PGH 2050 | PITTSBURGH COMPREHENSIVE PLAN

PGH2050 | OVERVIEW & SECTION 1

PLANNING COMMISSION BRIEFING | NOVEMBER 2026

Agenda

1

Introduction to PGH2050

What a comp plan does
Why We must grow
Values that shaped growth
How the plan is organized- which informs the piece below

2

Process: Public Comment & Plan Adoption

PC Process
Public comment
City Council

3

Overview of Section 1

Vision
State of PGH
Growing from PGH's strengths
How we're going to Grow
Process we went through

Today's Briefing

Today

Briefing 1 of 4

Overview of the Plan

Section 1: Introduction

Commission hearing and action follow the 60-day public comment period.

Section 1 covers

1.1 Growth for Pittsburgh

1.2 Pittsburgh's Plan for Growth

1.3 Using the Plan

1.4 How We Created the Plan

What comes next

- December 1, 2026
  Section 2 | Future Land Use
- December 15, 2026
  Section 3 | Policy Elements
- January 12, 2027
  Section 4 | Implementation

Introduction to PGH2050

What A Comprehensive Plan Does

*This will be the first time Pittsburgh has created an integrated **plan for the entire city!***



A citywide comprehensive plan expresses a holistic, community-wide vision of the city's future. It helps city government and its residents plan for and guide how the city grows and makes improvements by developing goals and policies related to a range of land use, city services, and quality of life topics.



Comprehensive Plans are different

but complementary to, other plans and policies

Master Plans

Cover a narrow number of topics necessary to achieve a specific end for a discrete location.

Examples:
McKinley Park Master PLan, 2016
Hazelwood Green, 2022
Lower Hill Redevelopment, 2023



Neighborhood Plans

Cover a large number of topics at a high level of detail for a specific district or area.

Examples:
Uptown/Weat Oakland Eco Innovation District Plan, 2017
Greater Hazelwood Neighborhood Plan, 2019
Manchester-Chateau Neighborhood Plan, 2019
Homewood Comprehensive Community Plan, 2020
Oakland Plan, 2022



Citywide Topic Plans

Focus on a single topic, but across the entire city.

Examples:
Housing Needs Assessment, 2022
Pittsburgh's Inequality Across Gender And Race, 2019
Allegheny County Community Health Assessment, 2022



Comprehensive Plans

Cover all topics citywide at a high level. More detailed planning occurs at smaller scales.

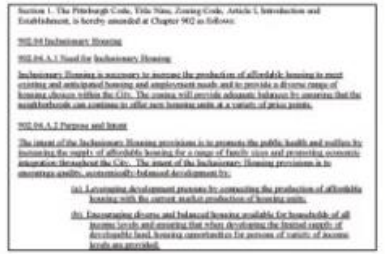
Example Elements within a Comprehensive Plan:
PreservePGH, 2012
OpenSpacePGH, 2013



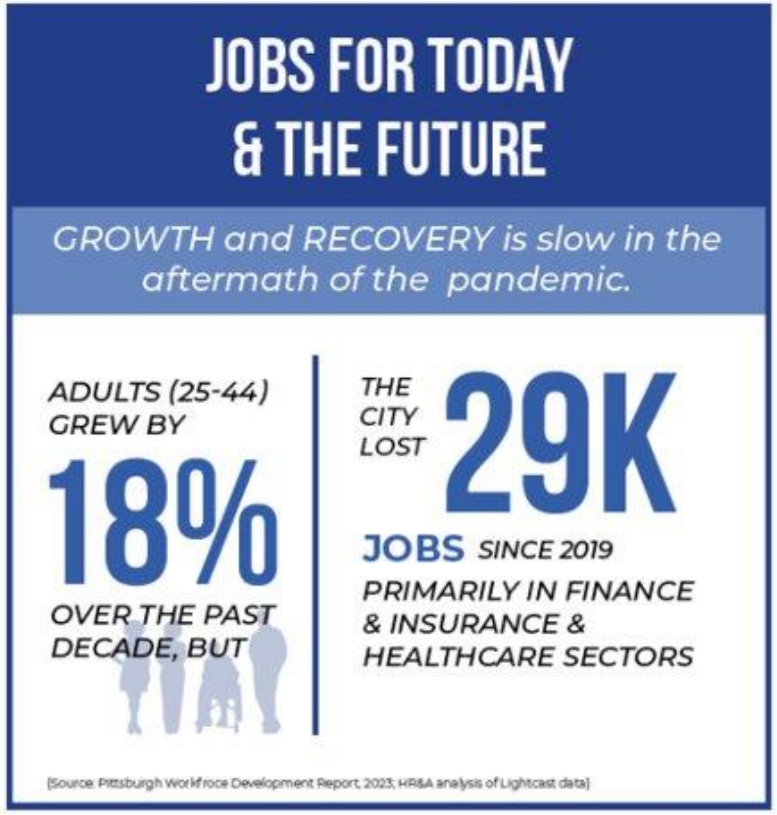
Zoning

Zoning determines the uses permitted on a parcel and provides regulations for development.

Examples:
Pittsburgh's Zoning Code
RIV - Riverfront Zoning, 2018
Stormwater Code Overhaul, 2021
Zoning Code Amendments for Housing, 2024-25



Why we need a Comprehensive Plan







Why Now?

1. **Pittsburgh's Population is Stabilizing**
must create benefits for all and minimize displacement

2. **Extreme Weather is Increasing**
requires greater diversity of affordable housing types across many more neighborhoods

3. **Housing Diverse Households**
in a time when democratic participation, community building and care for our neighbors is most needed

4. **Not All Pittsburghers Feel Heard and Seen**
with growing costs and health impacts to our homes, parks, businesses and bodies

5. **Piecemeal Planning**
one neighborhood or issue at a time will continue to create inequality and disconnected investments

6. **Some Historic Planning Rules**
are limiting the ways we grow, retain current residents and protect historic and cultural resources that make Pittsburgh, Pittsburgh!

