



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

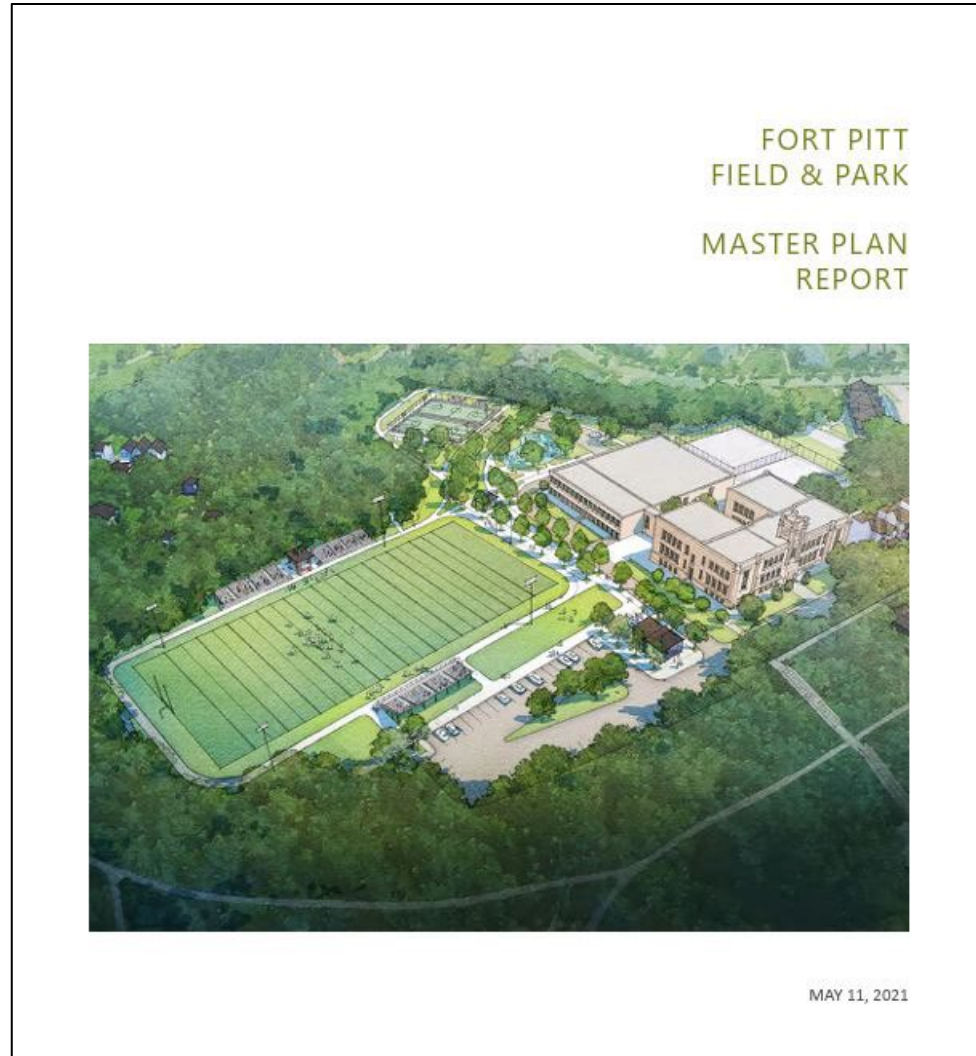
Graves Design Group
Architecture

Santangelo & Lindsay
Electrical Engineering

Aerial of Existing Fort Pitt Park



Overview of Fort Pitt Park Master Plan

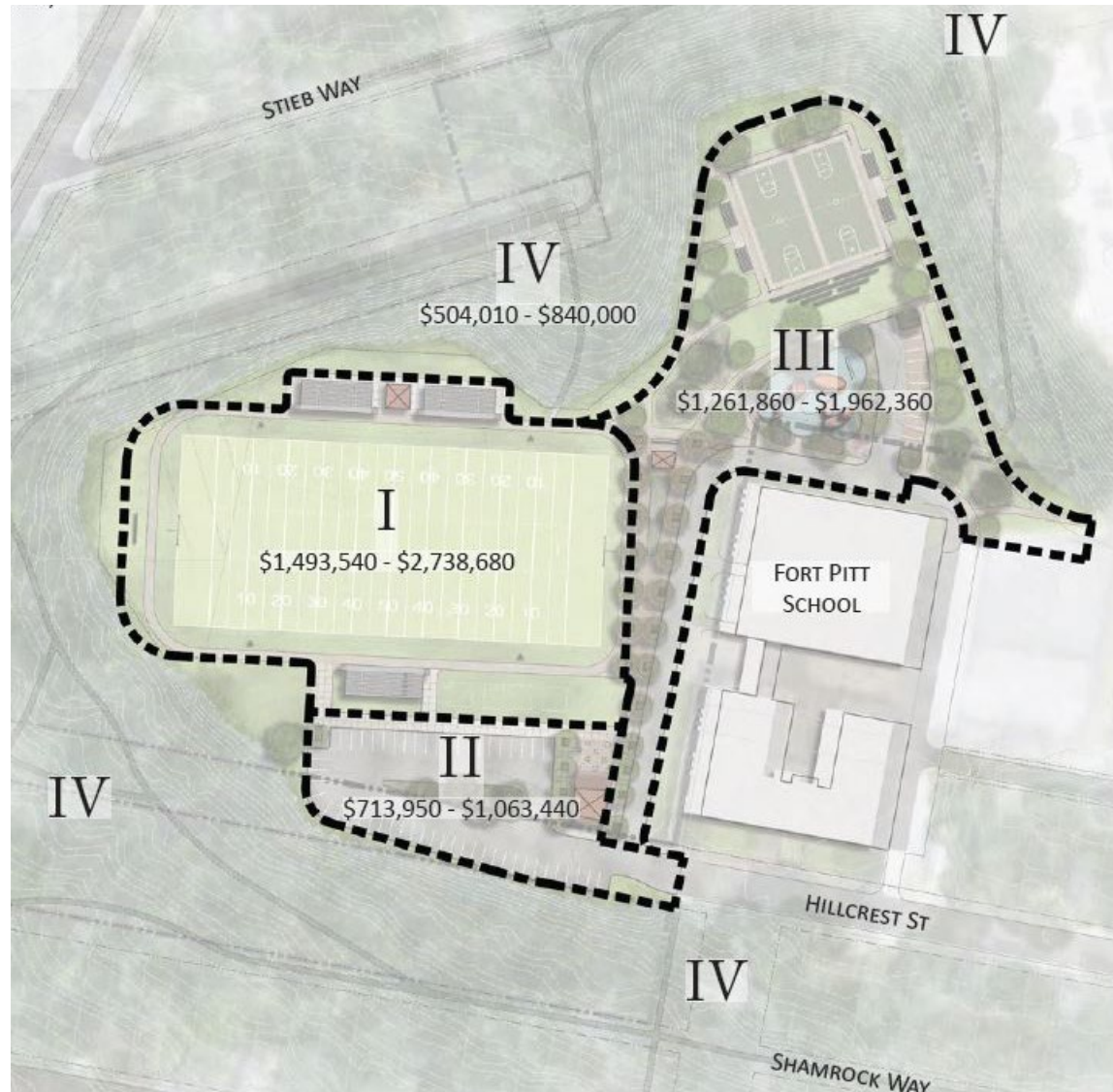


- Completed by City Planning (DCP) with community engagement process in 2021
- Comprehensive study of all features within Fort Pitt Park to create a unified, cohesive design that City can implement
- Building off OpenSpacePGH, Garfield 2030 Plan, Garfield Green Zone recognizing importance of parks and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

