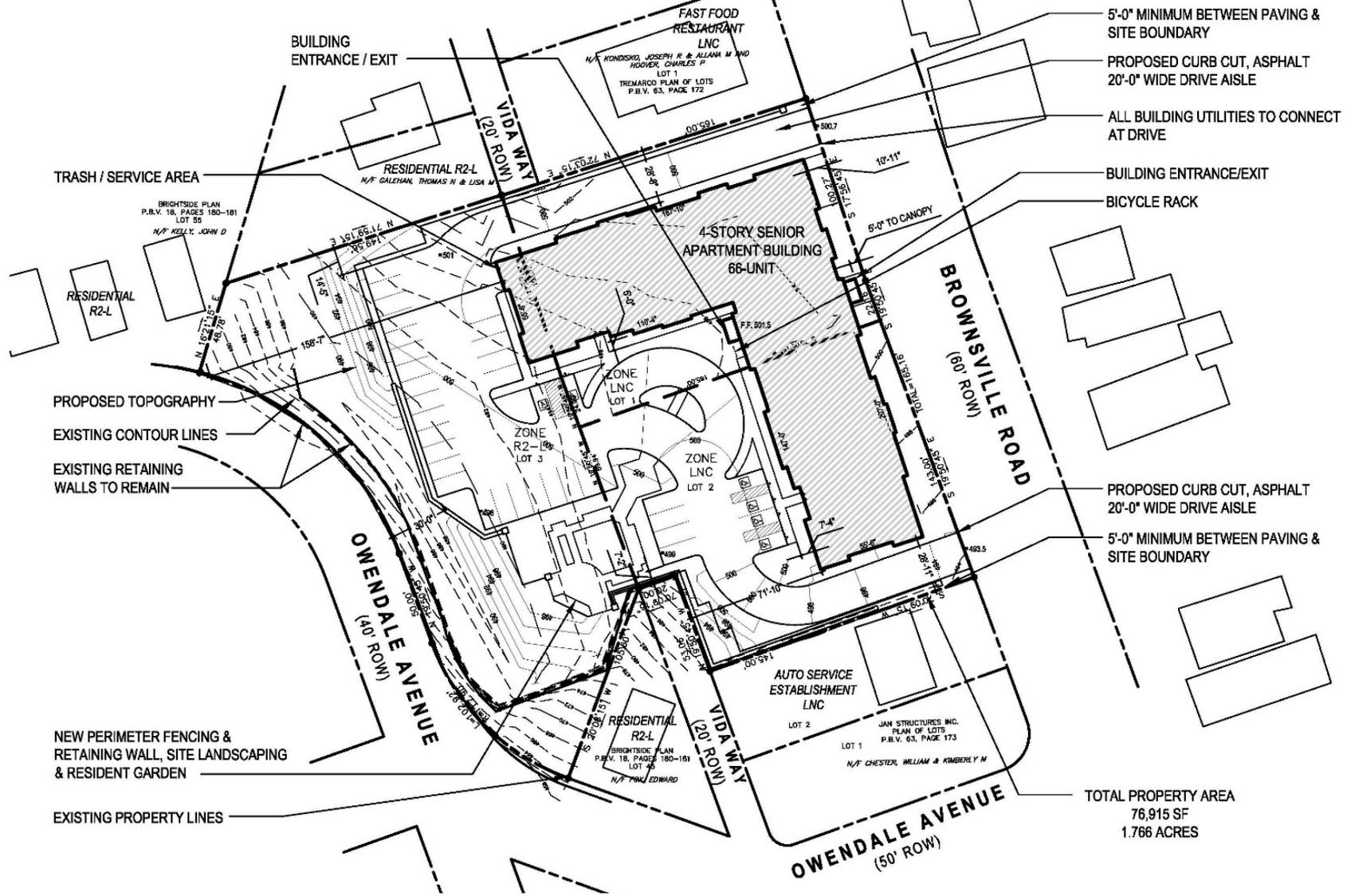
2 BR Apt. Income Limit (12)	Est. Cost for Rent & Utilities
\$29,500 (1 apt.)	\$740/month
\$35,400 (3 apts.)	\$885/month
\$70,800 (8 apts.)	\$1080/month