PGH2050: Pittsburgh's Very First Plan for Growth

The Comp Plan enables the city to be intentional about how it grows and serves as a guiding document across all departments.

It helps build on our strengths, confront challenges, set clear intentions for change, and affirm what our city values as we look to the future. It signals to others a shared, predictable vision.

That same intentionality carries into the budget. The Plan guides the city in prioritizing which investments come first, rather than deciding case by case.



What Growth Looks Like

Pittsburgh grows so that more people can build a life and business here, and so the city can provide quality infrastructure, services and amenities that make them want to stay. That takes five things at once:

1. More housing choices in all neighborhoods

2. More businesses and jobs in our urban centers and commercial streets

3. Resilient infrastructure that moves people through the city and keeps growth out of harm's way from climate risk

4. Reinvestment that grows the population without replacing the people in it

5. Development that still looks and feels like **Pittsburgh's unique urban fabric**











What Pittsburgh Gains through Growth

2025 scenarios projected what the city gains by growing

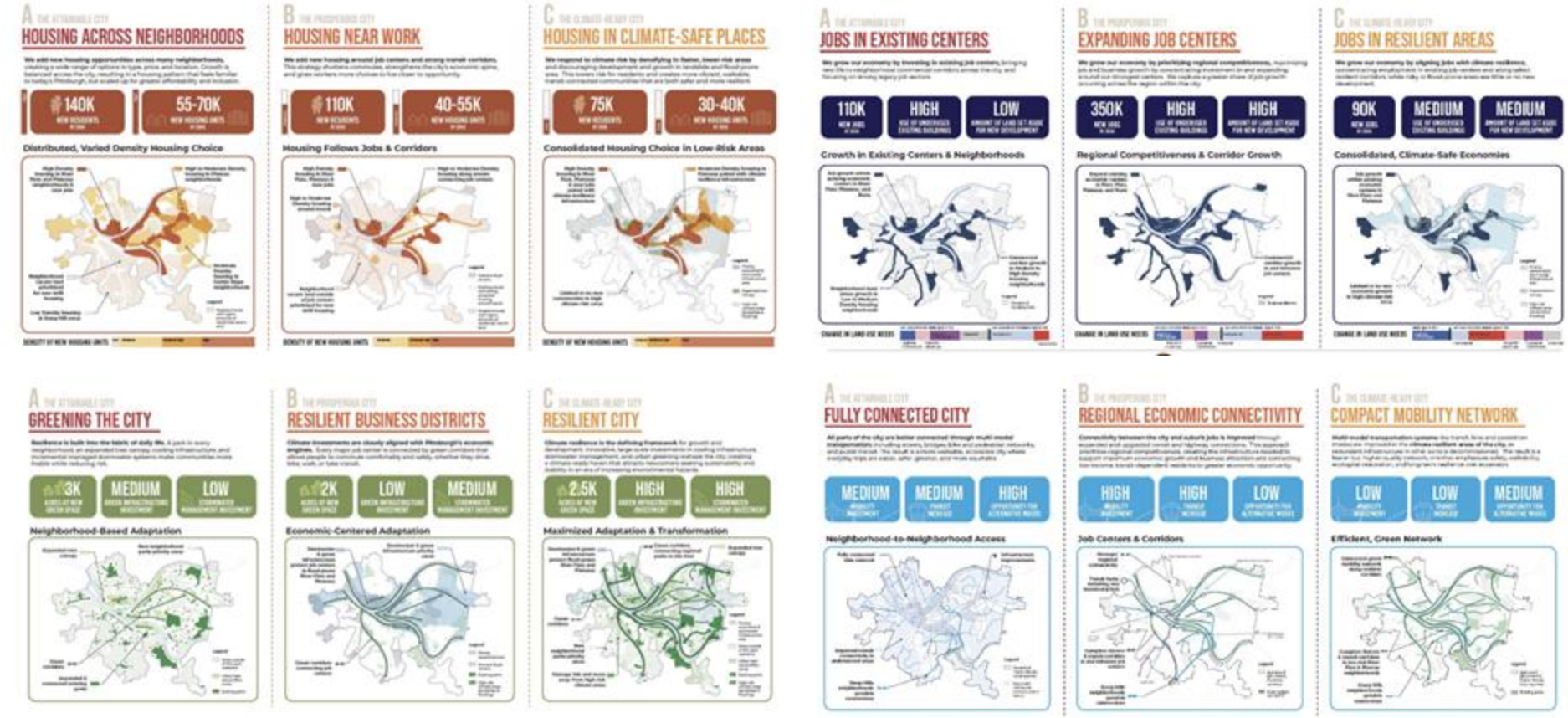
Population growth
120K new residents

Housing growth
48K-60K new housing units

Job growth
186K new jobs

Green Space growth
2-3K acres new public green space

Fiscal Impact
$32M net new tax revenue



What The Plan Includes

Section 1
INTRODUCTION

- Tells the story of why growth is needed,
- Where it will happen
- Who it benefits, and
- How Pittsburghers will realize when it happens

Section 2
FUTURE LAND USE

- Maps the location of growth and change
- What uses are appropriate
- What development should look like
- Where to preserve and invest in city-wide systems