Master Plan Proposed Improvements



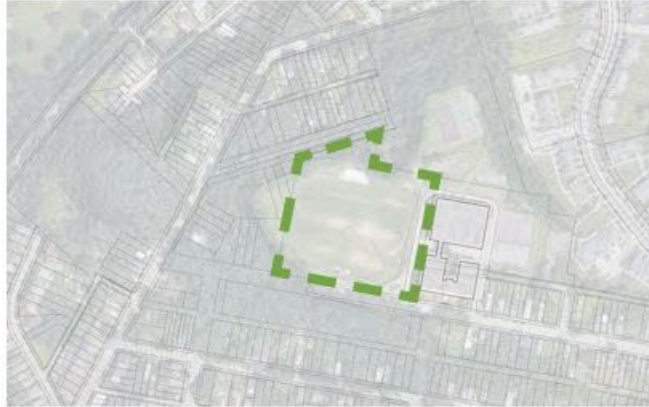
Master Plan Proposed Phasing



- 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

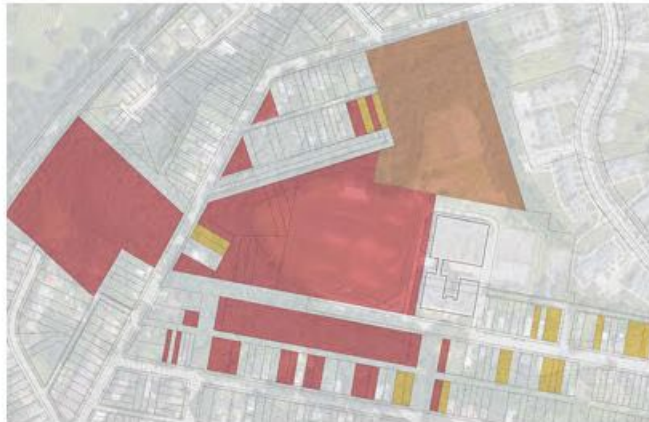
PROPERTY TODAY:



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.

