



AMBRIDGE CROSSING

ADDRESS/LOCATION Vacant land along New Economy Drive - 250 feet SE of Merchant St. /16th St. intersection. Development is proposed on a former brownfield site in a state-designated Enterprise Zone and a Pennsylvania Housing Finance Agency-designated Qualified Census Tract.

PROPOSED PROJECT DETAILS 52-unit, elderly apartment building with spaces for social gathering
 Forty (40) 1-bedroom and twelve (12) 2-bedrooms units
GREEN building
 Proposed Total Development Cost: \$10.5M +/-

AMENITIES Community/craft room; hair salon; greenhouse; library; fitness area; porches; media room; lounge "galleria"

DEVELOPER/OWNER **a.m. RODRIGUEZ ASSOCIATES, inc.** is an award winning, Pittsburgh-based, real estate development company with a 30+ year track record of developing and operating successful, innovative projects. Many are known for their elegant designs, both new and rehabbed construction, throughout Allegheny County and Eastern Ohio. The company is focused on designing/building the optimum living environments for its residents and the communities at-large. It remains an active owner, in part, because its affiliate management company, Congregate Management Services, Inc. (CMS), operates its portfolio. More information about **RODRIGUEZ's** work can be found at: www.cmshousing.com

COMMUNITY IMPACT The developers are working with two key organizations in the area; Old Economy Village and Retired & Senior Volunteers Program (RSVP) of Beaver Co. Preliminary discussion have yielded the following proposed ideas: expand Old Economy's horticultural program through use of Ambridge Crossing's greenhouse; hold recurring informational/volunteer recruitment sessions in the property's on-site community room; RSVP has proposed to host breakfast and "dances" in the community room.



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CMS Housing

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