



Fort Pitt Park Re-Zoning

Presentation to Planning Commission

CB 2025-1938/DCP-MPZC-2025-00159

July 29, 2025

Project Team:

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 – Planning Manager, Development Review, 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:

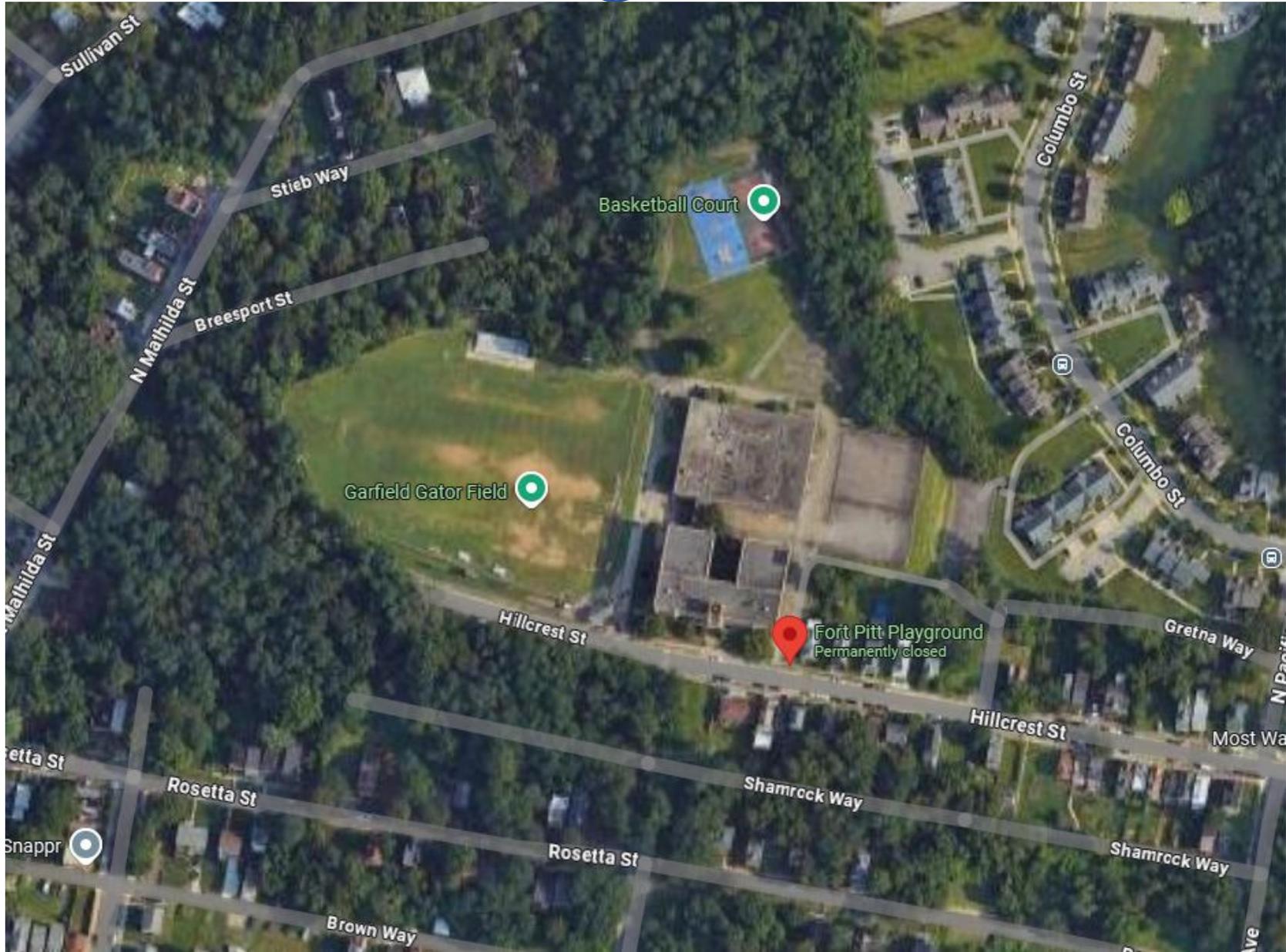
Pashek+MTR
Landscape Architecture

Tabon Engineering
Surveying, Civil Engineering

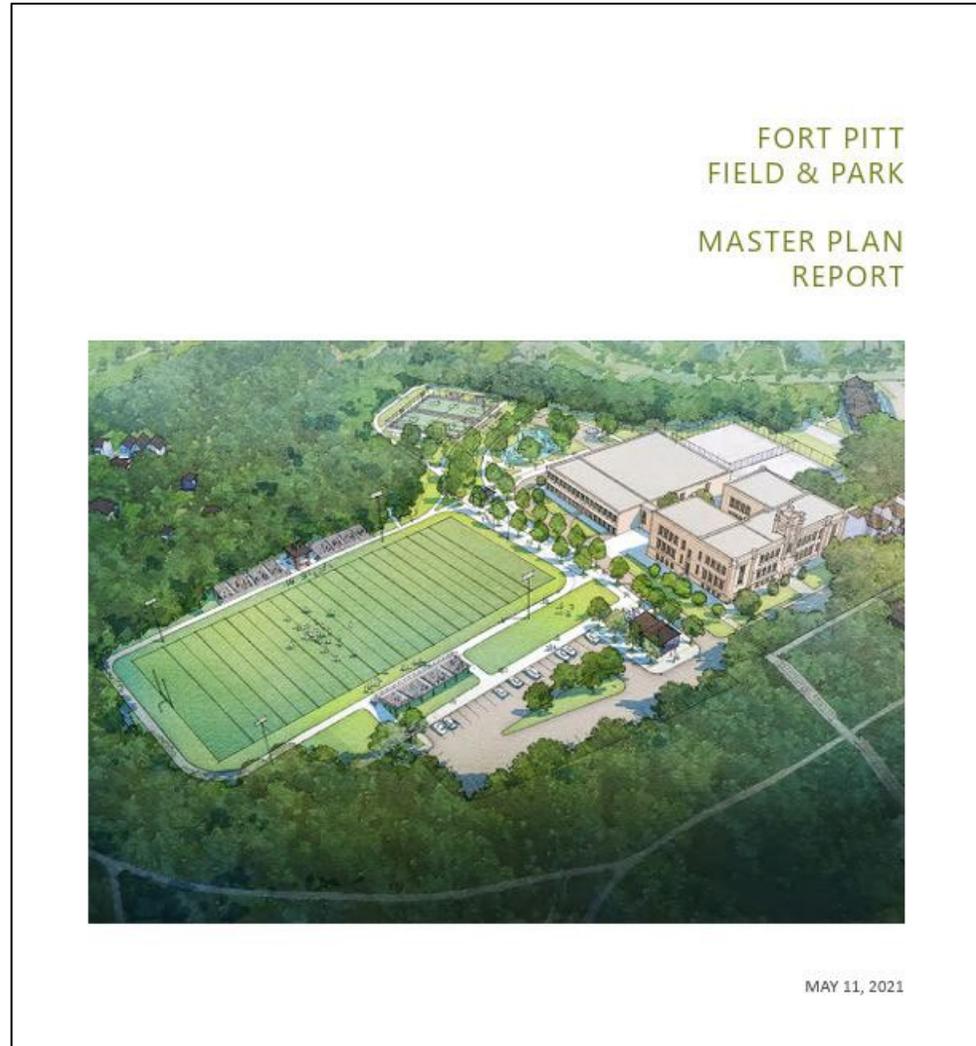
Graves Design Group
Architecture

Santangelo & Lindsay
Electrical Engineering

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



New Woodland Step Connection

Rehabilitated Woodland Trails

Visitors Bleachers

Parking Lot (53 Spaces)

Rain Garden Island

Concession & Restroom Building
Rehabilitated Woodland Steps

Flexible Lawn Area

Football Field (160' x 360')