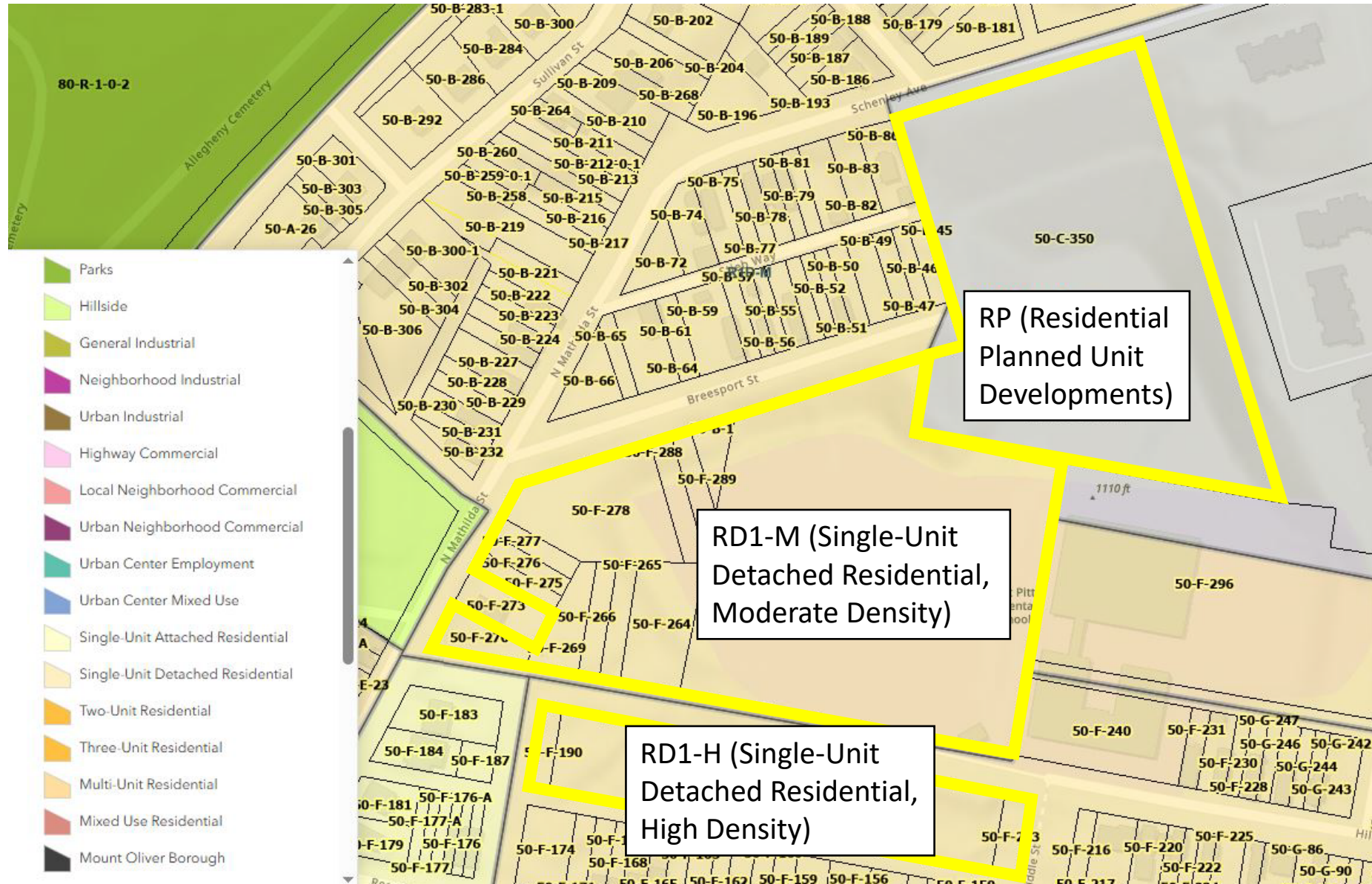


Zoning

- 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'
- Total rezoned area: 11.6 acres
- The Design Team and the City are working together to have Hillcrest Street vacated.



Existing Zoning



80-R-1-0-2

Allegheny Cemetery

Legend:

- 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

P (Parks District)