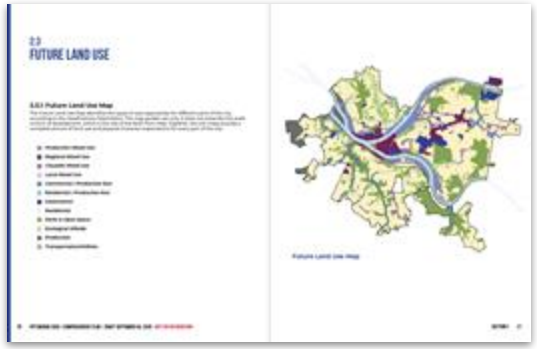
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POLICY ELEMENTS

- Strategies, programs, investments and services city government will provide
- Identify actions to facilitate growth and guide change

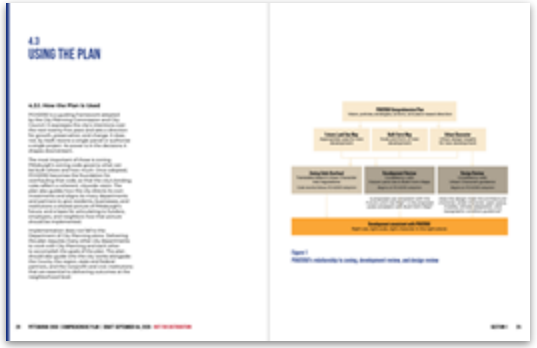
Section 4
IMPLEMENTATION

- Identify partnerships, prioritization, and high level funding strategies



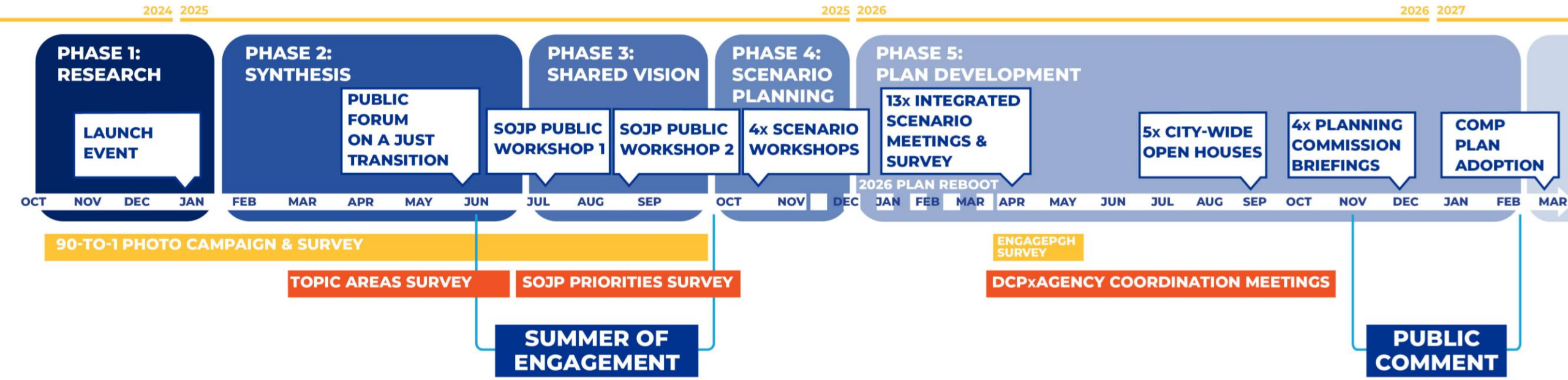




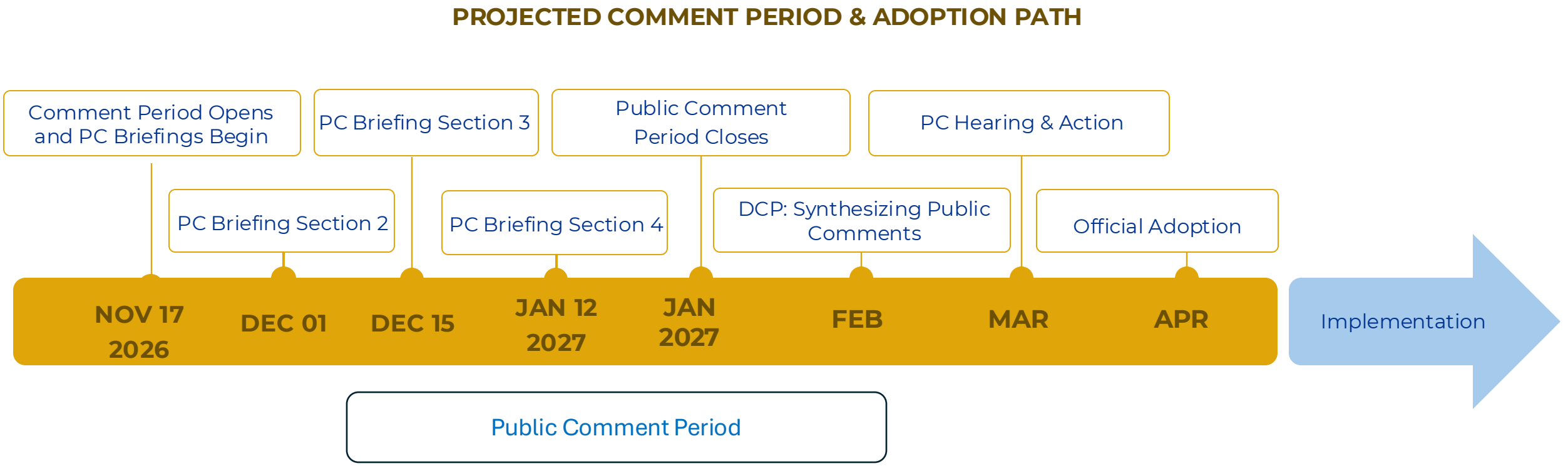


Process
Public Comment & Plan Adoption

PGH2050 **Engagement**



What Comes Next: Process to Adopt the Comp Plan



Overview of Section 1

The Values and Vision That Shape PGH2050

Ten vision statements named by residents, under four commitments

Authenticity

Neighborhoods and culture that stay Pittsburgh's own



Pittsburgh adds diverse housing choices without losing neighborhood identity. The city embraces higher density in line with its natural landscape and offers residents real choice across its 90 neighborhoods: historic housing and new, at prices people can afford, in places they want to stay. The city transforms long-overlooked areas for the people who already live there.