Loop Pathway
Perimeter Fence
Scoreboard
Field Lighting

Home Bleachers

Press Box & Storage

Rehabilitated Woodland Steps

Rain Garden

Picnic Pavilion
Rain Garden
"Walk of Fame"
Widened School Access Road

FORT PITT SCHOOL

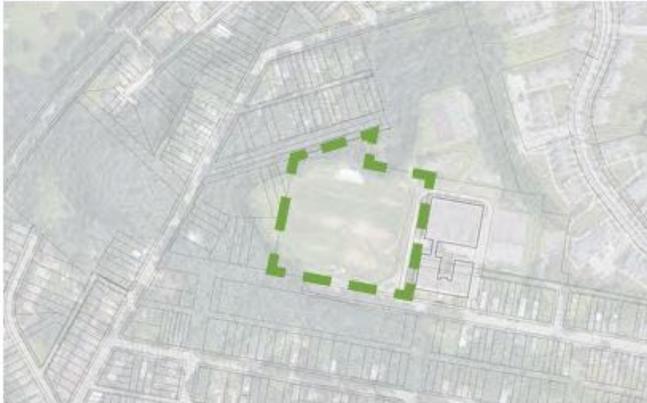
Court Seating
Reused Court Lighting
Rehabilitated Woodland Trail
Amphitheater Seating
Parking Lot (11 Spaces)
Multi-Age Playground

Rain Garden



Master Plan Recommendations

PROPERTY TODAY:



WHAT THE PARK COULD LOOK LIKE IN THE FUTURE:



CITY-OWNED & URA-OWNED PROPERTIES:



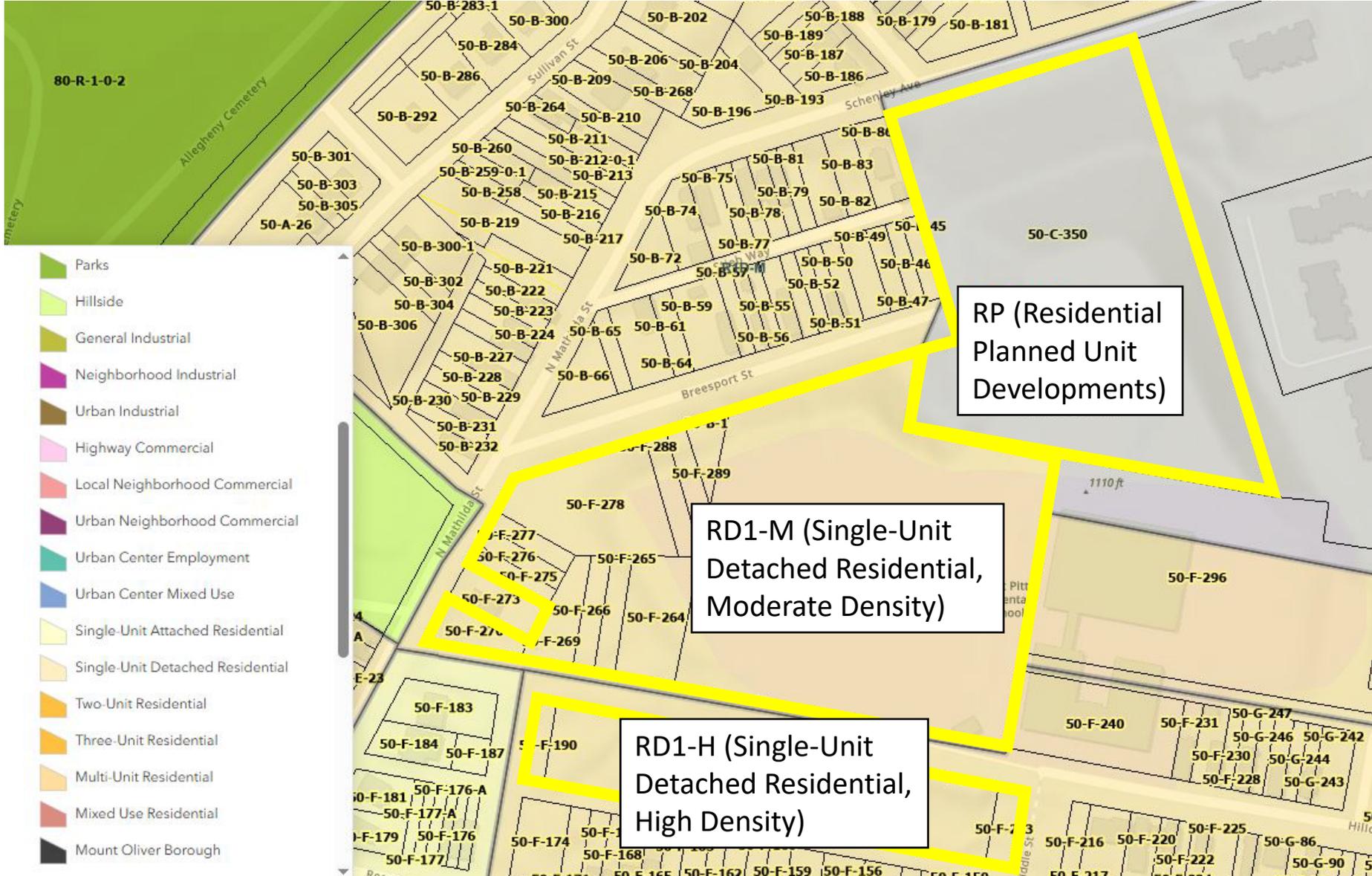
Legend

- 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.



Existing Zoning



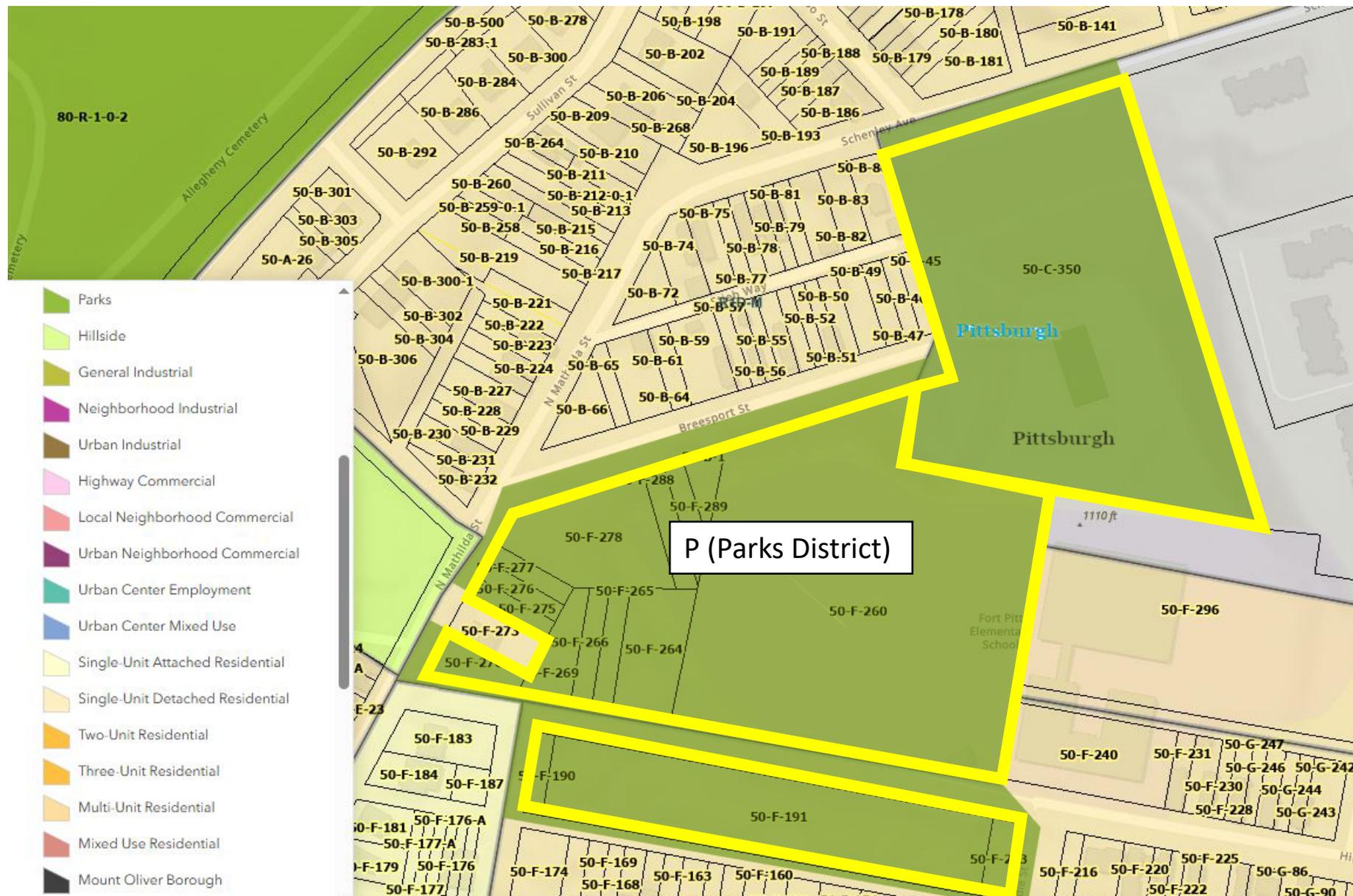
- Parks
- Hillside
- General Industrial
- Neighborhood Industrial
- Urban Industrial
- Highway Commercial
- Local Neighborhood Commercial
- Urban Neighborhood Commercial
- Urban Center Employment
- Urban Center Mixed Use
- Single-Unit Attached Residential
- Single-Unit Detached Residential
- Two-Unit Residential
- Three-Unit Residential
- Multi-Unit Residential
- Mixed Use Residential
- Mount Oliver Borough

