

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: Buena Vista St & O'Hern St	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):
Parcel Number(s): 23-A-192, 23-A-196, 23-A-213, 23-E-12	Perry Hilltop Citizens Council [PHCC]
ZDR Application Number: BDA-2025-12227	Fineview Citizens Council [FCC]
Meeting Location: 439 Catoma St, Pittsburgh, PA, 15214	Perry South and Fineview residents
Date: February 3, 2026	Applicant [Architect]
Meeting Start Time: 6:00 pm	DCP
Applicant: Hart Architects	Approx. Number of Attendees: 18
Boards and/or Commissions Request(s): PC [Planning Commission] ZBA [Zoning Board of Adjustment]; To be reviewed for subdivision & consolidation, and for a special exception for construction in the Hillside district.	

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.

During the community meeting, the applicant gave us an overview of the background, the function(s) of the project, the proposed design, and the tentative timeline for it.

The architect introduced themselves and gave an overview of the project proposal. They started with the site plan and helped the community understand the project location. The existing single house includes a couple of outbuildings. They mentioned that there are four parcels to be consolidated for this development, and that is why the project is going to the Planning Commission. The hillside zoning district allows detached single-family houses, but the proposed 18 units will be in pairs, so they will also go to the Zoning Board of Adjustment for a special exception. They explained that the hillside is pretty steep, so they had to make use of the site's flat areas to design the driveway and the structures.

The architect then showed the floor plans and some renderings of the proposed townhomes. Each home will have 3-4 bedrooms, a one-car garage, an open living space, a kitchen, a dining space, two bathrooms etc. There are decks on multiple levels and a roof deck as well that overlooks the city in some cases and overlooks the community in the others.

There were questions asked and addressed throughout the meeting, and PHCC board opened up the floor for questions/comments after the presentation.

Discussion

Topic / Issue	Recap
<ul style="list-style-type: none"> • Use 	<ul style="list-style-type: none"> • Concern: Single-family or duplex? • Who asked: Resident • Applicant response: Single-family, but every two homes share a party wall.
<ul style="list-style-type: none"> • Building Design & Materials 	<ul style="list-style-type: none"> • Concern: Are you putting in showers or tubs in the bathrooms? • Who asked: Resident • Applicant response: Walk-in shower for the master bedroom's one, and a tub for the kid's bathroom so that it's easier to wash a baby if people need it.
<ul style="list-style-type: none"> • Traffic, Parking & Transportation 	<ul style="list-style-type: none"> • Concern: What about parking? • Who asked: Resident • Applicant response: Each home will have a one-car garage. We did not want to rely on street parking, as there are not many available on Buena Vista, and the other adjacent streets are not viable.
<ul style="list-style-type: none"> • Environmental Impacts • Construction Impacts 	<ul style="list-style-type: none"> • Concern: This is very hilly and steep, right? • Who asked: Resident • Applicant response: Yes. We had to go with the flat parts where we can really build without too much interference with the natural environment, not risking ill landslides, that sort of thing.
<ul style="list-style-type: none"> • Community Benefits & Amenities • Equity & Accessibility 	<ul style="list-style-type: none"> • Concern: Have you all decided on the price or a price range? Are these going to be affordable? Do you have buyers lined up already? What's your timeline? • Who asked: Residents • Applicant response: We built some houses that were comparable in East Liberty with the same client a couple years ago, and they went for around \$600,000. So, they may not be really 'affordable' affordable housing. But these are for middle class families. I don't think the owner has anybody lined up as it's still in a conceptual stage. But, I am sure he would like to pre-sell if possible. As for timeline, we would like to start building this summer, if we get approved.

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

Planner completing report: [NT]