

FEBRUARY, 2011

DEVELOPMENT SPOTLIGHT: SOUTH HILLS RETIREMENT RESIDENCE

Last September, the \$22.5 million renovation of the former South Hills High School in Mount Washington was completed by developer a.m. Rodriguez Associates.

When seen from the exterior, the new building makes the project look effortless, but in reality, getting it done took many partnerships and a lot of patience.

More than twenty years had gone by since the old neighborhood school saw life, but when the Mount Washington Community Development Corporation (MWCDC) partnered with the URA in 2007 to purchase the property from the Pittsburgh Public Schools Board of Education, the building was remediated, stabilized and readied for a new purpose.

The a.m. Rodriguez team saw opportunity in the Mount Washington neighborhood and proposed a mixed-use, mixed-income residential building with 106 units for senior living, and the South Hills Retirement Residence was born.

“The project has been very challenging, especially in these tough financial times, but we had great, dedicated partners, including the MWCDC, URA, Pennsylvania Housing Finance Agency, John



Hancock Realty, and especially Senator Wayne Fontana, which made it a success,” said Victor Rodriguez, Senior Vice President Operations & Administration, a.m. Rodriguez Associates, Inc.

Amenities include central air conditioning, elevator, laundry room, hair salon, fitness center, library and craft rooms, on-site van service, and 24-hour maintenance service. 12,000 square feet of commercial space will provide additional services for residents and community members.

“The project has exciting green

aspects which will make it a shining example of a green adaptive reuse of a large blighted part of the Mount Washington community,” said Rodriguez. South Hills Retirement Residence is the third LEED certified residential building completed by a.m. Rodriguez.

Design work was completed by Rothschild Doyno Collaborative and Laura Nettleton Architecture. Construction services were rendered by Sota Construction Services, Inc. and Metropulos Development, Inc.