

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: 300 Block of Grandview Ave	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Mount Washington CDC Residents Council District 2 Office Potential buyer and developer of 4-B-13-0-1
Parcel Number(s): 1-P-28, 1-P-29, 1-P-36, 1-P-40, 1-P-40-1, 1-P-40-102, 1-P-40-103, 1-P-40-104, 1-P-54, 1-P-42, 1-P-43, 1-P-44, and 4-B-13-0-01	
Building & Development Application (BDA) Number: DCP-MPZC-2026-00163	
Meeting Location: Mt. Washington Healthy Active Living Center	
Date: 6/24/2026	
Meeting Start Time: 6 pm	
Applicant: Councilwoman Kim Salinetro	Approx. Number of Attendees: 60
Boards and/or Commissions Request(s): Zoning Map Amendment (Planning Commission)	

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.

Zoning Map Amendment as introduced in City Council Ordinance 2026-0609 to rezone parcels 1-P-28, 1-P-29, 1-P-36, 1-P-40, 1-P-40-1, 1-P-40-102, 1-P-40-103, 1-P-40-104, 1-P-54, 1-P-42, 1-P-43, 1-P-44, and 4-B-13-0-01 from the GPR-A (Grandview Public Realm Subdistrict-A) to R-MU (Residential-Mixed Use), and to amend the Height Map for those parcels.

The applicant is proposing to rezone the parcels from GRP-A (Grandview Public Realm) to R-MU (Residential Mixed-Use) in order to create a condominium building. The current property is a church that is in disrepair and has experienced difficulty with selling. This zoning change is being proposed by the Councilwoman for the district. The applicant is born and raised in Pittsburgh and plans to live in the building he is proposing. The applicant would like to be allowed to build 100 feet. They are looking at eight to nine floors, with 2 units per floor for a total of 16-18 units. The applicant is considering retail but condos are the main objective.

Discussion

Topic / Issue	Recap
Community Engagement	• <i>Comment/concern raised:</i> Where was the community engagement? We are only allotted five minutes to speak at Commission meetings. We want to hear from the experts as well. What options do we have to stay engaged? What is the Community Benefits Agreement for this project? • <i>Who raised it:</i> Residents • <i>Applicant Response:</i> There was a meeting here a few months ago to present to the community. There will be a Planning Commission public hearing and this will also go to City Council for a vote. • <i>Outcome/follow-up needed:</i> Residents would like to be notified ahead of the Planning Commission meeting.
Public Safety along Grandview	• <i>Comment/concern raised:</i> There are already issues on Grandview with fighting, speeding, that needs to be addressed first. No one would want to live here if there is constant noise and activity. There is a need for more police officers along Grandview. • <i>Who raised it:</i> Residents • <i>Applicant Response:</i> Councilwoman – we are working with the police on this issue. We are working on getting no parking signs and other signage to prevent illegal gatherings and racing on Grandview Ave. There will be cameras put up and drones will also be deployed.
Aesthetic of Grandview	• <i>Comment/concern raised:</i> The design does not fit the current design of Grandview. In the past, residents from Grandview advocated for this zoning to protect their neighborhood, we should honor that. We're basically Pittsburgh's front porch. 8 or 9 stories is pretty high for Grandview. Has this decision been made? • <i>Who raised it:</i> Residents • <i>Applicant Response:</i> No, the zoning has not been changed yet.
Environmental	• <i>Comment/concern raised:</i> There is a tunnel underneath the building, this could trigger a landslide. How can you have parking spaces there? The landslide issue has not been addressed. There are major geotechnical concerns: trees, clay that is prone to landslides, redirecting streams and water runoff. We need a third-party geotechnical expert, not just someone who works for you. We have already dealt with developments that have collapsed or caused sinkholes. Heavy equipment and construction vehicles will add weight to Grandview Ave. Issues with development on Grandview have disturbed the mines and now there are issues with rats and sidewalk damage from construction. People have lost houses and other properties to landslides and sinkholes. • <i>Who raised it:</i> Residents • <i>Applicant Response:</i> The garage would be where the church basement is. We have an engineer and architect on the team. The geotechnical engineer has given us the go ahead. If we find out that there are any issues with landslides, we will make changes. We will be pumping cement and sand to fill in the mine. There is a small honeycomb.