RP (Residential
Planned Unit
Developments)

RD1-M (Single-Unit
Detached Residential,
Moderate Density)

RD1-H (Single-Unit
Detached Residential,
High Density)

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.

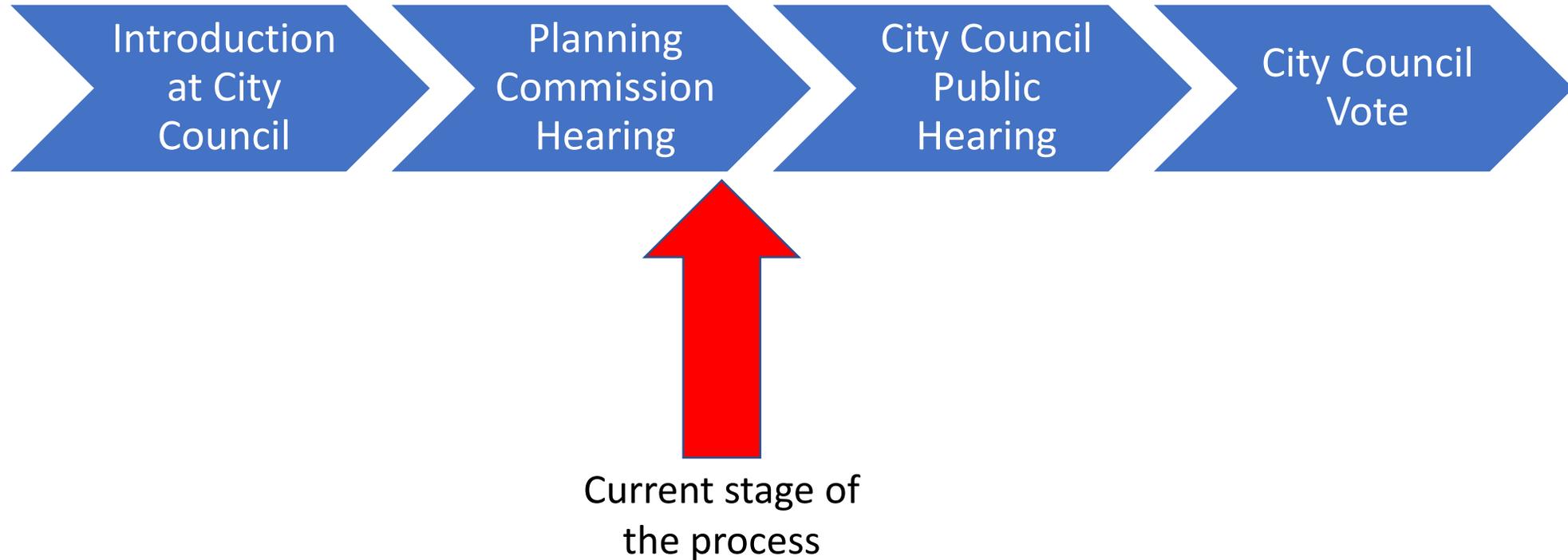
Proposed Zoning

- 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.



Thank You!

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