Fort Pitt Park
Development Activities Meeting

Rezoning + Park Improvements

June 26, 2025

Introductions & Project Team:

Host RCO (Registered Community Organization):
Bloomfield Garfield Corporation

City of Pittsburgh:
Kara Smith - Project Manager / Landscape Architect, Department of Public Works
Isabella Gross - Principal Planner, Sustainability & Resilience, Department of City Planning
Shoshana Davidson - Community Planner, Strategic Planning, Department of City Planning
Paul Cancilla - Principal Planner, Commissions and Code Development, Department of City Planning

Councilman Khari Mosley
Council District 9

Stakeholders:
Garfield Gators, Brothers & Sisters Emerging, Bloomfield Garfield Corporation, Housing Authority, Pittsburgh Public Schools

Consultants:

Pashek+MTR	Tabon Engineering	Graves Design Group	Santangelo & Lindsay
Landscape Architecture	*Surveying, Civil Engineering*	*Architecture*	*Electrical Engineering*

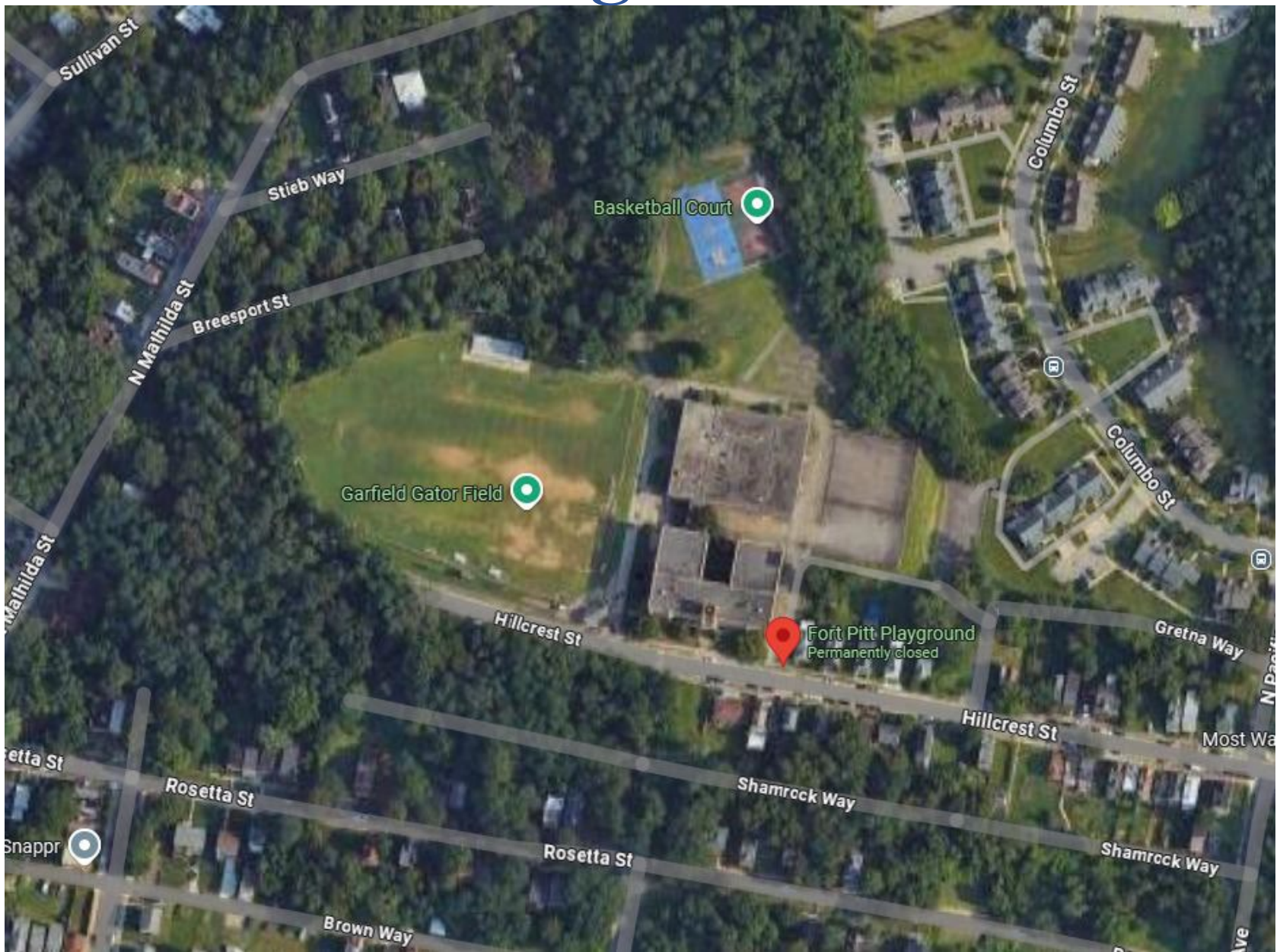
Meeting Agenda

- Overview of Fort Pitt Park Master Plan
- Zoning
- Concept Review
- Q&A / feedback
- Next Steps & Closing

