

## Development Activities Meeting Report (Version: 06/24/2020)

*This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.*

Logistics	Stakeholders
<b>Project Name/Address:</b> 1717-1719 Cliff St	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b>  Hill District Consensus Group Hill District Collaborative Uptown Partners Hill Community Development Corporation DCP
<b>Parcel Number(s):</b> 9-M-97, 9-M-99A, 9-M-100	
<b>ZDR Application Number:</b> BDA-2025-03100	
<b>Meeting Location:</b> Zoom	
<b>Date:</b> 05/19/2025	
<b>Meeting Start Time:</b> ~6:00pm	
<b>Applicant:</b> Half the Battle, LLC/Cliffside Overlook, LLC	<b>Approx. Number of Attendees:</b> 15
<b>Boards and/or Commissions Request(s):</b> ZBA	

### How did the meeting inform the community about the development project?

*Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.*

#### Registered Community Organizations

The Hill District Consensus Group supports the project.

The Hill District Collaborative supports the project.

Uptown Partners of Pittsburgh defers to the Hill District RCOs for their opinion on this project.

Hill Community Development Corporation does not support the project at this time, as the applicant has not submitted the project to the CDC's Development Review Panel for review.

#### Applicant

Half the Battle LLC is a minority, woman-owned developer committed to providing affordable housing in underserved communities of Pittsburgh, PA and is leading the Cliffside Overlook Affordable Housing Project. The multi-unit property will consist of two stacked duplex units, which will be 3 bedroom and 1 and a half bath, for a total of 4000+ sf on the upper and lower levels. This project will provide three units of housing to families with less than or equal to 50% of the Area Median Income (AMI) and one unit to families with greater than 60% and less than or equal to 80% AMI. The capital stack consists of Federal Home Bank, First National Bank, Neighborhood Allies, the Urban Redevelopment Authority, and Personal Investment. The project cost totals \$2,090,470.

The development team consists of Half the Battle LLC as the developer, Neighborhood Allies as the equity investor, Meyer, Unkovic & Scott as the real estate attorney, Milton Ogot Architect LLC and CityStudio, and Masaro Construction as the general contractor. The support of the local government and Registered Community Organizations consists of The City of Pittsburgh Landbank, City Councilman Daniel Lavelle, State Senator Wayne Fontana, The Hill District Collaborative, and the Hill District Consensus Group. July 2025 is the anticipated date for zoning and permitting and

financial closing, with groundbreaking anticipated for August 2025, project completion between February and March 2026, and certificate of occupancy by May 2026.

The 1700 block of Cliff Street is on the edge of the Hill District. The development is on the north side of the street, which is about half developed. The proposal is for two buildings, each being a duplex, which will respond to the existing conditions on the block to have appropriate setbacks. The exterior will have masonry and two front doors, so that each unit has their own entrance, which can provide a sense of agency and ownership of the dwelling. The units are about 1000 sf each with 1 or 1 and a half bathrooms depending on which floor you're on.

The first thing that this project will go before the Zoning Board for is a variance, as this project will not provide parking. There are a few reasons that parking will not be included. There is no rear alley to allow parking in the back of the property, and a garage on the first floor separates the houses from the street and also requires curb-cuts, which reduces street parking for exclusive parking. So, we're proposing only on-street parking. The other thing that will require Zoning Board review are the setbacks. These buildings will have 0 foot and 3 foot side-yard setbacks, which the applicant feels is appropriate and contextual for the neighborhood. The last item that will need to be reviewed is the size of the rear deck. The recent zoning ordinance that was signed has reduced the lot size requirement, so this project no longer requires Zoning Board approval for that.

The architectural design compliments the existing townhomes in this area. Massaro Construction will be the general contractor for the project. The applicant is ensuring minority-owned subcontractors are working on the project. In 1983, Milt Washington, a minority developer, built 20 new construction townhomes on Cliff Street and 13 still remain. Eighteen of the current 20 homeowners support the project and the development is being completed by a former resident of the original townhomes. The daughter of Milt Washington spoke and expressed support for this project by the Washington family. The applicant expressed that they bring the lived experience, cultural understanding, and a deep personal commitment to neighborhood.

## Input and Responses

Questions and Comments from Attendees	Responses from Applicants
The Hill Historic Hill Institute has been in the neighborhood since 2004, and while not an RCO, they support this project. Thank you for sharing the history of this area and for matching the existing context of the street. This area has long been a safe street for kids and families to play on/around. I congratulate Tyian Battle and Half the Battle LLC on their project and commitment to the neighborhood.	Thank you.
I'm Tyian (the applicant's) mother. This is now a senior-centered street with low crime. I'm happy for this street to have more families and young couples. I like the exterior façade of the project and I believe it's a great area for families to live. I'm looking forward to this development and for people to move in and be able to save to eventually buy their own homes.	--

Questions and Comments from Attendees	Responses from Applicants
<p>Are these for sale or rent?</p> <p>I heard “family-friendly” and I’m happy to hear that. We need more nice townhomes and standalone homes for families.</p> <p>I also love that you shared your story.</p>	<p>These will be rent. My vision is for families to move-in while they raise their credit and they’re ready to buy a home.</p> <p>Yes, these will be 3-bedroom units with a master bedroom/bathroom and a second bathroom. So yes, this will be family-friendly units.</p> <p>I’m happy to share that I’m not just a developer, but I’m from the community and honored to represent our community.</p>
I live across the street from where these will be built, and I watched Tyian grow-up across the street. I’m so proud to watch her develop these homes and provide opportunities for new residents to move to Cliff Street. I support her 100%.	Thank you, this means a lot. This street is a true residential street in the Hill District. The goal for me is to have a safe space for mothers and fathers to raise their families in the Hill District. Thank you to all who signed off on the project.
I’d suggest reminding zoning that there is a bus stop at the nearby intersection, so having parking may not be necessary for these units.	Yes, that is noted. I do have some other plans for parking, because I don’t want these new residents to block driveways or take parking from nearby homes. So, that is in my phase 2 to figure that out.
Tyian, we are so proud of you. Good luck to you and we look forward to seeing more of what you do in the Hill District.	Thank you so much, I appreciate that.
We want to congratulate Tyian for the hard work you continue to do. We support this development and are extremely proud of you and love you.	Thank you so much.
	I want to make everyone aware that it is my intention to support minority subcontractors for this project. When the times comes for the meet and greet and bidding for minority subs I will let you all know, and if anyone knows of a minority contractor that may be interested please let me know.
I don’t have a question, just a comment. Tyian, we are so proud of you and I full support of this project!	

**Planner completing report:** AJ Herzog, Neighborhood Planner