Pittsburgh lifts up every culture as Pittsburgh's pride and identity. The city builds on its educational, artistic, and cultural assets to become a place of lifelong learners, makers, and culture-bearers, where families stay for the schools, young people see themselves in the city's future, and traditions from Picklesburgh to parking chairs sit alongside the lesser-told stories the city is still learning to elevate.

The Values and Vision That Shape PGH2050

Ten vision statements named by residents, under four commitments

Inclusion

Opportunity and quality of life for every Pittsburgher



Pittsburgh welcomes more people while serving those already here. Pittsburgh grows by drawing in college graduates, returning Black middle-class families, immigrants, refugees, and people relocating because of climate change, and makes sure the residents who held the city's neighborhoods together through hard decades can stay and thrive.



Pittsburgh makes it easy to get around. Building on its legacy as a city of bridges, inclines, and tunnels, Pittsburgh creates a next-century transportation system tailored to its hills, rivers, and neighborhoods, where transit, walking, and rolling are safe, affordable, reliable, and the easiest way to move. Mobility infrastructure corrects past racial and social disparities rather than maintaining inherited inefficiencies.



Pittsburgh closes quality-of-life gaps so all Pittsburghers thrive. Where you live in Pittsburgh no longer determines your health outcomes, your safety, or your opportunity. Every neighborhood has safe streets, accessible parks, healthy food, reliable healthcare, and dignified support for unhoused and in-need residents.

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Ten vision statements named by residents, under four commitments

Stability

An economy, environment, and budget that hold up



Pittsburgh builds the next great industries, as iconic as steel and as green as our hillsides. The city grows healthcare and education while leading innovation in tech, manufacturing, and the green economy, opening quality career pathways for Pittsburghers at every level of skill and education. Downtown and the cultural districts remain regional anchors, and neighborhood corridors and better transit connect Pittsburghers to opportunity close to home.



Pittsburgh keeps rivers clean, air breathable, and hillsides safe. Restored hills, valleys, rivers, and trees are the city's natural defenses against flooding, landslides, and extreme weather, and the source of cleaner air and water. The natural landscape guides where and how the city develops: it avoids high-risk areas, supports neighbors who move to safer ground, and makes Pittsburgh a post-industrial model for climate adaptation.



Pittsburgh powers a bold future. A stable, diverse revenue base frees the city from cycles of austerity. Right-sized infrastructure meets today's needs and anticipates tomorrow's. A growing, stable population strengthens the tax base, giving Pittsburgh the room to dream big and expand prosperity for all without financial strain.

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Coordination & Accountability

Partners who deliver transparently



Pittsburgh coordinates across sectors, systems, and geographies. Housing, transit, climate, and economic growth decisions happen together, at the neighborhood, city, and regional scales, so that institutions, philanthropy, and nonprofits complement each other's strengths rather than work in parallel. New forms of partnership align investments and policies for maximum impact.



Pittsburgh governs with trust, accountability, and vision. The city uses PGH2050 to direct resources to neighborhoods, with racial and economic equity at the center of decision-making. Civic processes balance efficiency with meaningful input, and measurable progress builds the trust that makes good government possible.

How We Get There

Attracting and retaining residents, homes, businesses and jobs that restore the city's population and revenues

Directing where the city should add housing, job centers, industry and public and cultural amenities

Investing in the maintenance and improvement of the city's infrastructure systems and services

Coordinating across government agencies to make it easier to live and do business in the city

Flexibility that allows the city to adapt to changing economic, climate and market change and uncertainty

Where Pittsburgh Stands

Growing again for the first time since the 1960s, and growing more diverse

~300,000

residents today

670,000+

mid-century peak population

~$660M

City budget a year, funded largely by wage and property taxes

600,000+

people the City's infrastructure was built for

Pittsburgh maintains infrastructure built for more than 600,000 people while relying on a tax base closer to 300,000. Costs continue to rise faster than revenue; growing the population and business base is the surest path to fiscal stability.