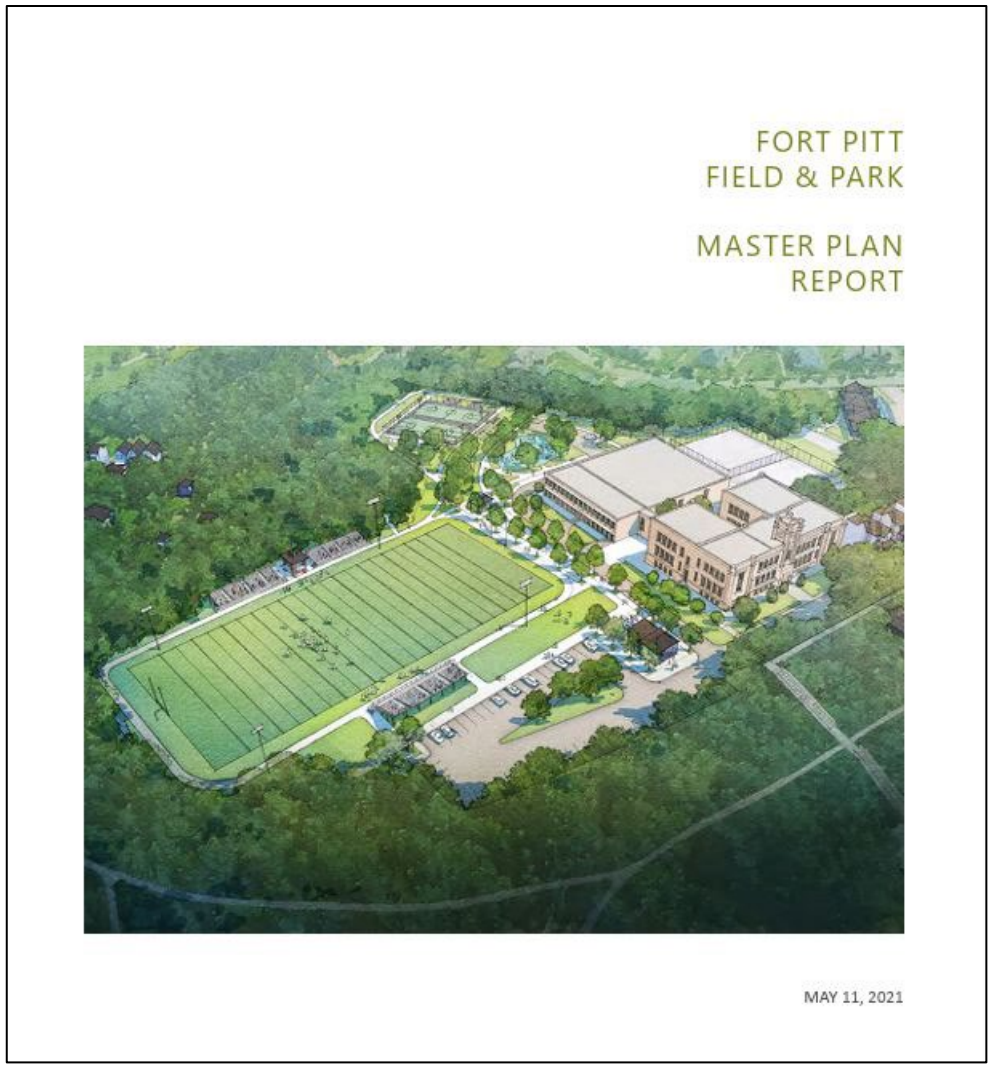
Meeting Norms

- Save questions for end of presentation, or type them in the chat
- Respect each other's time
- One speaker at a time
- Create a space where all perspectives are welcomed; agree to disagree in peace
- Agree to shared ownership of these norms