Time Line

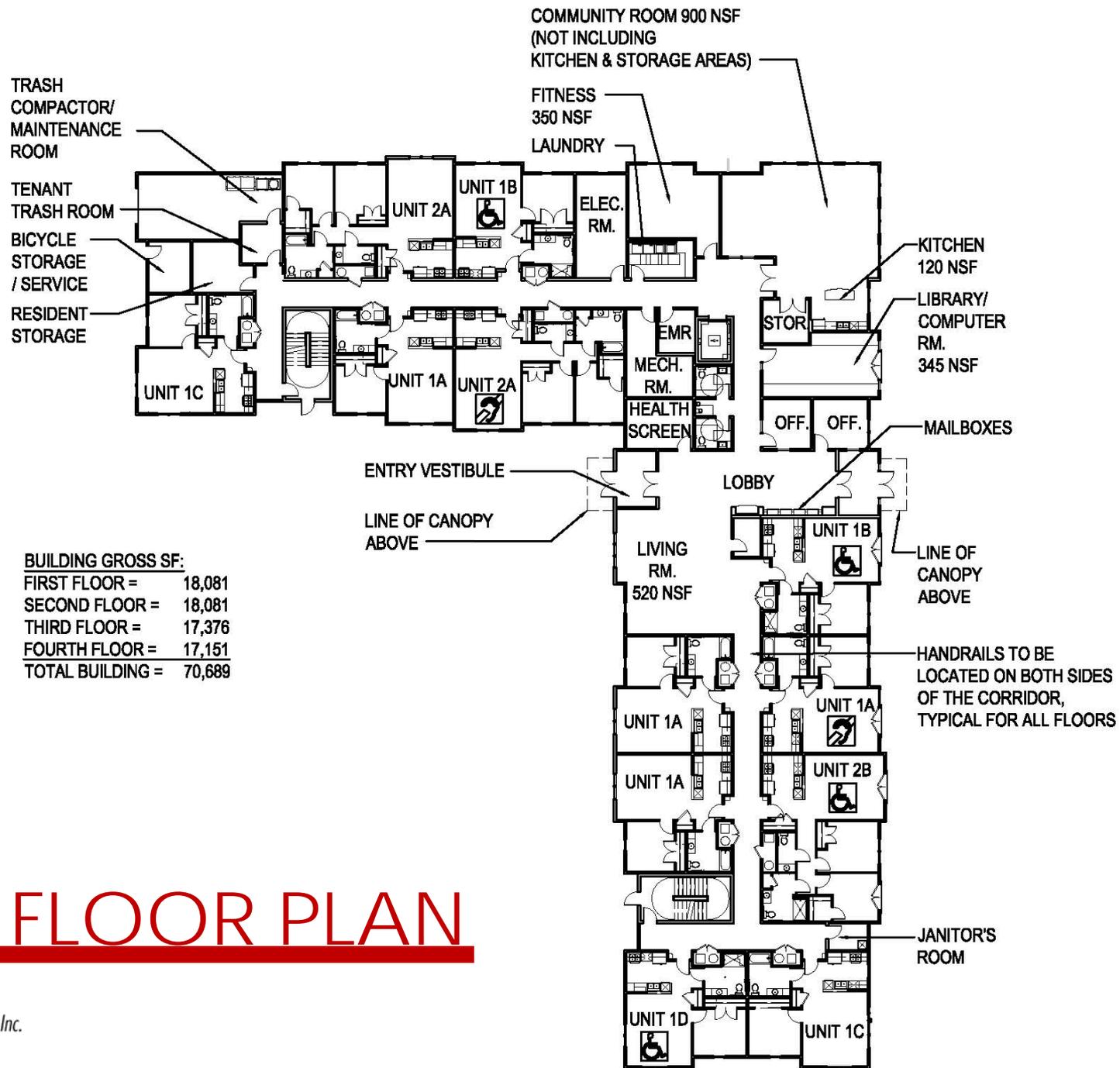
- Apply for main funding Feb. 2015.
Funds awarded June 2015.
- Round out funding Summer 2015.
- Construction Start Nov. 2015
(demolition may be earlier).
- Construction completion late
2016/early 2017.
- Move in by Spring 2017.



