

Development Activities Meeting Report (Version: 02/20/2026)

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

Logistics	Stakeholders
Project Name/Address: 113, 115, 117, 119 Guadalupe Pl, Pittsburgh, PA 15212	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Allegheny City Central Association Applicants
Parcel Number(s): 23-E-80, 23-E-384, 12-E-385, 23-E-386, 23-E-387	
ZDR Application Number: BDA-2026-06177	
Meeting Location: online	
Date: September 29, 2026	
Meeting Start Time: 6:30pm	
Applicant: . K. Huelsbeck & J. Warren, Guadalupe Holdings, LLC	Approx. Number of Attendees: 9
Boards and/or Commissions Request(s): ZBA	

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

113-119 Guadalupe Place was originally approved in 2021 as a six-unit, single-family attached townhome development. That approval later lapsed. The original developer completed construction of two of the six units. The applicant subsequently purchased the remaining four lots and is now seeking approval to complete the development as originally envisioned — four additional single-unit attached dwellings on the same site

The Applicant is looking for two forms of relief from the ZBA

1. Special Exception to change zoning classification from Hillside to Single-Unit Attached
2. Variance to clear over 2400 sqft of vegetation to grade and construct on sloped terrain

Project Overview:

- Four single unit attached dwellings
- Four stories – first level is a garage, rooftop decks on fifth level
- Stone veneer at base, fiber-cement siding (could also be a limestone veneer, intended to contrast with black railings and window frames), black steel railings
- One garage space/unit with private driveway

The project design includes new storm drain infrastructure: perimeter footing drains at each unit tie directly into the storm sewer system, and the site is graded to direct stormwater away from neighboring properties. This is expected to improve drainage conditions on the block, current partially-graded site sheds stormwater downhill during heavy rain.

Community engagement by the applicant to date has included door-to-door DAM notification to direct neighbors, coordination with RCO, and addressing a construction parking concern with one neighbor. Applicant did not hear any negative feedback other than about parking for contractors while construction is going on, encouraged attendees to reach out if they have issues during construction, likely the site work will be loud and dirty, but applicant will be on site most days.

Timeline after zoning approval – construction should go from April 2027 to March 2028. Construction parking will be mostly on site and should not disrupt street parking.

Discussion

Topic / Issue	Recap
Environment – runoff and grading/earth movement	Concern: when the site was originally graded there was a lot of runoff, mud coming down that hill We don't want the hillside to mudslide off, if you have to dig 8 ft down, do you have to do pylons, how do you get to the elevation you want? The main concern from neighbors is that you know what you're doing during construction when you get into the hillside Who asked: residents Applicant Response: We want to take care of the runoff issue. There was a lot of fill for the site, where dirt was moved from one side to another side of the site. We might need to over-dig by up to 8 feet to get to a better soil according to our engineer. It's going to be expensive if we have to dig that far down. We have a third-party engineer to make sure everything looks good, if we are good at two feet we'll start but if we have to go the full 8 then maybe we'll make the foundation go further down We have contractors from bigger companies who know what they are doing. We will need multiple engineers on site to make sure everything is done correctly. We aren't sure about who will do the soil report yet.
Environment – Revegetation	Concern: What are you doing in your project that will satisfy the zoning questions like revegetation? Who asked: resident Applicant Response: new stormwater and drainage, we intend to tackle revegetation to prevent stormwater issues later on. We had questions about that from neighbors. We are adding vegetation to a separate lot that we own that abuts it
Environment - Water / stormwater management	Concern: roof water and drain connectors - You have sump pumps in the front. It's my understanding that you have to provide a Y connector when you get to the lateral Who asked: resident Applicant Response: That would be tied into the plumbing/sewers for the city. We are going directly from the lateral to the sewer with the rainwater, there will be catch basins in the front, just for the ground water coming from the hill Follow-Up Needed: I need to double check if sump pump water goes into the street or directly into the sewer

Topic / Issue	Recap
Design	Concern: the properties that you purchase to do this, were there four homes there? I am concerned about vertical/tall style changing the look of the neighborhood. I like the design, but it looks cramped and doesn't fit in with the rest of the neighborhood, it looks like Buena vista and Armandale which I disliked. It would look better if it were three homes instead of four. Another resident expressed support for the four home design, which are more of an upscale design than the concrete ones at Buena vista and Armandale. This is a better price point than if there were three Who asked: residents Applicant Response: there were two homes on the site that were demolished probably around 100 years ago
	Concern: how many square feet are these homes? Is that square footage is typical for the neighborhood? What is the cost to purchase? Who asked: resident Applicant Response: 2900-3400 sqft; over \$1 million asking price, more than they originally anticipated
Parking	Concern: only one place to park per unit? The driveway being in the rear of the house is positive for the feel of the neighborhood. Who asked: resident Applicant Response: We have to look if the private drive would have more space for cars, but we figure that residents could street park, it is city living. The back driveway was intended to create more privacy.
Elevators	Concern: do they have elevators? Who asked: resident Applicant Response: the middle units do, the ones on the end do not. We also have sprinklers
Maintenance of private drive	Concern: how would the property owners maintain the private drive and hillside? Who asked: resident Applicant Response: we are proposing a small HOA to keep the drive clear and hillside maintained. That is just for these four units, not the two that are already built.

Topic / Issue	Recap
Electric/utilities	Concern: are you burying the electric line? Will you solarize anything? Who asked: resident Applicant Response: I talked to DLC and they said we could connect to it, we will go down the pole and then trench it and lead it up to the house, it will be buried. We have no plans to add solar.

Link to Video Recording (if available): N/A

Planner completing report: AD