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## **FOR IMMEDIATE RELEASE**

### **Knoxville affordable housing development wins statewide design award**

June 22, 2006 – The Bausman Street Independent Living (BSIL) affordable housing development recently was recognized in Harrisburg as one of the best examples of smart growth design from across Pennsylvania.

BSIL was one of four Silver Award winners named during the annual Commonwealth Design Awards ceremony, held by 10,000 Friends of Pennsylvania on June 14. BSIL was among 15 award-winning projects (one Gold, four Silver, and 10 Bronze awards) and was the only Allegheny County development to be recognized. BSIL was designed by Perkins Eastman Architects and constructed by Sota Construction Services.

“The Bausman Street development represents how good design can address the desires of a community and accommodate residents in a way that facilitates recovery, builds independence, and encourages integration,” said Kevin Hanley of South Side Local Development Company, who submitted the award nomination.

#### **About Bausman Street Independent Living**

Bausman Street Independent Living (BSIL) comprises 12 apartments in three buildings that provide affordable housing for low-income, disabled adults. It represents the first new construction in decades in Pittsburgh’s Knoxville neighborhood, and replaced a poorly maintained vacant lot and adjoining storage building.

BSIL was co-developed by ACTION-Housing, Inc. and Neighborhood Development Ventures, Inc., a non-profit supporting organization of the South Side Local Development Company. The project took more than five years to develop and represents a model of neighborhood sensitive design and cooperation among multiple agencies. The two-storey buildings include features such as steep roof pitches, front porches, and private entrances.

Located at 229 Bausman Street, BSIL was completed in January and is fully leased. Mercy Behavioral Health, Residential Care Services, and United Cerebral Palsy of Pittsburgh assisted during the design phase and offer supportive services to residents. Supportive Housing Management Services manages the property.

### **Financial Support**

Bausman Street Independent Living has been made possible through the financial support of the U.S. Department of Housing and Urban Development through its Section 811 Program. Additional financial assistance was provided by the Urban Redevelopment Authority of the City of Pittsburgh, the PA Department of Community and Economic Development, The Birmingham Foundation, The FISA Foundation, The Pittsburgh Partnership for Neighborhood Development, PNC Bank, Dollar Bank, Mellon Financial Corporation and Citizens Bank. The Allegheny County Department of Human Services provided technical assistance and organizational support.



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## **Project Profile**

Bausman Street Independent Living (BSIL) is a newly constructed supportive housing development designed to complement an existing urban, residential context. BSIL was co-developed by two Pittsburgh-based non-profits, ACTION-Housing, Inc. and Neighborhood Development Ventures, Inc., a supporting organization of South Side Local Development Company. The project was made possible primarily through funding from the U.S. Department of Housing and Urban Development's Section-811 Program. Housing referrals and on-site services for residents are provided in cooperation with three Pittsburgh-based agencies: Mercy Behavioral Health, Residential Care Services and United Cerebral Palsy of Pittsburgh.

The buildings were designed by Perkins Eastman Architects and built by SOTA Construction Services. Construction took nearly twelve months. Apartments were available to qualified residents on February 1, 2006 and currently 10 of the 12 units are rented. Green building features incorporated into the project include high efficiency condensing units, pervious pavement and the use of compact fluorescent lamps throughout. The completed project is now owned by a non-profit Board of Directors and professionally managed by Supportive Housing Management Services (SHMS). SHMS also maintains the project's waiting list and monitors compliance with HUD regulations.

The project is composed of three buildings with four accessible apartments in each building; there are 8 one-bedroom and 4 two-bedroom units. One-bedroom apartments are roughly 500 square feet and two-bedroom units are about 675 square feet – per HUD regulations. Each building also contains a common area that serves as an alternate entrance and houses mailboxes, laundry facilities, stairs and a lift. Parking is located behind the buildings and accessed via Dove Way. BSIL replaced a vacant, poorly maintained lot and adjoining building that was being used as storage by a local contractor. The density of the project is 7.2 units per acre, while the average density of the surrounding neighborhood is approximately 12 units per acre; the decision to build at a lower density was based upon Pittsburgh's declining population and the community's desire to see some greenspace incorporated into the development.

The Knoxville neighborhood was developed as a bedroom community within the city and composed primarily of single-family, detached homes built prior to 1939. A small main street district is two blocks away; it hosts a post office, bank, drug store and a number of family-owned restaurants and businesses. A bus stop (for two city routes) is directly across the street from the development and provides excellent access to the wealth of amenities available in the Pittsburgh region. The new buildings made use of existing infrastructure including water and sewer lines, overhead electric, gas and roadways. The architects also took advantage of the existing drop in elevation (from south to north) across the site and designed stacked apartments with rear-facing apartments at grade with Dove Way and lower units at grade with Basuman Street. Additional site improvements include ACT2 site remediation to address slightly elevated levels of heavy metals in the soil and on-site sumps to keep additional storm water from the local watershed.