

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: 70 S 22nd Street	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):
Parcel Number(s): 12-F-324	South Side Community Council [SSCC]
ZDR Application Number: BDA-2025-06337	South Side and city residents
Meeting Location: Virtually on Zoom	Applicants
Date: March 19, 2026	DCP staff
Meeting Start Time: 6:00 pm	
Applicant: C.M. Kennedy	Approx. Number of Attendees: 15
Boards and/or Commissions Request(s): ZBA [Zoning Board of Adjustment]; To be reviewed for Change of non-conforming use from Offices to Multi-Unit Residential, in an R1A-VH zoning 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 development activities meeting, the applicant presented a proposal for a change of use (special exception) at 70 South 22nd Street, seeking to convert an existing office building (non-conforming use) back to its original residential function.

The applicant provided a detailed history and context of the site, explaining that the structure is a four-story brick building constructed in 1959 and originally used as residential housing for interns of St. Joseph Hospital. In the 1980s, the building was converted to office use for a non-profit, Counseling and Administration for Regional Alcohol Division of South Hills Health System. The proposal seeks to reestablish the original residential use.

The applicant oriented viewers to the location by showing a 3D view of the building from an aerial perspective and provided zoning and square footage information for the lot. Applicant showed existing conditions photos, including exterior views from the street and from rear, and photos of an interior apartment and interior stairwell. Noted that the building was maintained well.

Applicant showed an example floor plan, noting there are 4 floors. The building would house six one-bedroom, one-bath units, with renovations focused on interior upgrades and repairs, including new flooring, kitchen upgrades, and bathroom improvements. The units will be approximately 550 square feet each. The overall layout would be retained with the existing floor plan, no changes to building footprint or envelope, and same number of six units as original residential use. There is a basement in addition to the six units.

The proposed residential model was explained as a “co-housing” concept. This would be distinct from “co-living,” which is where tenants live in a bedroom and share a kitchen. This would also be distinct from traditional apartments. In the “co-housing” model, each tenant would have a private apartment, but the residents (entrepreneurs, artists, and creatives) would share certain amenities and community-oriented living experiences. This concept was informed by similar housing models the applicant has experienced in New York and in Puerto Rico.

The SSCC board opened up the floor for questions/comments after the presentation. The project received support from the District 3 Council Member for its innovative approach to housing. Some community questions/concerns were raised about past property maintenance, parking and trash storage. At the end, DCP explained the next steps for the applicant’s understanding.

Discussion

Topic / Issue	Recap
<ul style="list-style-type: none"> • Use 	<ul style="list-style-type: none"> • Comment: This is a cool project coming to our neighborhood. I am in strong support. • Who asked: Councilperson, who is a neighborhood resident • Applicant response: Thank you!
<ul style="list-style-type: none"> • Community Benefits & Amenities • Equity & Accessibility 	<ul style="list-style-type: none"> • Concern: Is it market rate housing or no? • Who asked: RCO Member, who is a neighborhood resident • Applicant response: \$1500 is the rent going around. I will do \$1400 to be \$100 below market level but I am open to suggestions.
<ul style="list-style-type: none"> • Community Benefits & Amenities • Use 	<ul style="list-style-type: none"> • Concern/Comment: What is your timeline to start and open? • Who asked: Resident • Applicant response: I have started clearing out trash and debris- nothing that needs a permit. I have done asbestos testing as well. It's well-maintained. I will put in new tiles and bathroom fixtures, repaint etc., and redoing laundry room in basement. I could do this in two months once I get the permit, as it's just interior work.
<ul style="list-style-type: none"> • Traffic, Parking & Transportation • Community Benefits & Amenities • Equity & Accessibility 	<ul style="list-style-type: none"> • Concern/Comment: Are you required by Zoning to provide parking for this building or is there existing parking that will be utilized? • Who asked: Resident • Applicant response: There is not existing parking. This building faces Ormsby Park. I have not been told at this time that parking would be required. I am not sure about parking requirements. <i>[DCP provides relevant information and mentions that they may need to follow up to confirm.]</i> Given the walkability of the area and its proximity to public transit, I don't foresee parking being an issue. <i>[Applicant to follow up with DCP to make sure everything is in compliance.]</i>

Topic / Issue	Recap
<ul style="list-style-type: none"> • Use 	<ul style="list-style-type: none"> • Comment: The concept here might also be applicable to another market, especially women and widows who would be interested in a similar concept of co-housing. • Who asked: RCO Member, who is a neighborhood resident • Applicant response: I love it
<ul style="list-style-type: none"> • Use • Community Benefits & Amenities • Construction Impacts 	<ul style="list-style-type: none"> • Concern/Comment: This gentleman bought a house in my neighborhood [North Side] but hasn't worked on it in years. Recently the rear of the building caved in. Not saying he will be a bad neighbor to you, but he hasn't been a good one to me. • Who asked: North Side Resident • Applicant response: I understand the concern. It's 1417 Adams Street. I did purchase a property on the North Side, and it was in a very poor condition when I bought it. Upon purchase, a lot of building was caved in. There was a storm that blew a tree branch into back of building. I take full responsibility for the property and am sorry for not being a better neighbor. There have been challenges securing funding, but I've now secured financing and plan to address the issues at that property once this project is completed.
<ul style="list-style-type: none"> • Environmental Impacts • Community Benefits & Amenities 	<ul style="list-style-type: none"> • Concern/Comment: Where do the trash go? Do you have rooms for a dumpster? • Who asked: Resident • Applicant response: I plan to have a rolling trash container in the shared courtyard, which will be rolling and can be moved inside a double-sided gate for easy access. <i>[Applicant to follow up to make sure if that works.]</i>

Link to Video Recording (if available): [SSCC March 19th, 2026 DAM Meeting on YouTube](#)

Notes: As of the publication of this DAM report, the DCP Zoning team confirmed that the applicant would not need to provide off-street parking for the project.

Planner completing report: NT and TS