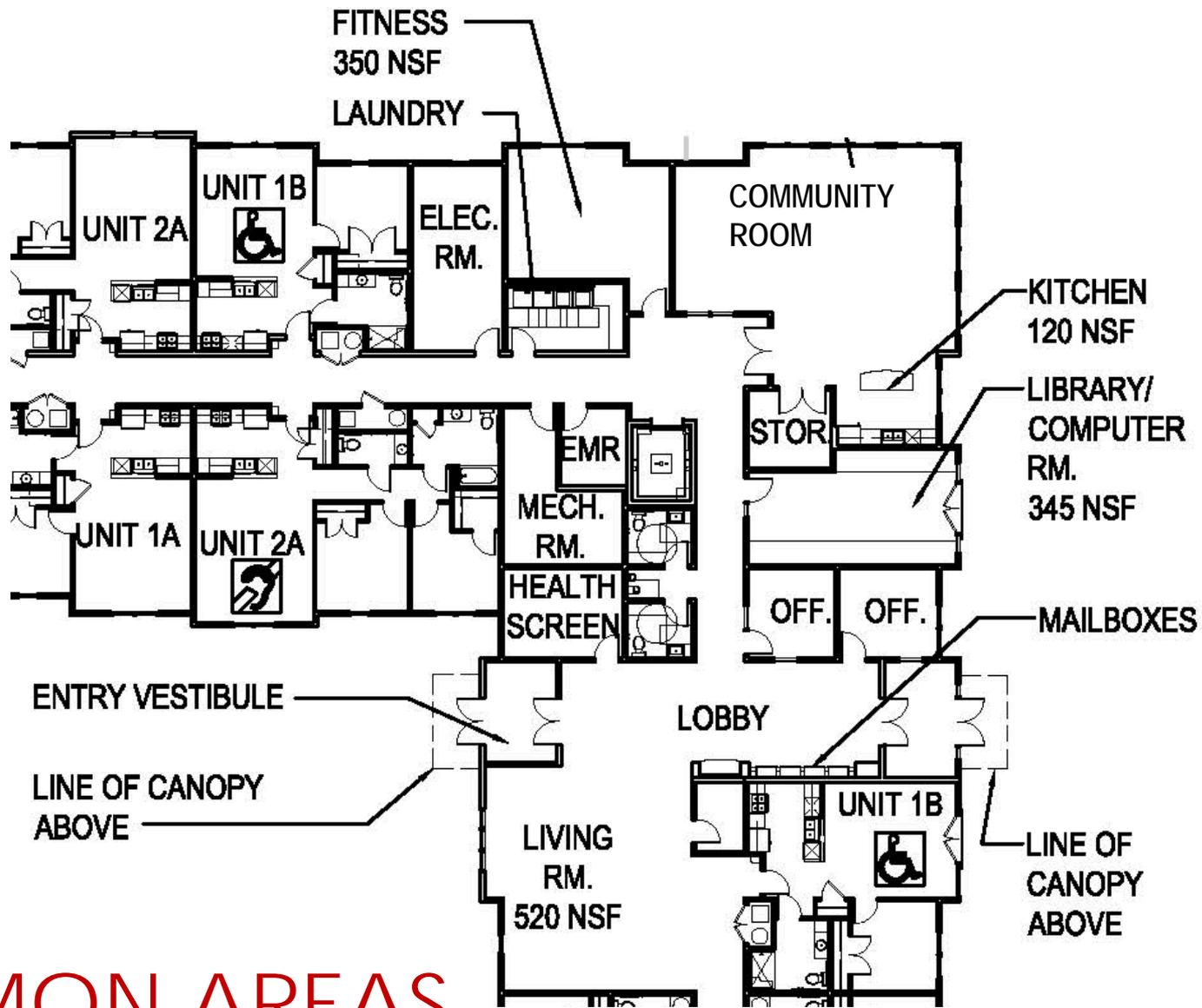
PROJECT SITE



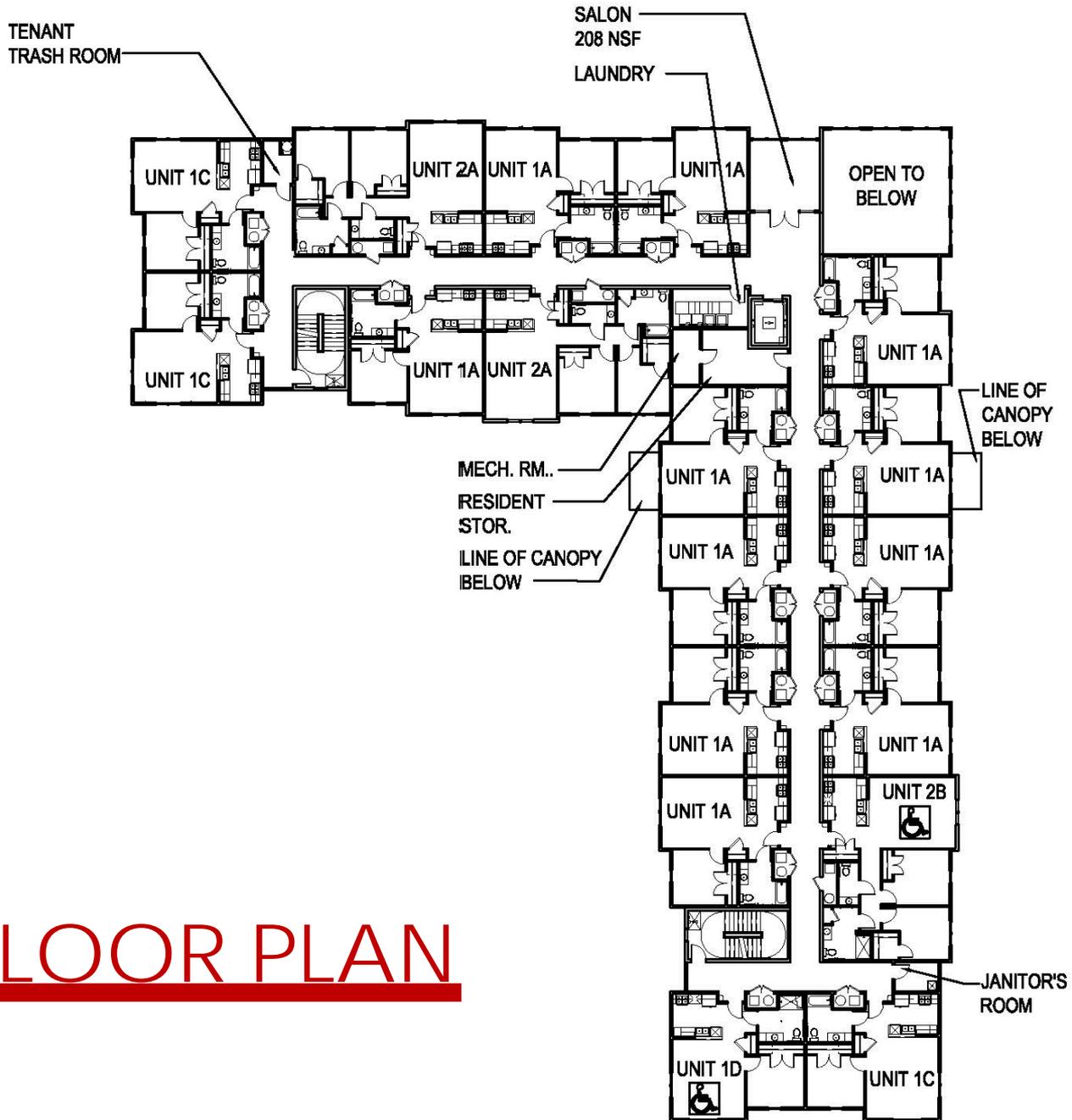
PROPOSED SITE PLAN



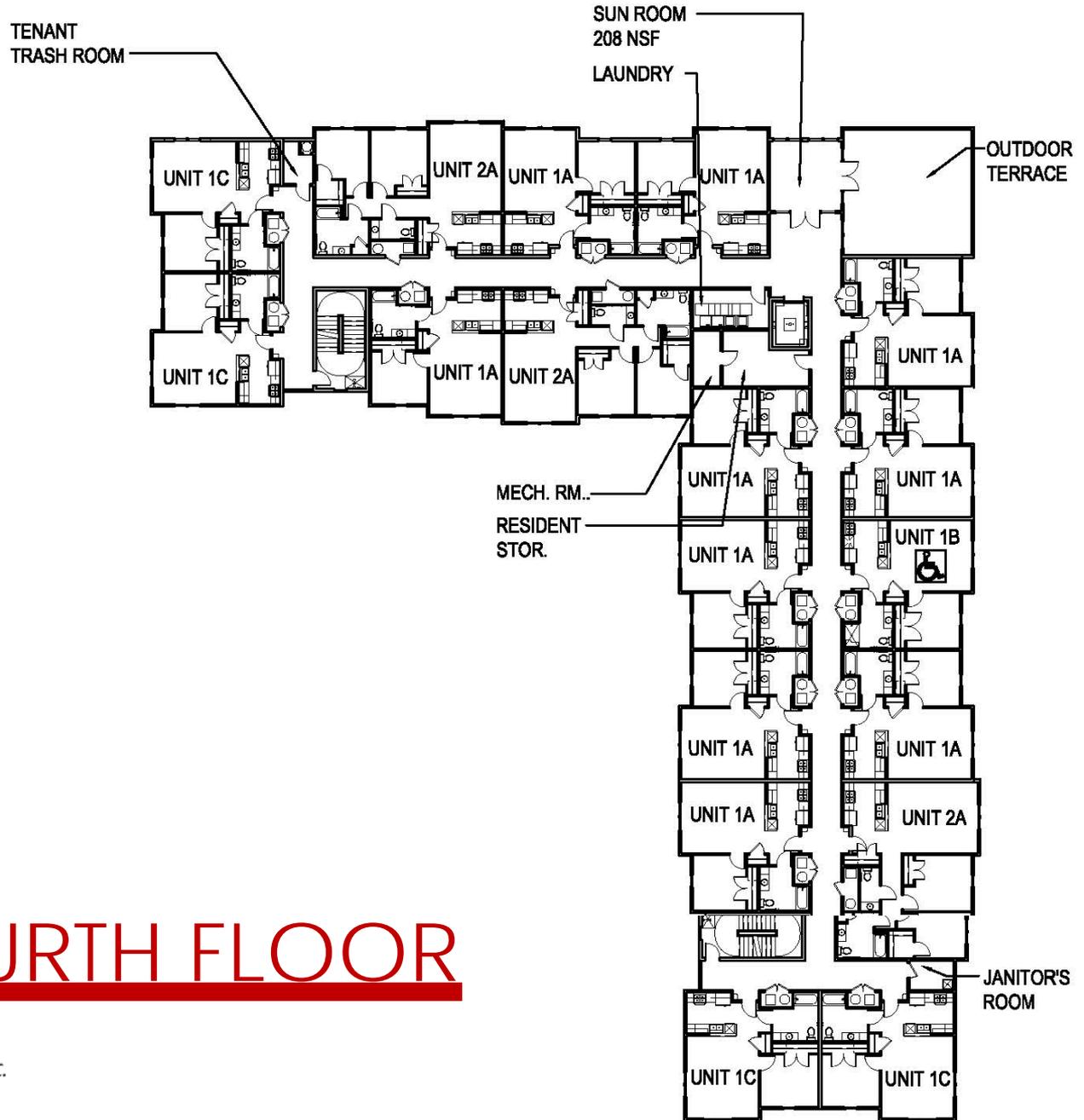
GROUND FLOOR PLAN



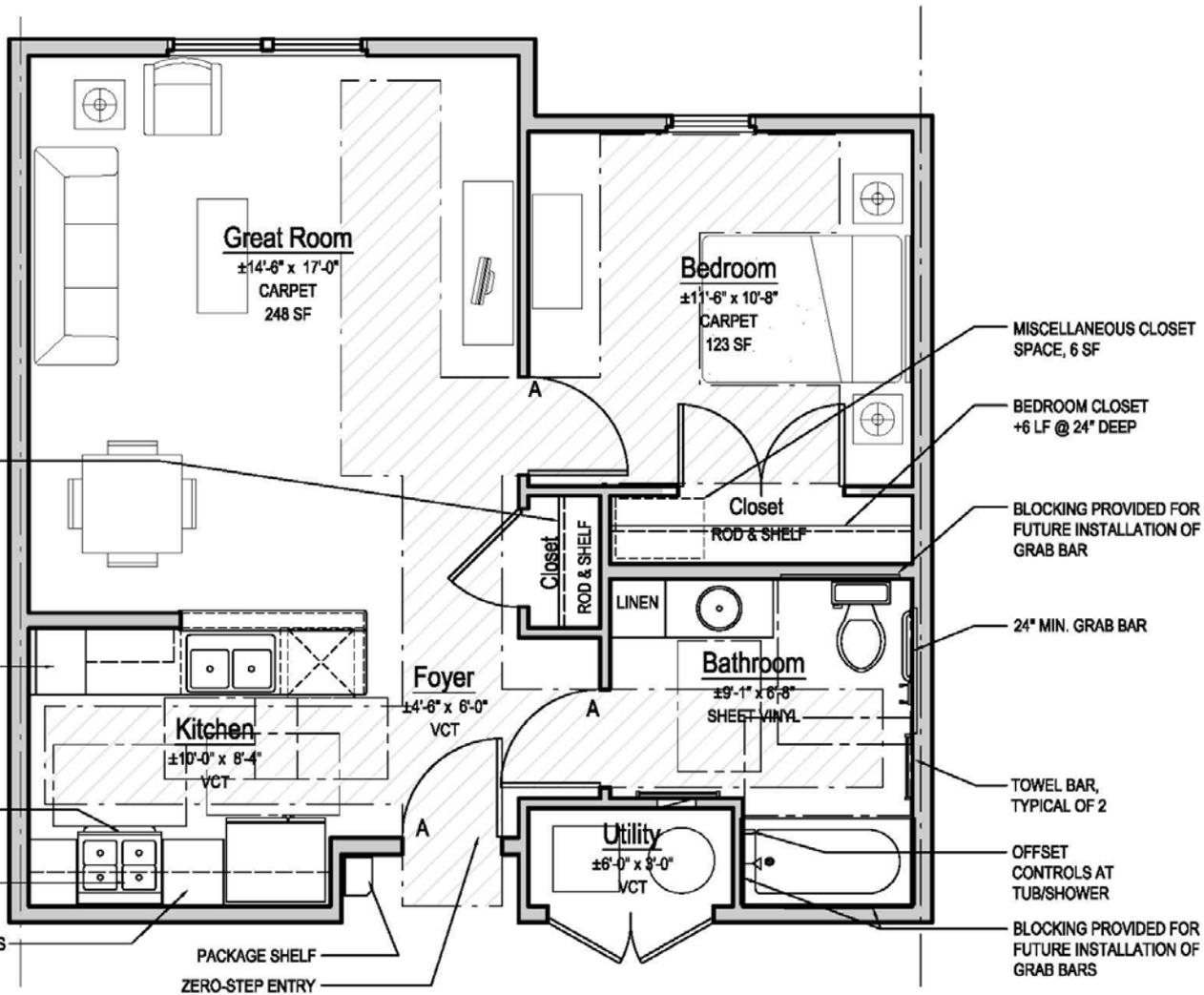
COMMON AREAS



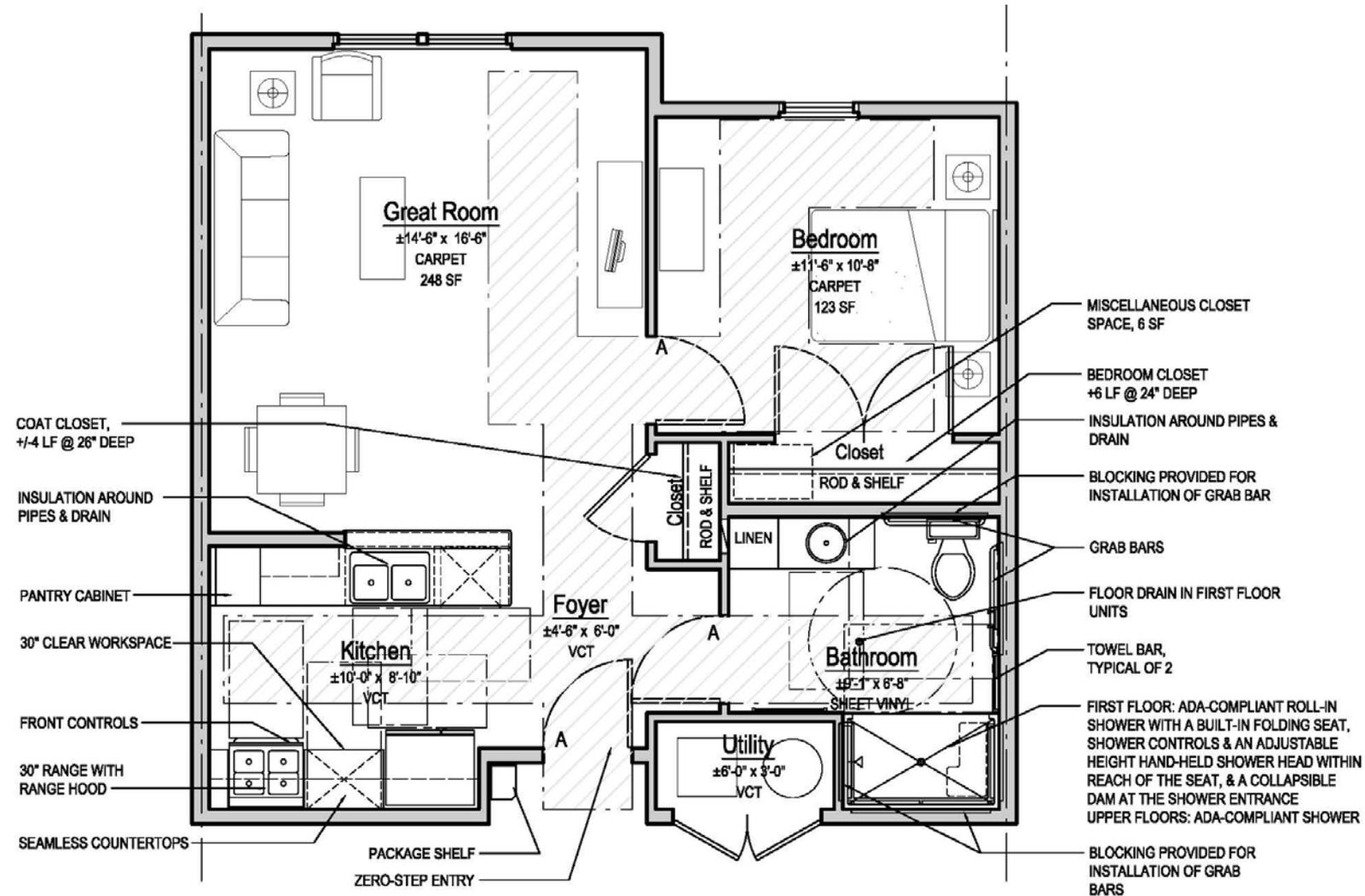
SECOND FLOOR PLAN



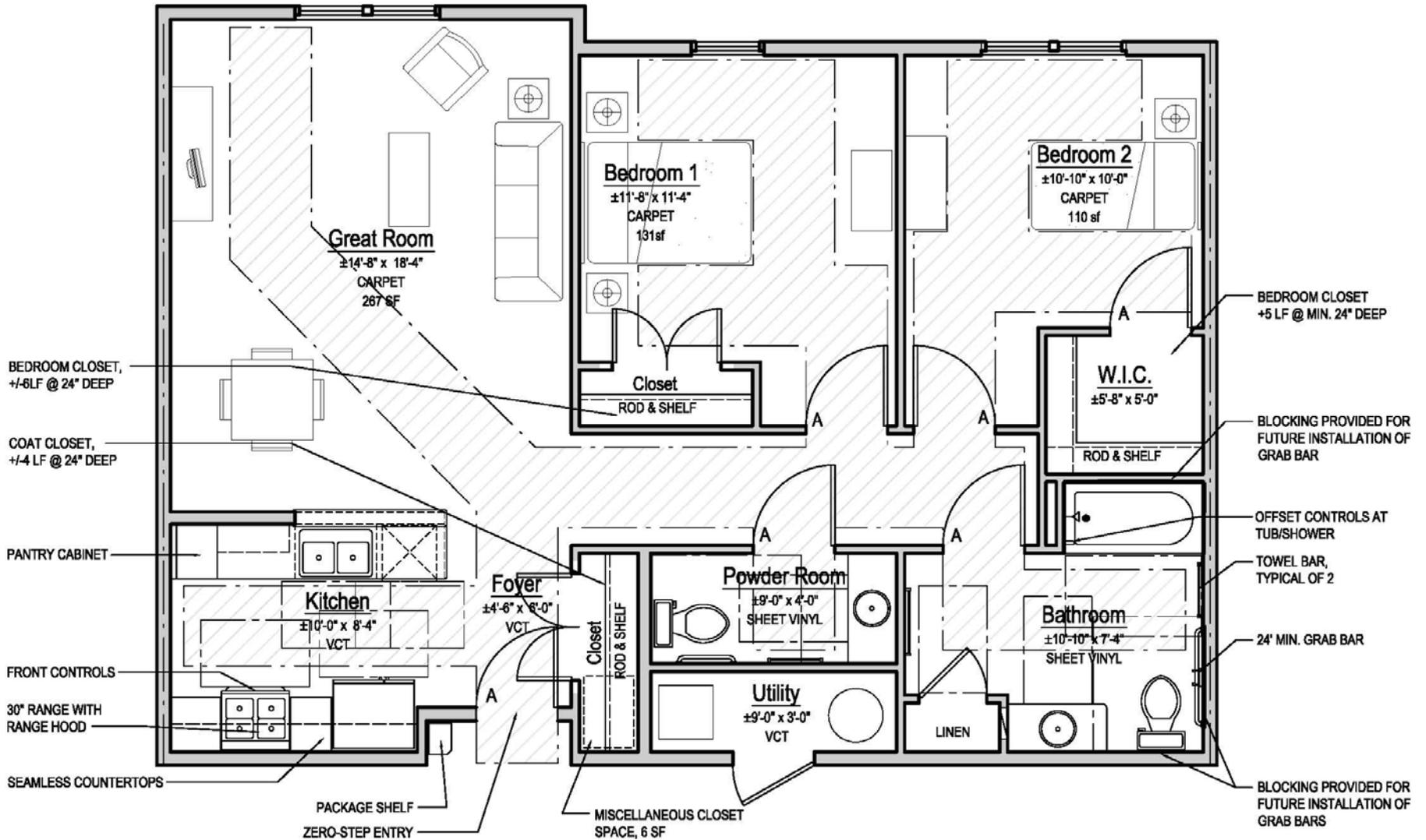
THIRD/FOURTH FLOOR



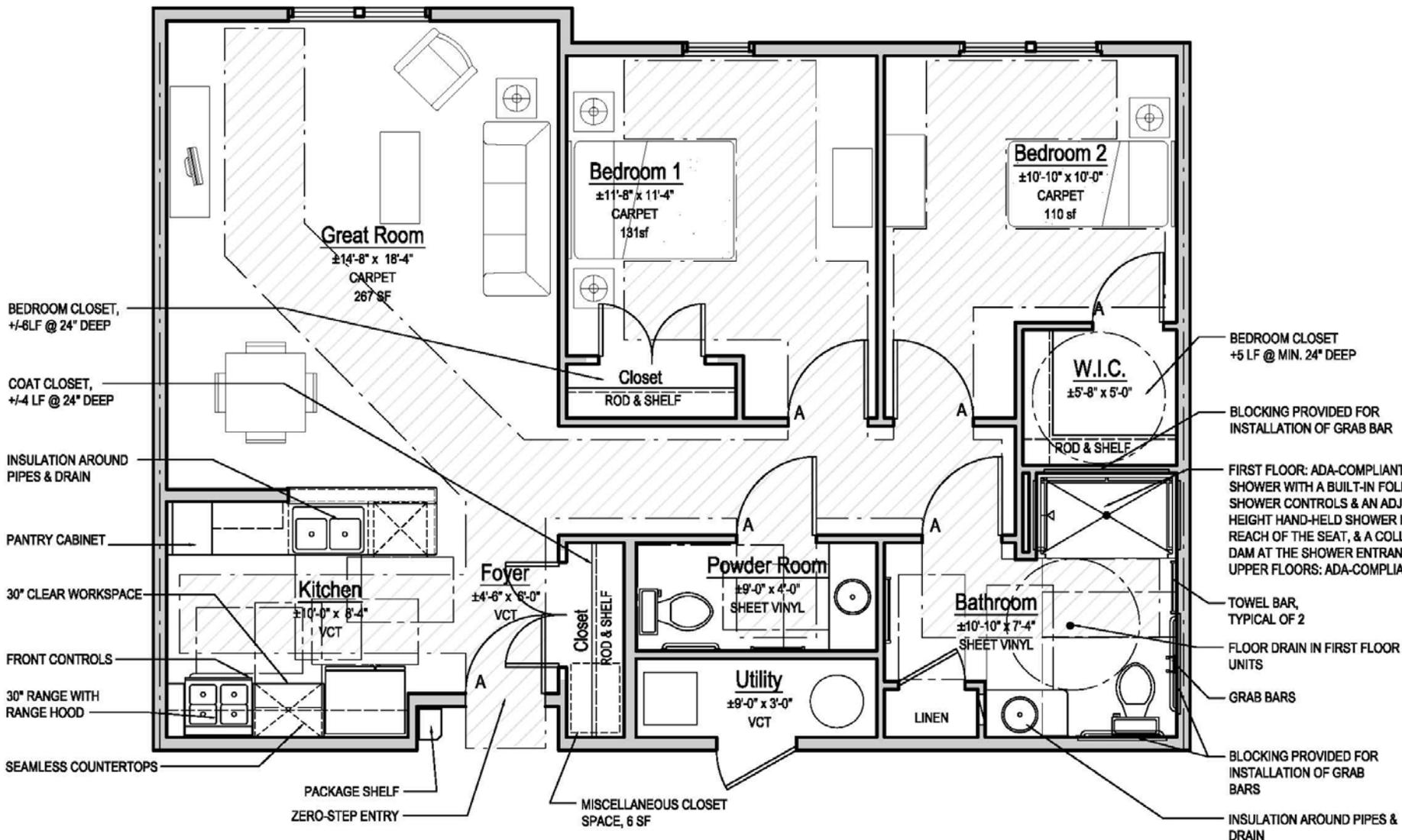
ONE BEDROOM UNIT



ONE BEDROOM UNIT - ACCESSIBLE