1110 ft

Fort Pitt Elementary School

Pittsburgh

Pittsburgh

50-B-178 50-B-180 50-B-141 50-B-181 50-B-189 50-B-187 50-B-186 50-B-193 50-B-196 50-B-204 50-B-206 50-B-209 50-B-210 50-B-211 50-B-212-0-1 50-B-213 50-B-215 50-B-216 50-B-217 50-B-219 50-B-221 50-B-222 50-B-223 50-B-224 50-B-227 50-B-228 50-B-229 50-B-230 50-B-231 50-B-232 50-B-233 50-B-234 50-B-235 50-B-236 50-B-237 50-B-238 50-B-239 50-B-240 50-B-241 50-B-242 50-B-243 50-B-244 50-B-245 50-B-246 50-B-247 50-B-248 50-B-249 50-B-250 50-B-251 50-B-252 50-B-253 50-B-254 50-B-255 50-B-256 50-B-257 50-B-258 50-B-259 50-B-260 50-B-261 50-B-262 50-B-263 50-B-264 50-B-265 50-B-266 50-B-267 50-B-268 50-B-269 50-B-270 50-B-271 50-B-272 50-B-273 50-B-274 50-B-275 50-B-276 50-B-277 50-B-278 50-B-279 50-B-280 50-B-281 50-B-282 50-B-283 50-B-284 50-B-285 50-B-286 50-B-287 50-B-288 50-B-289 50-B-290 50-B-291 50-B-292 50-B-293 50-B-294 50-B-295 50-B-296 50-B-297 50-B-298 50-B-299 50-B-300 50-B-301 50-B-302 50-B-303 50-B-304 50-B-305 50-B-306 50-B-307 50-B-308 50-B-309 50-B-310 50-B-311 50-B-312 50-B-313 50-B-314 50-B-315 50-B-316 50-B-317 50-B-318 50-B-319 50-B-320 50-B-321 50-B-322 50-B-323 50-B-324 50-B-325 50-B-326 50-B-327 50-B-328 50-B-329 50-B-330 50-B-331 50-B-332 50-B-333 50-B-334 50-B-335 50-B-336 50-B-337 50-B-338 50-B-339 50-B-340 50-B-341 50-B-342 50-B-343 50-B-344 50-B-345 50-B-346 50-B-347 50-B-348 50-B-349 50-B-350 50-B-351 50-B-352 50-B-353 50-B-354 50-B-355 50-B-356 50-B-357 50-B-358 50-B-359 50-B-360 50-B-361 50-B-362 50-B-363 50-B-364 50-B-365 50-B-366 50-B-367 50-B-368 50-B-369 50-B-370 50-B-371 50-B-372 50-B-373 50-B-374 50-B-375 50-B-376 50-B-377 50-B-378 50-B-379 50-B-380 50-B-381 50-B-382 50-B-383 50-B-384 50-B-385 50-B-386 50-B-387 50-B-388 50-B-389 50-B-390 50-B-391 50-B-392 50-B-393 50-B-394 50-B-395 50-B-396 50-B-397 50-B-398 50-B-399 50-B-400 50-B-401 50-B-402 50-B-403 50-B-404 50-B-405 50-B-406 50-B-407 50-B-408 50-B-409 50-B-410 50-B-411 50-B-412 50-B-413 50-B-414 50-B-415 50-B-416 50-B-417 50-B-418 50-B-419 50-B-420 50-B-421 50-B-422 50-B-423 50-B-424 50-B-425 50-B-426 50-B-427 50-B-428 50-B-429 50-B-430 50-B-431 50-B-432 50-B-433 50-B-434 50-B-435 50-B-436 50-B-437 50-B-438 50-B-439 50-B-440 50-B-441 50-B-442 50-B-443 50-B-444 50-B-445 50-B-446 50-B-447 50-B-448 50-B-449 50-B-450 50-B-451 50-B-452 50-B-453 50-B-454 50-B-455 50-B-456 50-B-457 50-B-458 50-B-459 50-B-460 50-B-461 50-B-462 50-B-463 50-B-464 50-B-465 50-B-466 50-B-467 50-B-468 50-B-469 50-B-470 50-B-471 50-B-472 50-B-473 50-B-474 50-B-475 50-B-476 50-B-477 50-B-478 50-B-479 50-B-480 50-B-481 50-B-482 50-B-483 50-B-484 50-B-485 50-B-486 50-B-487 50-B-488 50-B-489 50-B-490 50-B-491 50-B-492 50-B-493 50-B-494 50-B-495 50-B-496 50-B-497 50-B-498 50-B-499 50-B-500 50-B-501 50-B-502 50-B-503 50-B-504 50-B-505 50-B-506 50-B-507 50-B-508 50-B-509 50-B-510 50-B-511 50-B-512 50-B-513 50-B-514 50-B-515 50-B-516 50-B-517 50-B-518 50-B-519 50-B-520 50-B-521 50-B-522 50-B-523 50-B-524 50-B-525 50-B-526 50-B-527 50-B-528 50-B-529 50-B-530 50-B-531 50-B-532 50-B-533 50-B-534 50-B-535 50-B-536 50-B-537 50-B-538 50-B-539 50-B-540 50-B-541 50-B-542 50-B-543 50-B-544 50-B-545 50-B-546 50-B-547 50-B-548 50-B-549 50-B-550 50-B-551 50-B-552 50-B-553 50-B-554 50-B-555 50-B-556 50-B-557 50-B-558 50-B-559 50-B-560 50-B-561 50-B-562 50-B-563 50-B-564 50-B-565 50-B-566 50-B-567 50-B-568 50-B-569 50-B-570 50-B-571 50-B-572 50-B-573 50-B-574 50-B-575 50-B-576 50-B-577 50-B-578 50-B-579 50-B-580 50-B-581 50-B-582 50-B-583 50-B-584 50-B-585 50-B-586 50-B-587 50-B-588 50-B-589 50-B-590 50-B-591 50-B-592 50-B-593 50-B-594 50-B-595 50-B-596 50-B-597 50-B-598 50-B-599 50-B-600 50-B-601 50-B-602 50-B-603 50-B-604 50-B-605 50-B-606 50-B-607 50-B-608 50-B-609 50-B-610 50-B-611 50-B-612 50-B-613 50-B-614 50-B-615 50-B-616 50-B-617 50-B-618 50-B-619 50-B-620 50-B-621 50-B-622 50-B-623 50-B-624 50-B-625 50-B-626 50-B-627 50-B-628 50-B-629 50-B-630 50-B-631 50-B-632 50-B-633 50-B-634 50-B-635 50-B-636 50-B-637 50-B-638 50-B-639 50-B-640 50-B-641 50-B-642 50-B-643 50-B-644 50-B-645 50-B-646 50-B-647 50-B-648 50-B-649 50-B-650 50-B-651 50-B-652 50-B-653 50-B-654 50-B-655 50-B-656 50-B-657 50-B-658 50-B-659 50-B-660 50-B-661 50-B-662 50-B-663 50-B-664 50-B-665 50-B-666 50-B-667 50-B-668 50-B-669 50-B-670 50-B-