Aerial of Existing Fort Pitt Park



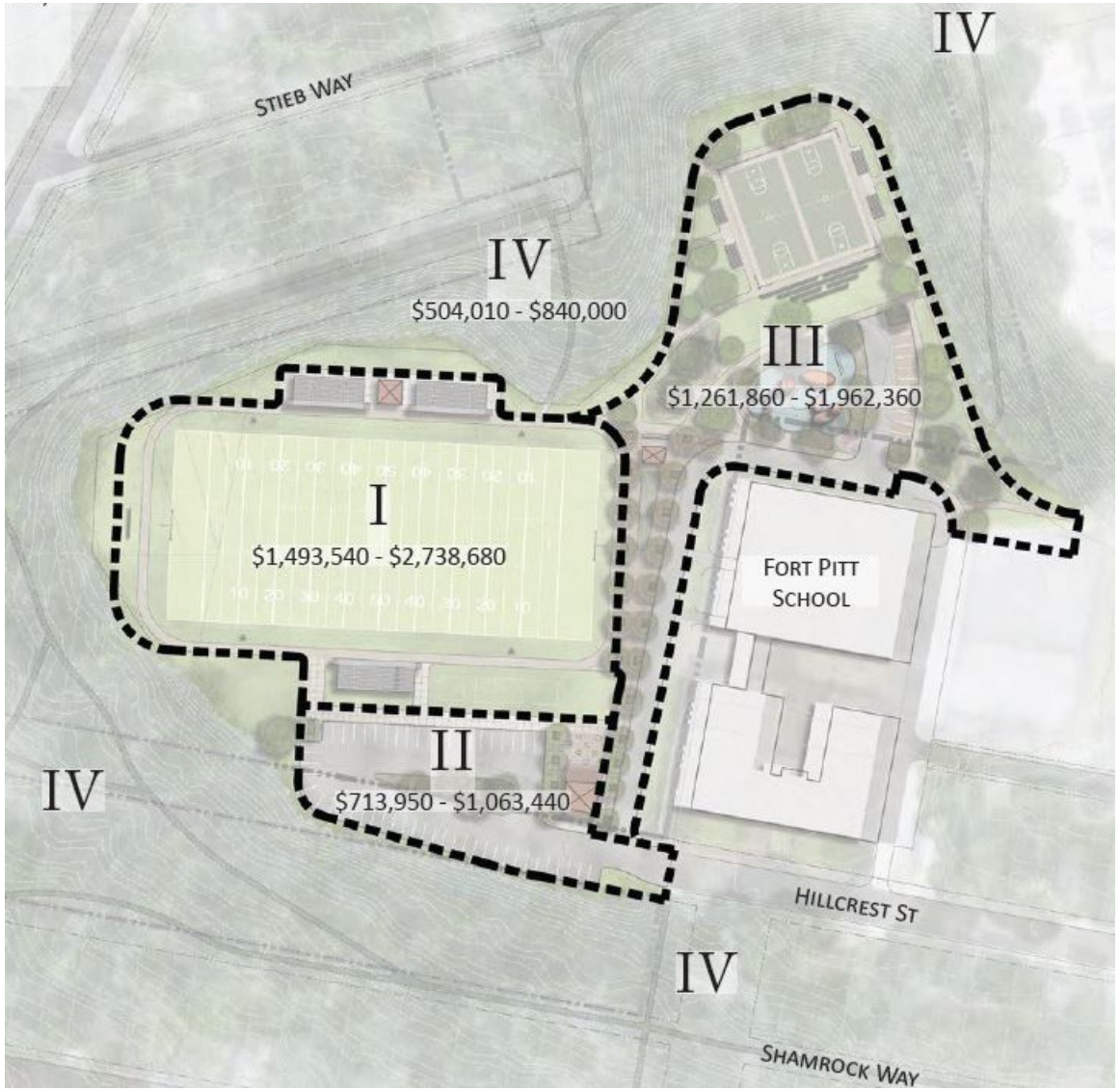
Overview of Fort Pitt Park Master Plan



- Completed by City Planning (DCP) with community engagement process in 2021
- Comprehensive study of all features within Fort Pitt Park to create a unified, cohesive design that City can implement
- Building off OpenSpacePGH, Garfield 2030 Plan, Garfield Green Zone recognizing importance of parks and open space in Garfield
- Public Works (DPW) now working to implement the master plan

Master Plan Proposed Improvements

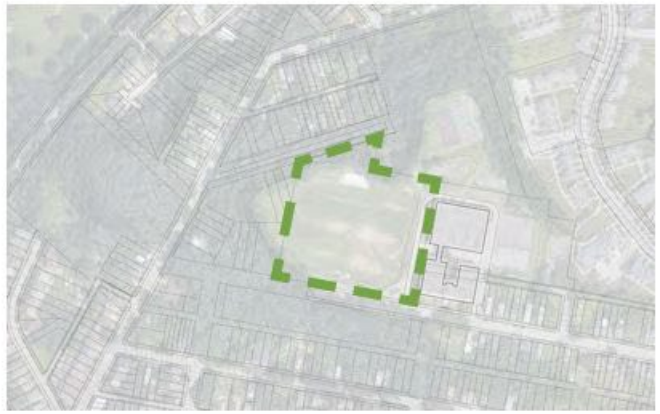
Master Plan Proposed Phasing



- Current Project includes Phases I, II, and part of III
  - Football field: high-performance natural turf field
  - Lighting
  - Site circulation (drive & pathways)
  - concessions / restroom building
  - Parking lot
  - Stormwater management
  - Grading in Phase III area to create practice field space