Growing From Pittsburgh's Strengths

A natural landscape unlike anywhere else

Hills, valleys, three rivers, 400+ bridges

A hub for research and innovation

Healthcare, robotics, AI, advanced manufacturing

A city of neighborhoods

90 neighborhoods in one of the country's more affordable major cities

The anchor of its region

About two-thirds of Allegheny County's jobs

The city that built America

And a cultural force

Growing again, and more diverse

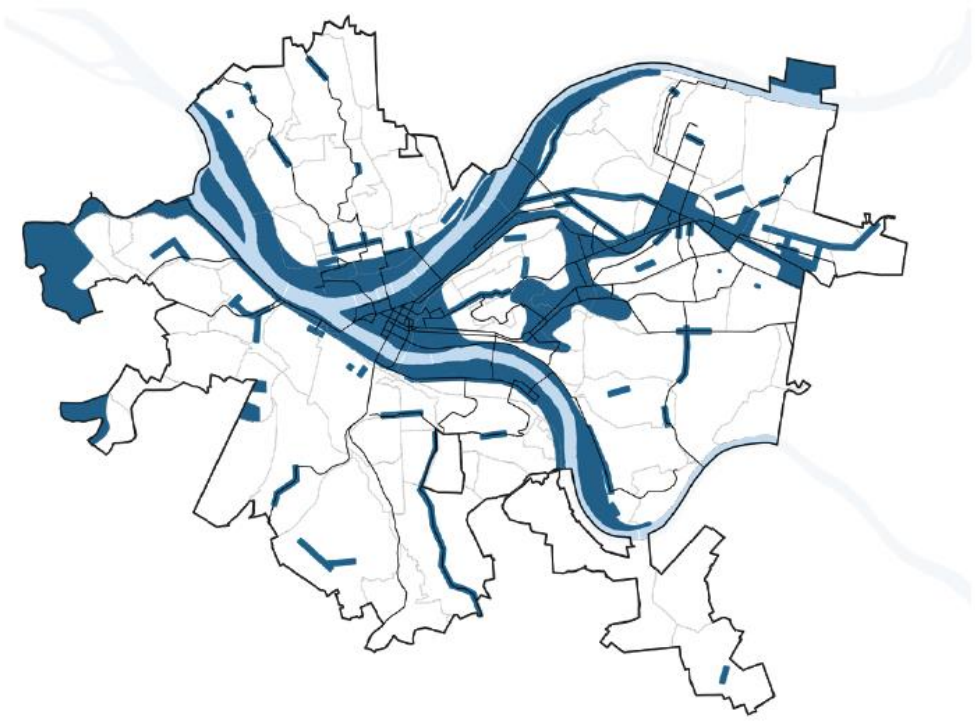
Expanding migrant, returnee, immigrant and refugee communities

Momentum: a technology and robotics cluster that did not exist 20 years ago; revitalized brownfield site as a mixed-use center: Hazelwood Green on the former J&L Steel site; new construction beyond the traditional corridors of investment.

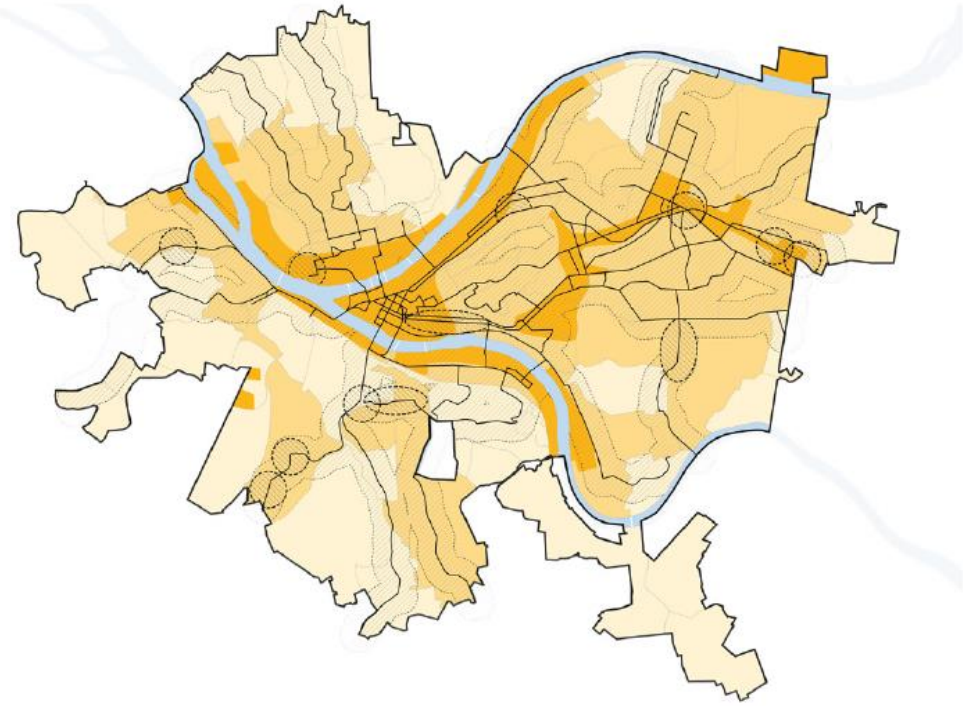
Where Pittsburgh Will Grow

Densest growth where infrastructure, transit, and community life already support it

Economy Direct to Downtown and Urban Centers; expand into Urban Riverfronts and inland post-industrial areas; strengthen Industrial Areas



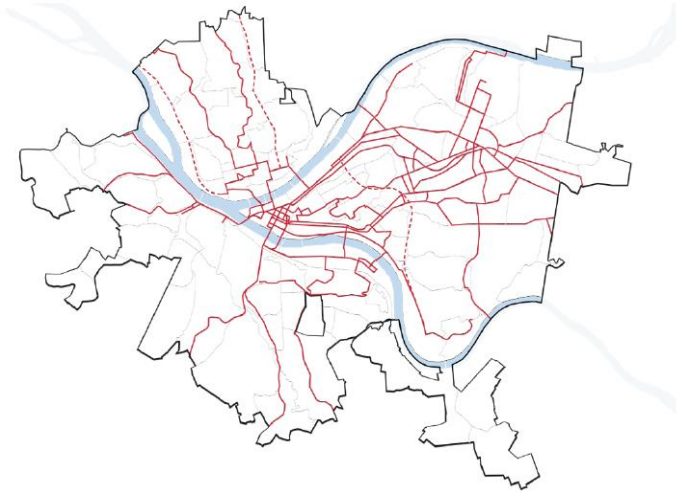
Housing Housing growth in all areas at appropriate scales; more density where terrain is flatter, transit is frequent, or land is vacant

