

Development Activities Meeting Report

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

Logistics	Stakeholders
Project Name/Address: Fort Pitt Park	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): <ul style="list-style-type: none"> - Bloomfield Garfield Corporation (BGC) - Garfield Residents - Department of Public Works - Garfield Gators - Applicant Team - City Planning
Parcel Number(s):	
BDA Application Number:	
Meeting Location: 113 N. Pacific Ave.	
Date: June 26, 2025	
Meeting Start Time: 6PM	
Applicant: Department of Public Works	Approx. Number of Attendees: 23
Boards and/or Commissions Request(s): Planning Commission, City Council	

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.

<p>Provided an overview of 2021 Fort Pitt Master Plan including past engagement efforts. Detailed the proposed improvements and phasing.</p> <p>Zoning Planner provided an explanation of the zoning changes needed for the project and the rezoning process.</p> <p>Renderings were provided for meeting participants to understand site design.</p>

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Are you still keeping the basketball court?	Yes
What is the plan for stormwater?	There will be rain gardens as part of the plan, there will also be stormwater management off-site through the use of city-owned vacant lots.
How will this be vehicle accessible?	Off of hillcrest there will be a loop parking lot for people using the football field. If going to the playground or basketball courts there's a drive that goes behind the school with another parking lot, there's no loop so you would need to turn around at the parking lot.
Is there re-pavement planned for the road around the school?	Yes, we will be repaving the left side of the school around and towards the playground.

Questions and Comments from Attendees	Responses from Applicants
Is the Planning Commission hearing online or in-person?	<p>It's both. You can attend the hearing in person at 412 Blvd of the Allies in the basement meeting room or online where it will be on Zoom and streamed live on our YouTube channel.</p> <p>All this will be provided on a postcard that will be mailed to you before the hearing.</p> <p>You can send comment via email, regular mail, or show up in person or online.</p>
How does this project work with future plans for the school?	This zoning will have no impact on the school.
Is there any plan for the right side of the school?	<p>No.</p> <p>Behind the school we are using that area for a driveway/parking area. We are working with PPS to get an easement.</p>
What part of Hilcrest St will be vacated?	The point where the street legally ends will be what's vacated. The area that is not paved right now that goes all the way into the hillside will be the area that is vacated. It could never be a street anyway in the future so you're not really losing anything. This will be a right of way without any paved road.
With rezoning will houses be removed? Past the field is all hillside.	No. There are no homes that will be rezoned. All properties are city owned and vacant. We wanted to make sure this wouldn't impact any future development. It is all woods and steeply sloped so housing wouldn't be ideal there anyway.
I'm having a hard time conceiving of a parking lot this wide. Are you taking away from the field?	We are not taking away from the field. We pushed the field towards the longest part of the site and used the current bleacher area to expand the parking.
When you are doing this work will you be working with drainage?	The field will have a different design so it won't be so wet all the time and then around the field will be drainage
Are you widening Hillcrest? There's going to be an increase of traffic after this project.	<p>We are not widening Hillcrest. It is already a two-way road. The street widens once it gets to the parking lot.</p> <p>BGC: What's happening now is that people are parking all the way down Hillcrest, that makes the street narrow. The idea here is that it would reduce that because people have a place to park in the parking lot.</p>
Coming around the school, if there is someone parked on the road it becomes very tight. Could you look at working with DOMI on traffic calming?	We can look into it. We'll make note of that, we didn't know that was a bottleneck so thank you for letting us know.

Questions and Comments from Attendees	Responses from Applicants
How many parking spots are in this plan?	46 parking spots
Where are you grading? Where is stormwater collected because if it's not on the field where is that water going to sheet off?	<p>Grading ends at the edge of the parking lot. The field will be re-graded so it sheets more evenly. The rain gardens will be in the parking lot and along the edge of the field.</p> <p>The Master Plan called for underground storage tanks, we no longer do that in DPW so we are looking for an alternatives through off-site lots. We will also be lining the rain gardens in order to hold more water.</p> <p>Stormwater is very heavily regulated so we are mandated to find solutions.</p>
Who is responsible for maintenance and cleaning litter on the site? Right now there's a ton of trash at the site and there should be an employee responsible?	It should be the Department of Public Works Park maintenance crews. I'm sorry that's been your experience, but I will send along that feedback.
How about putting out more trash cans during games?	Yes
<p>Do the Gators maintain a priority to this field? I ask because I know there was another group maybe soccer that was trying to use the field and there was an issue. Does that have to do with the permit? I'm asking because I see you are incorporating their colors and everything, do they get priority? As people get to know about it will there be a conflict with the Gators and the baseball teams, etc. Are the people in the neighborhood going to have first priority?</p> <p>How do we prioritize Garfield residents over out-of-state field users?</p>	<p>Gators: There is a permitting process. Every year we apply for a permit. Right now, it's an attractive place and when this happens it will be even more attractive. The process has changed a lot, we haven't had any conflicts but I hear what you are saying. During the football season that's our time. I think at some point in this process we need to talk about priority. This is a fabric and lifestyle of the community. It's influenced the community a lot. We had a lot to do with the transformation of the community, we influence the culture. There's no way we can accept this not being our field.</p> <p>Gators: The frisbee people and soccer people aren't from the community, which is fine I like how this city has transformed. But I would feel way more comfortable with this being in writing. That we have rights over anyone else. There's a parks tax and that's levy for a negotiation. We aren't there in June too much, but July it's full- blown.</p> <p>BGC: That's a question for Katherine at Parks and Rec.</p> <p>Resident: This is a conversation to bring to Councilman Mosley to put our stamp on being a priority for rights to the park.</p>
What's going on with the school?	That I can't answer. We don't know. We're just working on the park.

Questions and Comments from Attendees	Responses from Applicants
What funding has been committed and from what source? I'm concerned about you all not having the capital. You are going to get very little from the Federal government between now and 2029 so where is it coming from?	We have 2.5 million from Capital Budget. We need to double that. We're asking for more in the 2026 budget to make up the difference. I think they will give us most of what we're asking
What is the timeline?	This year we are continuing We are finalizing the design for construction bidding in 2026. Phase 1 and 2 construction takes about a year. That's the football field and the parking lot. If we're starting in spring it won't be done come winter so we will have to come back the next spring and finish so in total about a year. The next phase of the playground and trails, it depends on getting design budget from the city for 2027. If that's secured construction for the final phases could be 2028.
Are we expecting the city to pay for this?	<p>Yes</p> <p>BGC: The city will be facing a revenue shortfall. The budget will be very contentious over the next few years. With the change in administration, I think there's going to be a very conservative approach to spending money. Finding money is going to be a real challenge. Councilman Mosley is going to have to fight to get the capital for this project.</p> <p>Gators: There's also the Homewood field which they've raised 14 million for. How did that project get stopped? I hope this project doesn't go in the same direction as that project.</p> <p>Even not having the field for one year is going to be a challenge. Home games is where we raise revenue, our organization cannot survive being off the field for two years.</p>
If a bridge collapses in January, will they reallocate money? Is there really a guarantee that we have money allocated to this?	BGC: That project is also in the capital budget. It is a competition but we need to dig in.

Other Notes

Planner completing report: Shoshana Davidson