Master Plan Recommendations

PROPERTY TODAY:



CITY-OWNED & URA-OWNED PROPERTIES:

Legend

Light Orange	Housing Authority
Orange	City of Pittsburgh
Yellow	Urban Redevelopment Authority

All parcels are zoned residential. None of the properties, including the football field (50-F-260) or the playground/basketball courts (50-C-350) are currently zoned parkland.

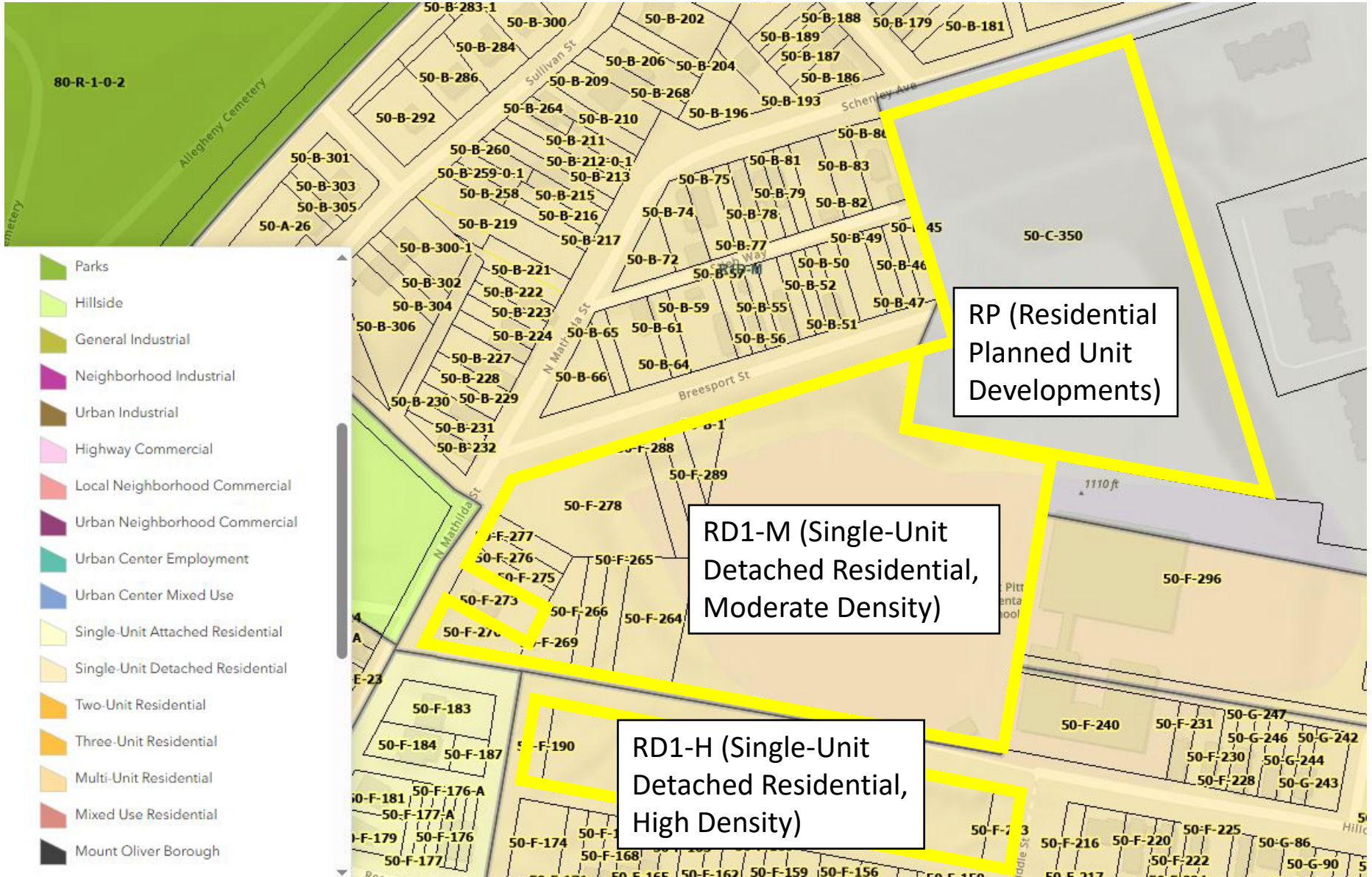
WHAT THE PARK COULD LOOK LIKE IN THE FUTURE:

CITY OF PITTSBURGH · DEPARTMENT OF PUBLIC WORKS ·

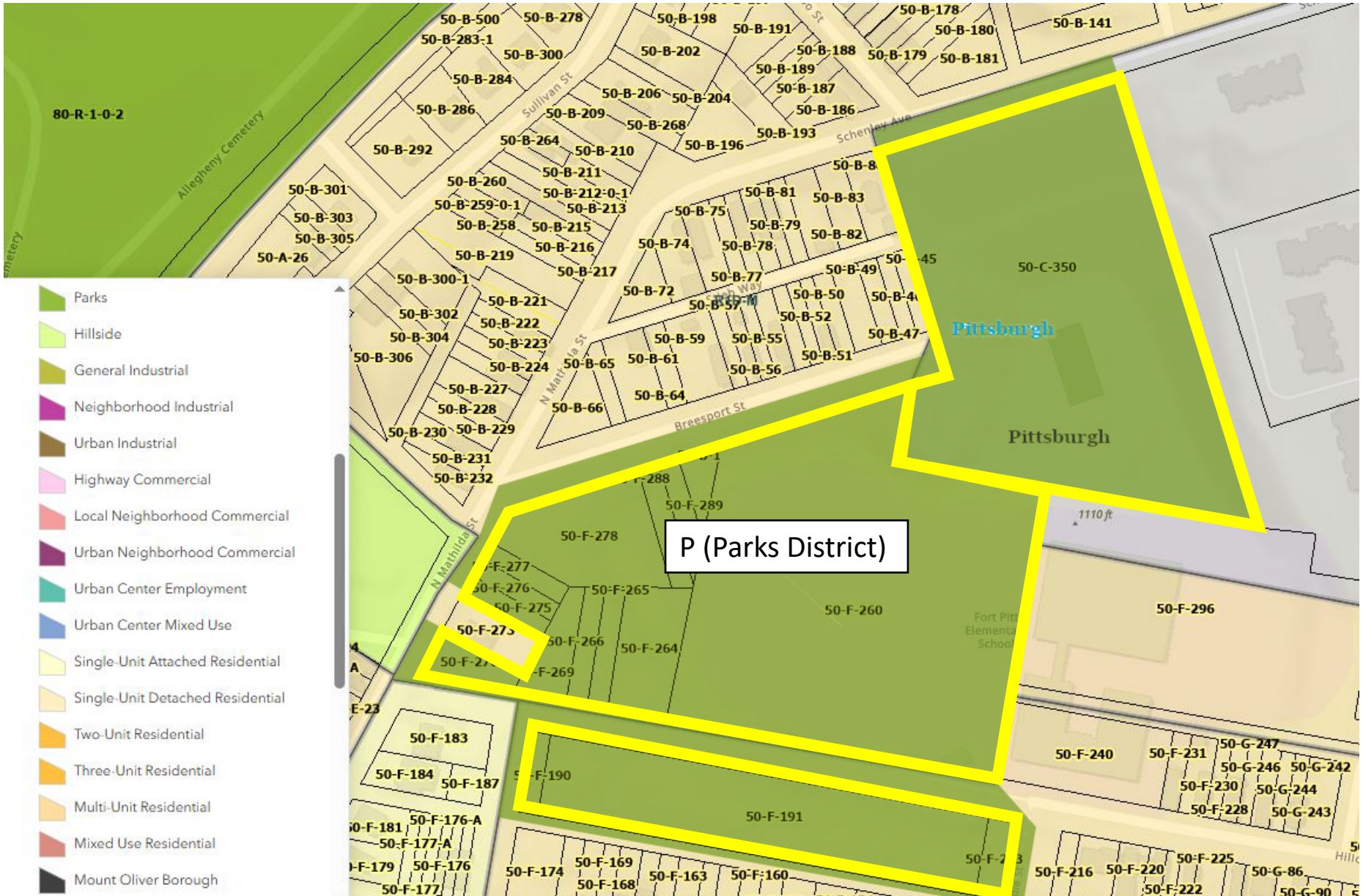
Zoning

- Fort Pitt Park is comprised of nine different parcels.
- These parcels are currently zoned as Single-Unit Detached Residential Moderate Density.
- The City is working with Councilperson Mosley to rezone the parcels to ‘Parks’
- The Design Team and the City are working together to have Hillcrest Street vacated.

Existing Zoning



Proposed Zoning



What are the differences between the current and proposed zoning?

Current Zoning

- A mix of residential zones that primarily permit single-family homes.
- Parks and recreation uses are very restricted.
- Fields with seating and concession stands are not permitted.
- Lighted playing courts are not permitted.