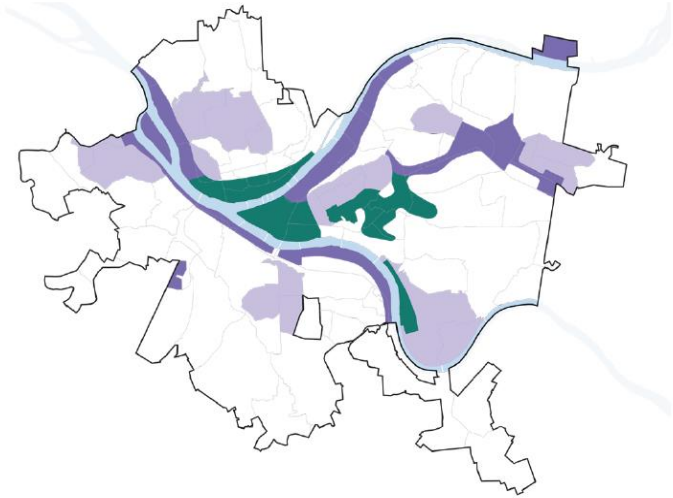


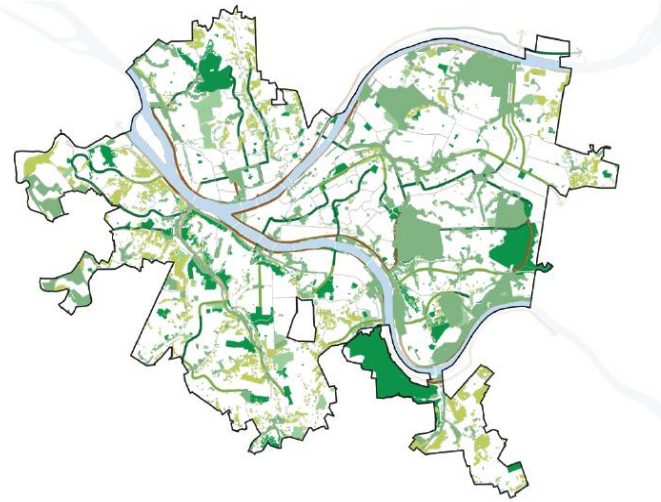
Where Pittsburgh Will Grow

Densest growth where infrastructure, transit, and community life already support it

Mobility	Use the transportation network as a framework for where growth occurs; expand the bicycle network
Infrastructure	Upgrade climate and utility infrastructure for growth on climate-safe land
Quality of Life	Historic neighborhoods, parks, and cultural and health institutions; adaptive reuse







Engagement Summary | Built With Pittsburghers

A sustained, multi-year effort, in person and online, in every part of the city

33,100+

people engaged

174,300+

people reached

24,300

event participants

8,800

digital participants

People Reached is the total number of instances in which information about PGH2050 was received. This includes all engagements plus outreach through emails and social media.

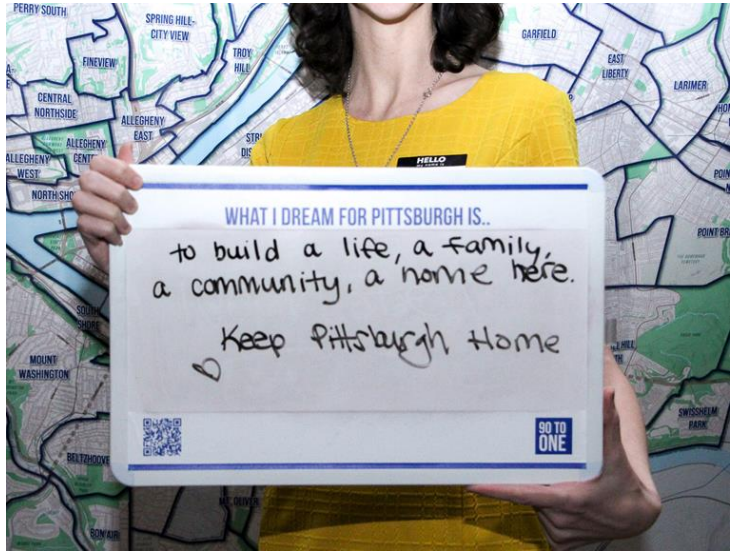
Over 10% of Pittsburgh residents actively participated with PGH2050, by providing feedback through attending a community event/workshop or submitting online comments.