TWO BEDROOM UNIT

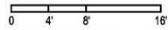


TWO BEDROOM UNIT - ACCESSIBLE



EAST ELEVATION

1/16" = 1'-0"



NORTH ELEVATION

1/16" = 1'-0"

EXTERIOR ELEVATIONS



PERSPECTIVE VIEW



EXAMPLES – COMMON SPACES



EXAMPLES – COMMON SPACES



EXAMPLES – COMMON SPACES



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EXAMPLES – COMMON SPACES



EXAMPLES – COMMON SPACES



EXAMPLES – UNIT INTERIORS

Amenities Proposed

- Community Room
- Fitness Room
- Business Center
- Library
- Crafts Area
- Television / Wii
- Sun room(s)
- Outdoor seating and garden areas
- Resident Storage
- Laundry Room on each floor
- Central HVAC and full appliance package

Resident Services

- Health Related
- Social Programs
- Safety Programs
- Assistance Programs



The Community Builders, Inc.

Hillcrest Senior Residences

2920 Brownsville Road, Pittsburgh, PA



EAST ELEVATION



Available Spring 2017

Apartments for various incomes available

- ❖ 54 one-bedroom apartments
- ❖ 12 two-bedroom apartments

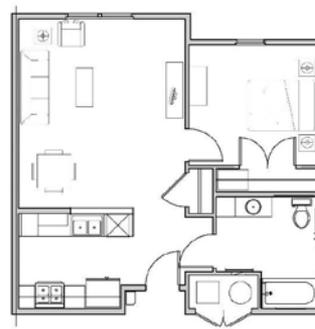
Amenities

- Elevator Building with On-Site Parking and Off-Street Drop off Area
- Bus Service in front of the property
- Fitness/Exercise Room and Business Center with Computers and Printer
- Community Room with Kitchen and Library
- Private Health Screening Room for visiting medical professionals
- On-site Maintenance and Management by The Community Builders, Inc.