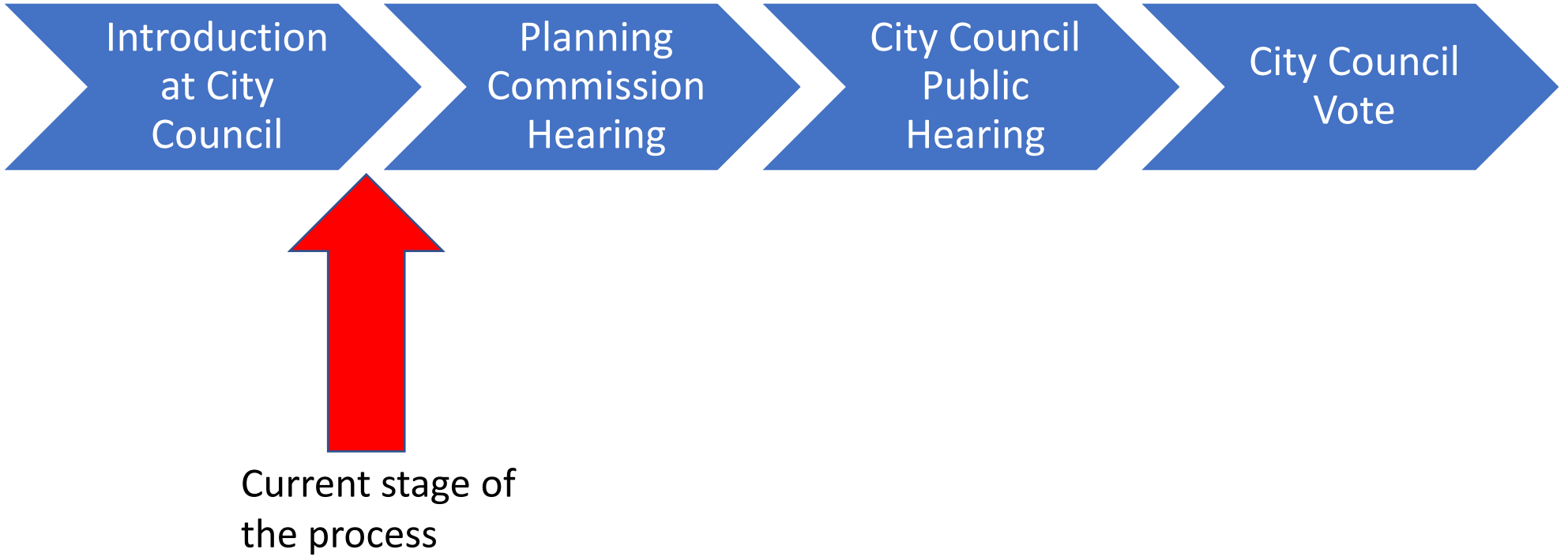
Proposed Zoning

- Parks District is a district intended to accommodate passive and active recreational uses in public and private parks.
- Allows for fields and play courts that have seating and concession stands.
- Approval process for any current or future upgrades to the fields and park will be much quicker and straightforward.

What are the differences between the current and proposed zoning?

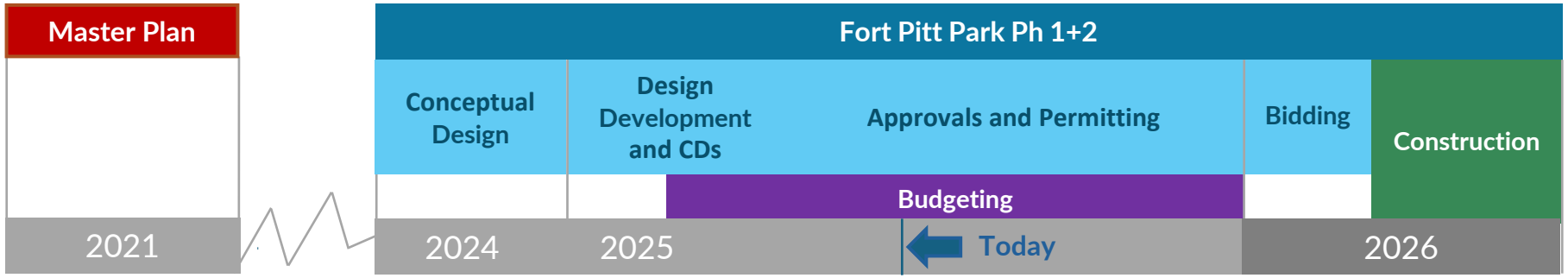
- As for the bulk requirements (i.e. height, setbacks, etc.) the current and proposed zoning are largely the same.
  - Maximum height is 40’ or 3 stories.
  - The setbacks (how far from the property line a structure must be located) are nearly identical.
- The primary change is to allow for structures and upgrades that are associated with parks such as lighting, fields, courts, and other amenities that are described in the Fort Pitt Park Master Plan.