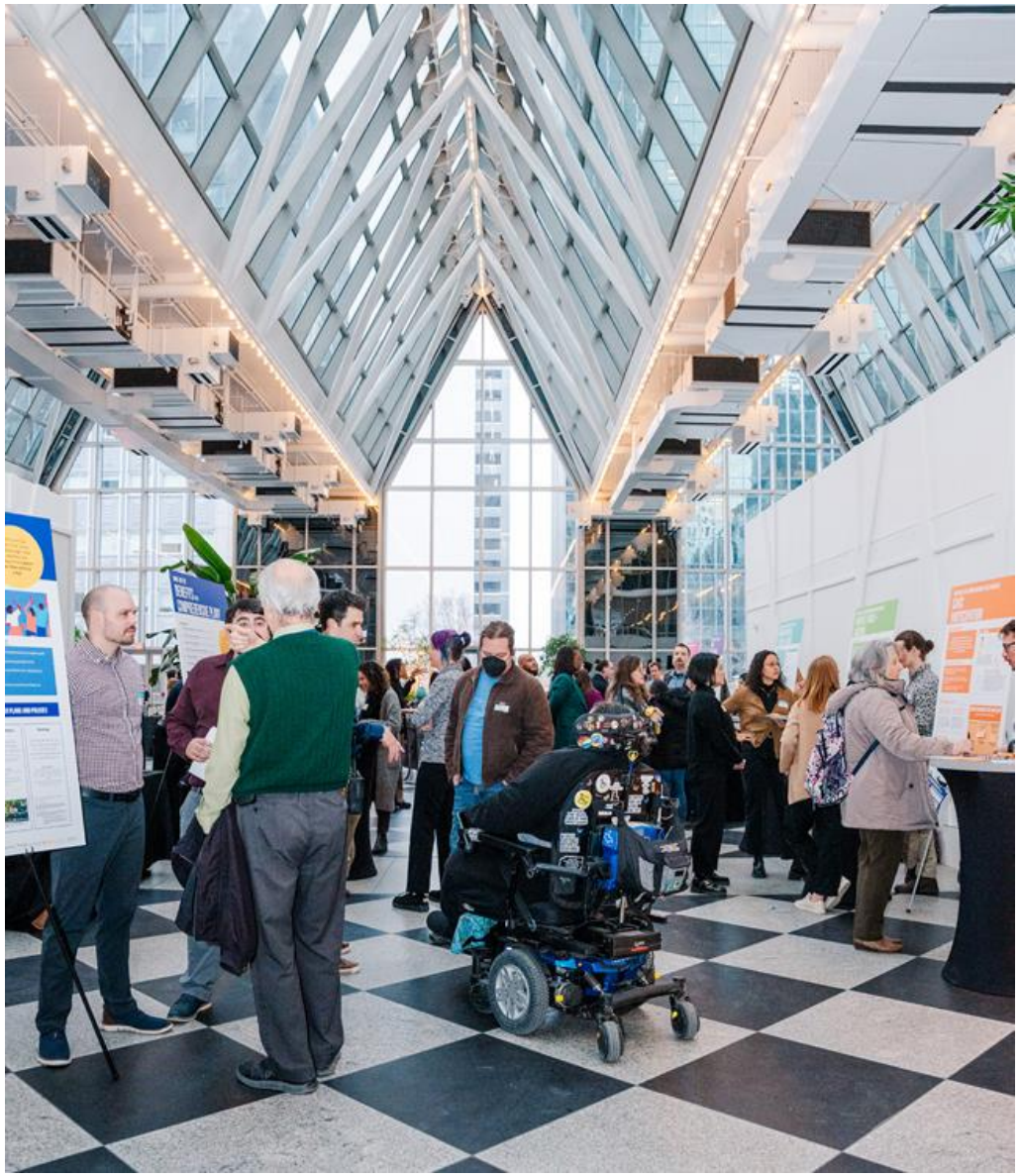
Tools: citywide survey across all 90 neighborhoods · Comp Plan Priorities Survey · Summer of Engagement · State of a Just Pittsburgh workshops · open houses · scenario workshops · Steering Committee · Community, Government, and Youth Working Groups · topic-area focus groups

Phase 1: Research

October 2024 – January 2025

- **Baseline Research**: Phase 1 analyzed 20 topic areas alongside resident insights to map Pittsburgh's historical changes, current conditions, and future trends.
- **PGH2050 Launch**: Over 300 residents and workers attended the kickoff event to share their hopes and priority topics for the city's comprehensive plan.
- **90-to-1 Campaign**: Community conversations gathered personal experiences regarding local strengths, aspirations, and needed improvements to frame the plan's core questions.



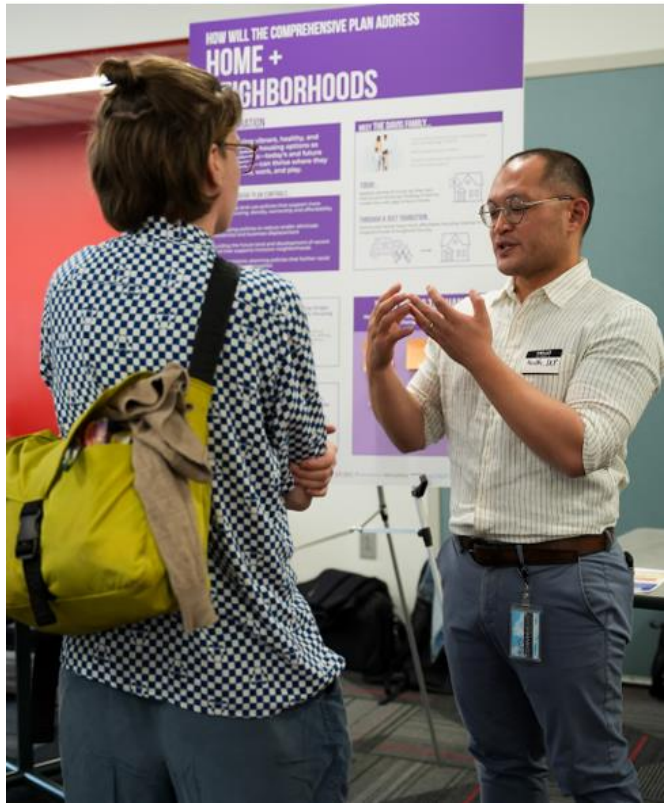


Phase 2: Synthesis

February 2025 – June 2025

- **Pillar Workbooks:** Phase 2 synthesized research and community input to organize the 20 topic areas into six core pillars, outlining urgent transitions and 25-year priorities.
- **Committee Review:** Newly assembled working groups and a steering committee contributed professional and firsthand insights to ground the workbooks and set the stage for Phase 3.
- **Public Forum**: Local leaders and residents gathered at the Public Forum on a Just Transition to explore how the comprehensive plan can foster an inclusive, healthy, and equitable Pittsburgh.