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Parking	• <i>Comment/concern raised:</i> Will there be guest parking? We already deal with parking issues on side streets. The church nearby does not plan on selling the parking lot, it needs it for its parishioners. • <i>Who raised it:</i> Resident • <i>Applicant Response:</i> We plan to self-contain the parking and have guest lists.
Financial Feasibility	• <i>Comment/concern raised:</i> How do we know that you have the financial ability to finish this project? If the project doesn't pencil out, then what will happen and what will be left? There is a lot of abandonment up here. • <i>Who raised it:</i> Residents • <i>Applicant Response:</i> I have extensive experience with building and would not be here if I didn't have the ability to do this. If we study it and it can't be done, we won't.
Problem Tenants	• <i>Comment/concern raised:</i> Private investors tend to buy these types of units to lease them out and that isn't good for the community. • <i>Who raised it:</i> Resident • <i>Applicant Response:</i> We won't allow leasing in the building; I can write that in our rules
Demolition	• <i>Comment/concern raised:</i> Are you going to tear the church down? • <i>Who raised it:</i> Resident • <i>Applicant Response:</i> Once we get the go ahead from the city, we will work on demolishing the church. Unfortunately, it cannot be renovated.
Precedent	• <i>Comment/concern raised:</i> The Grandview Plaza is a similar use that already exists on Grandview Ave. This doesn't seem too different. • <i>Who raised it:</i> Resident

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Zoning Change	• <i>Comment/concern raised:</i> I am worried that this zoning will allow another developer and come to do something. That zoning was created to protect the hillside. Zoning isn't just for the aesthetic, there are safety reasons as well. Why is this being requested for the entire block? How do you prevent other houses from redeveloping to this zoning as well? How do I know you won't come to my block and change the zoning? Not everyone was in favor of the rezoning of Grandview Avenue back then. What happens if the zoning doesn't change? • <i>Who raised it:</i> Residents • <i>Applicant Response:</i> The zoning is very limited. We can't just rezone our parcel as it would be spot zoning which is illegal. We reviewed multiple zoning options and this is the one that works out. There is a mismatch of zoning along Grandview, it reflected what was already there. There are properties that aren't going to change along this block too like the library. If other people wanted to change the zoning, they would have to come back to City Planning and City Council, it's a difficult process. The property would go back on the market if the zoning did not go forward.
Gentrification	• <i>Comment/concern raised:</i> You are putting in \$500,000-\$1 million condos which will bring up property values and displace families that have been here for generations. Can you make something for the community like a parking lot for the church? I would like to see the church saved or a green space or a parking lot, something for community use. We need and want affordable housing development. • <i>Who raised it:</i> Residents • <i>Applicant Response:</i> We are using a geotechnical expert. We will work with the city on any requirements. The neighborhood needs development to improve the neighborhood and make Grandview grand again. There are a lot of rental properties in the community. I want to make it better. I'm a home-grown Pittsburgher, not a developer. (Councilwoman) We want housing at all income levels. We sometimes have to make changes to zoning to change that.
The Church	• <i>Comment/concern raised:</i> The church is a historical landmark; it was built in the 1800s. Have you purchased it already? I have the deed to the property; it says that if the property is used as anything other than a church the property will revert back to the original owners. The foundation of the church was being pushed back because of Grandview Avenue, so landslides risk should not be ignored. I would love to see a community use for this property like a community center and garden. The property should do something good for the residents live here. The church is condemned, why can't you leverage liens to have them reduce the price? • <i>Who raised it:</i> Residents • <i>Applicant Response:</i> I would be in favor of repurposing some portions of the church. It is under contract. As part of the closing process, my legal team will review the deed. (Councilwoman Chief of Staff) The church is condemned; it cannot be salvaged. The church does not want to donate and its private

Topic / Issue	Recap
	property so they have the right to sell. We cannot take properties that are not tax delinquent.
Community Feel	• <i>Comment/concern raised:</i> I moved back to Pittsburgh from Tampa. They are very similar communities. There we nominated our neighborhood for a historic district. That really added community pride and character. We should look at that as a community. The proposed development should also have a similar character to the community instead of just being a tall modern building.
Housing Typology	• <i>Comment/concern raised:</i> Why are you building a condo building for you and your family to live in instead of just townhomes for your family to live in? • <i>Who raised it:</i> Resident • <i>Applicant response:</i> It's a personal choice. It's also financially infeasible due to the purchase price of the church.

Link to Video Recording (if available): Not applicable

Planner completing report: AB, AD