The Rezoning Process

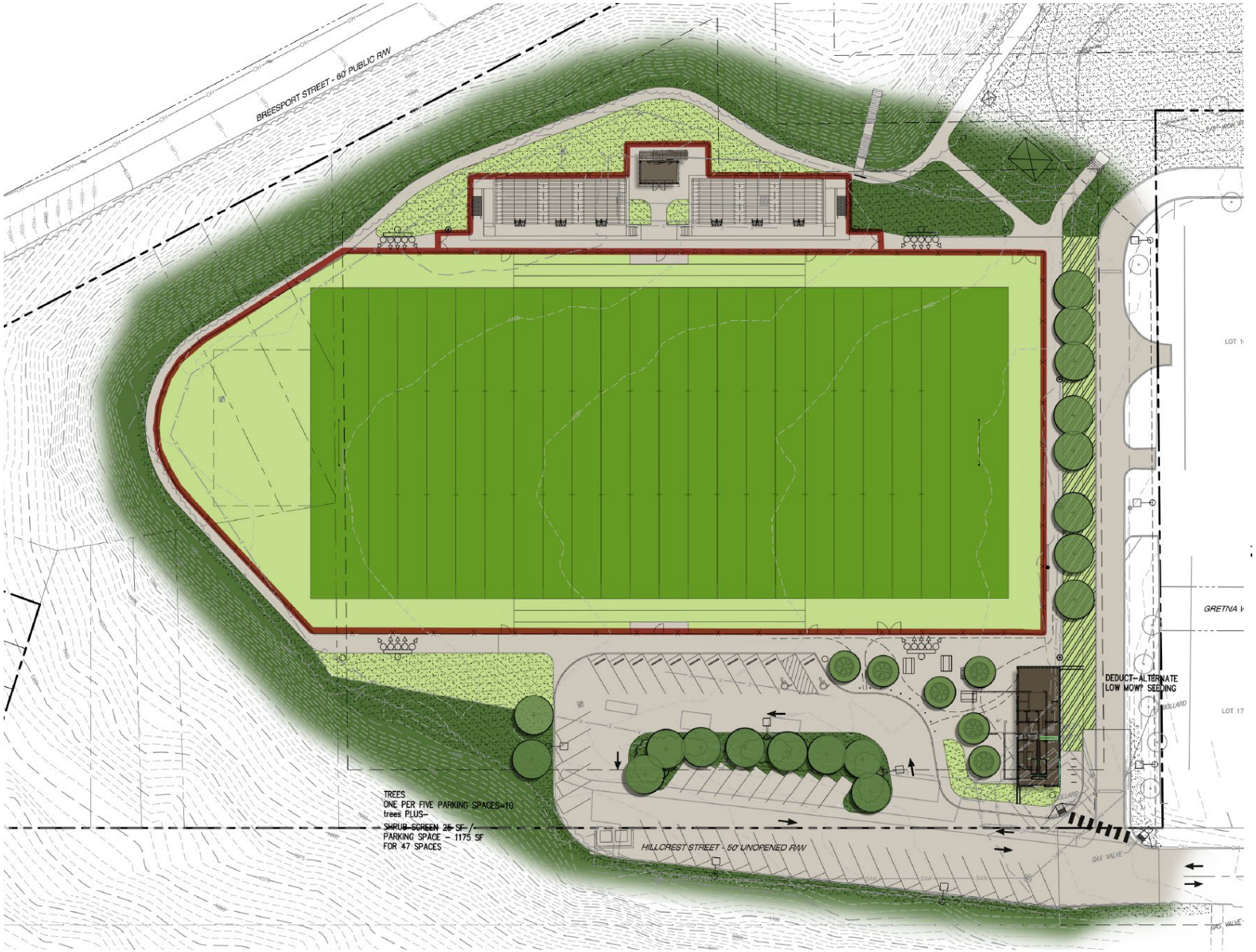


- ✓ Plans for upgrades to the park can be submitted and reviewed while the rezoning process is occurring.