- All major appliances and dishwasher with laundries on each floor
- Energy Star Appliances & Lighting, and High Efficiency apt. central HVAC
- Elevator building with tele-entry system and common area cameras

If you would like to put your name on an interest list and be sent an application when they are distributed please call (412) 872-2260 or email hillcrestresidences@tcbinc.org.



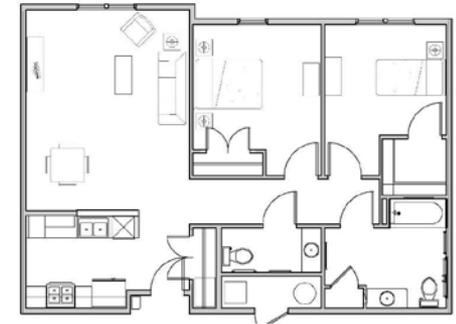
**Disclaimer: Contacting us by phone or email places your name on an interest list to ensure you will receive a rental application and updates. This is not an application, nor does it guarantee your place in the application process. If your contact information changes it is your responsibility to update us.*



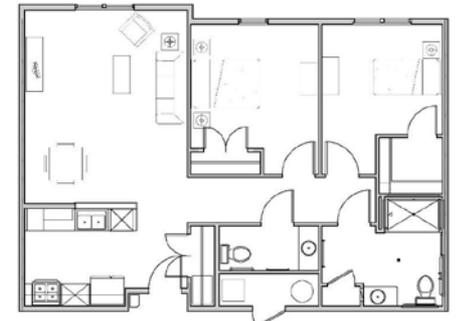
One bedroom



One bedroom accessible



Two bedroom



Two bedroom accessible



The Community Builders, Inc.

RDL
ARCHITECTS