-  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

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.

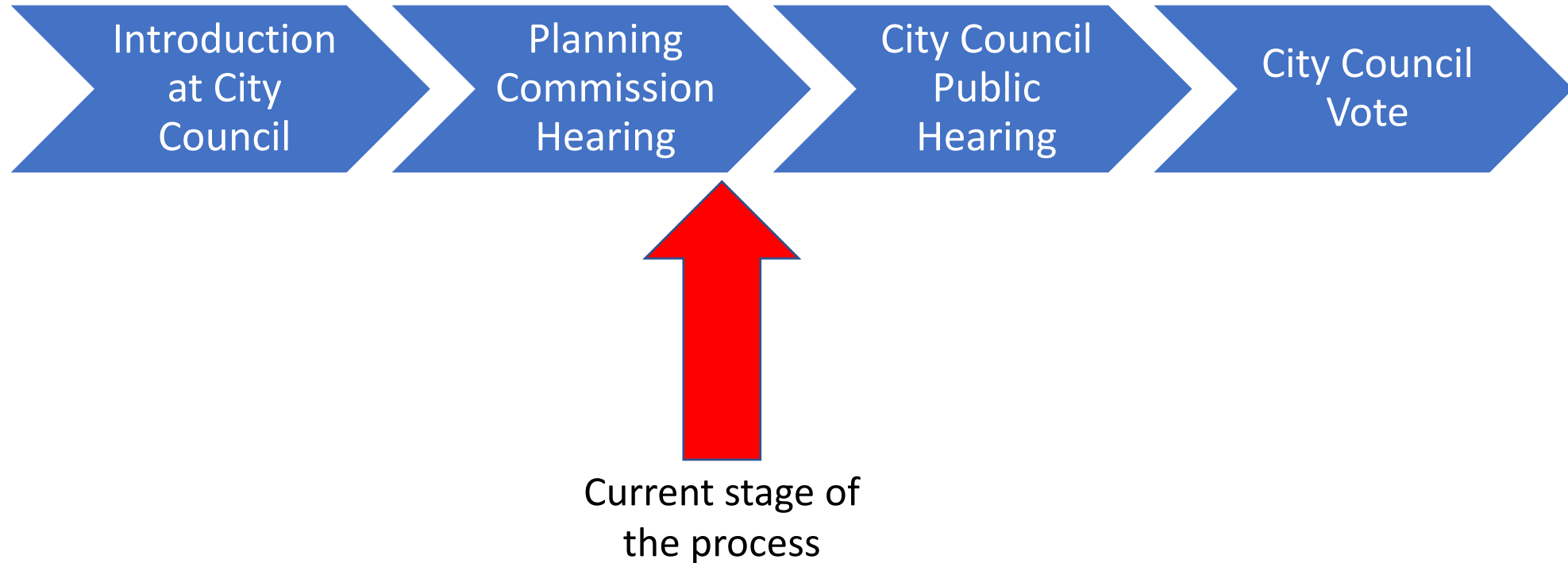
Proposed Zoning

- 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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