Project History and Timeline:



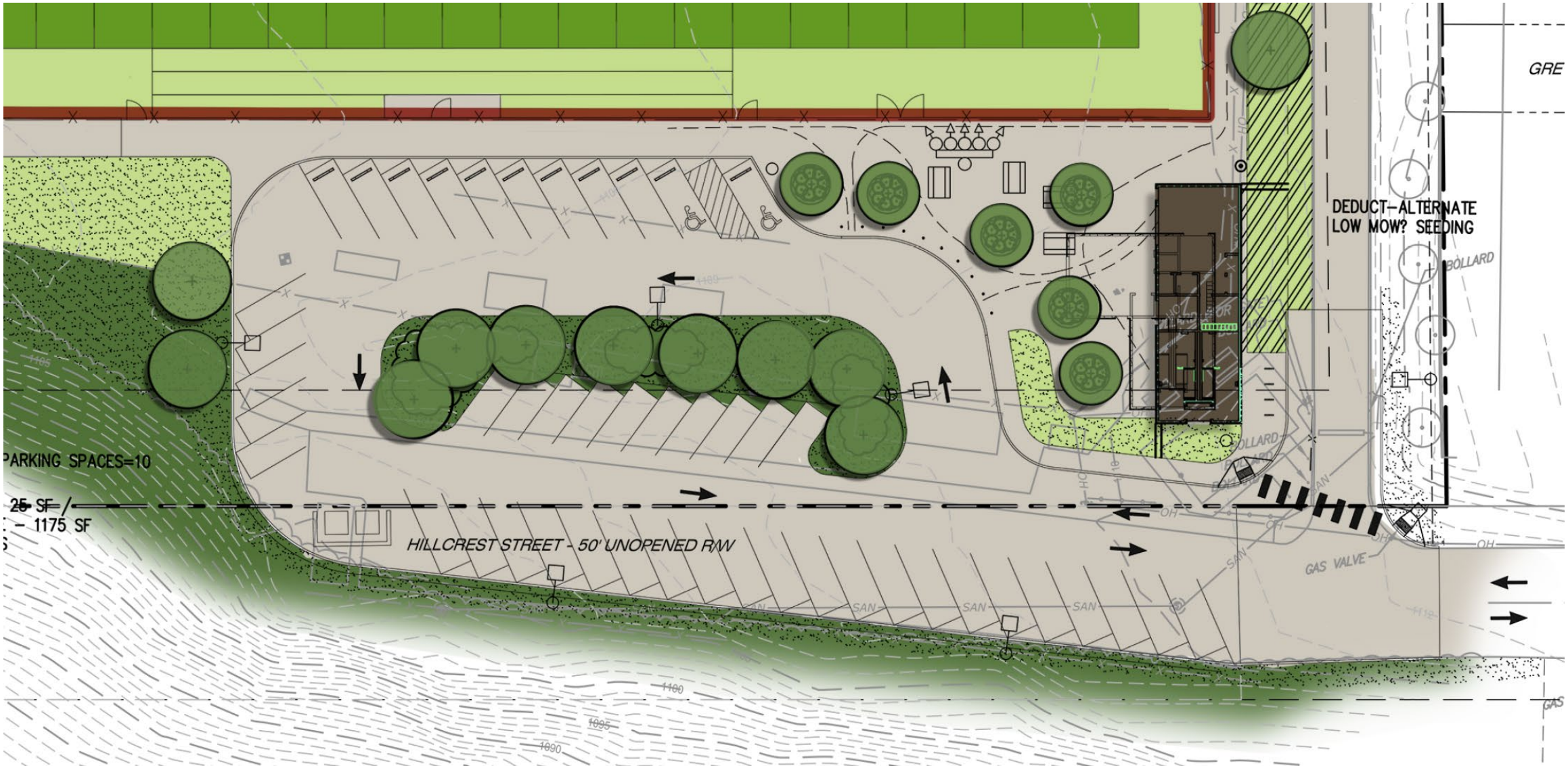
Site Plan


BREESPORT STREET - 60' PUBLIC R/W
DEDUCT- ALTERNATE
LOW MOW? SEEDING
TREES
ONE PER FIVE PARKING SPACES=10
trees PLUS-
~~SHRUB SCREEN 25 SF /~~
PARKING SPACE = 1175 SF
FOR 47 SPACES
HILLCREST STREET - 50' UNOPENED R/W
GAS VALVE

Back Parcel Site Plan

Concept Plan Overall Perspective

Parking Lot Circulation



Site Arrival At Entrance Plaza

Scoreboard

FORT PITT PARK
Fort Pitt Field
HOME
GUEST
DOWN
TO GO
BALL ON
QTR

Side Street

Concept Plan Field Perspective

Concept Plan Overall Perspective

Next Steps and Closing

- Summer 2025 – Winter 2025:
  - Continue design and permitting process
  - Rezone parcels to ‘park’, consolidate parcels
  - Acquire HACP parcel, get easement for PPS parcel
- Spring 2026: Bid for construction

- Follow Engage PGH for updates!

  https://engage.pittsburghpa.gov/fort-pitt-park/fort-pitt-park-implementation

Thank You!

Questions?

Contact: neighbor@pittsburghpa.gov
kara.smith@pittsburghpa.gov

Existing Conditions