Phase 3: Shared Vision

July 2025 – September 2025

Shared Vision: Phase 3 translated resident aspirations into ten vision statements and core values defining what Pittsburgh should protect, provide, and become.
Broad Engagement: Input came from over 60 summer events, two workshops with 200+ attendees, 1,029 survey responses, the 90-to-1 Campaign, and local festivals to reach underrepresented voices.
Strategic Priorities: Participants identified the city's pressing challenges (urgent transitions), necessary big actions (imperatives), and complex decisions (tough choices).



Phase 4: Scenario Planning For Growth

October 2025 – January 2026

Growth Scenarios: Phase 4 developed and tested different growth models to advance the shared vision and guide future land use recommendations.

Public Workshops: Across four public workshops and working group discussions, residents weighed the benefits and tradeoffs of approaches to housing, jobs, mobility, and climate resilience.

Community Impact: Participant feedback on neighborhood and citywide effects helped planners balance future opportunities with the needs of existing communities.



Phase 5: Plan Development

February 2026 – October 2026

Draft Plan: Phase 5 merged the shared vision and scenario findings into an actionable draft comprehensive plan outlining key elements, policies, actions, and land use direction.
Public Review: Through public workshops and working group discussions, Pittsburghers reviewed the proposed recommendations and contributed feedback.
Priority Alignment: Residents evaluated how well the draft framework addressed community priorities and supported the future they helped envision.



PGH2050

Built with Pittsburghers

A plan about Pittsburgh's future should be shaped by the people who have a stake in its future



How the Plan Is Used

What changes for development review, design review, and zoning

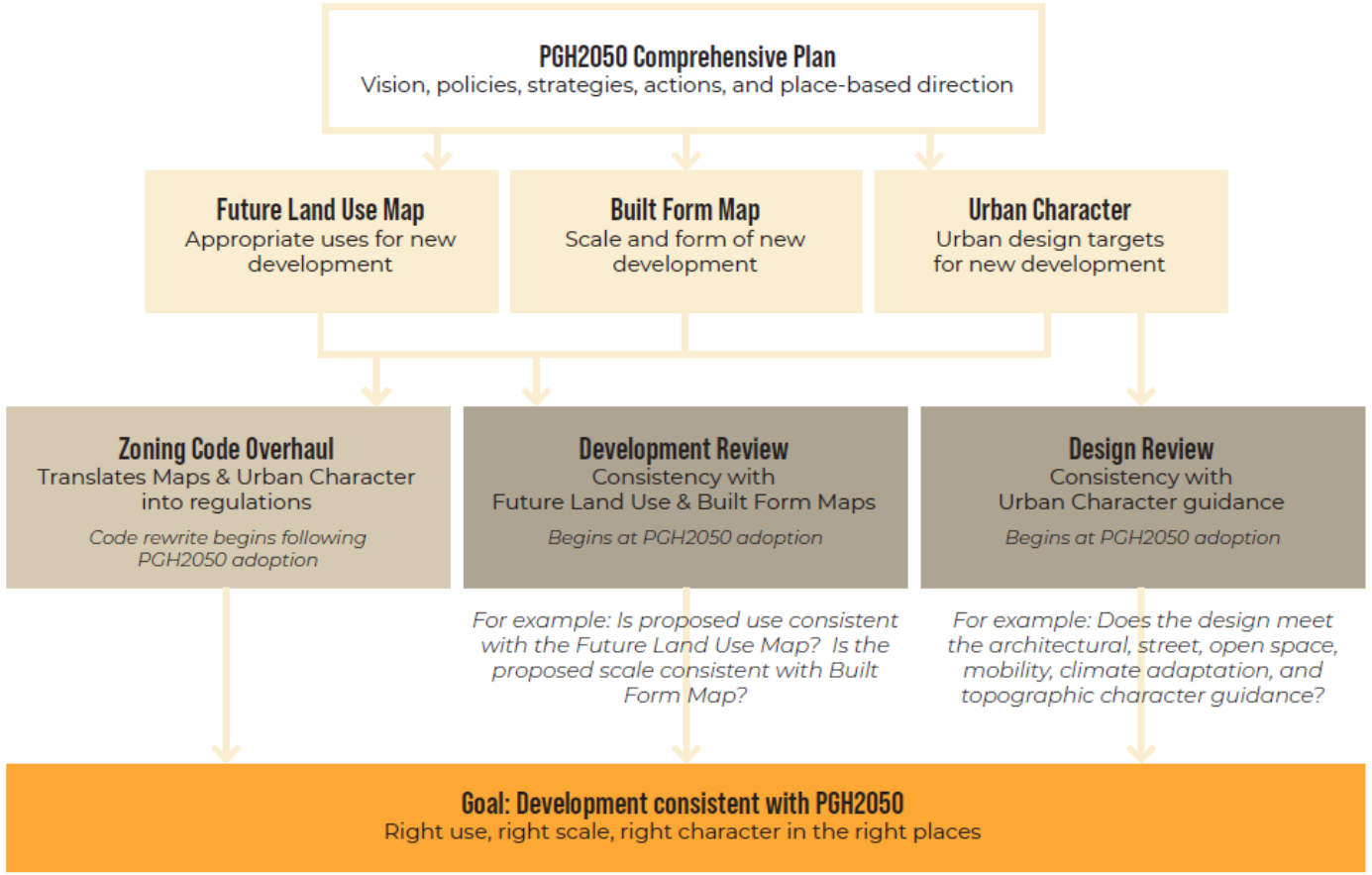
PGH2050 does not, by itself, rezone parcels or authorize projects.

It guides:

- How the city evolves
- Where investment goes first
- Which policy initiatives to advance

Once adopted, it becomes the foundation for overhauling the Zoning Code.

Implementation does not fall to DCP alone.



What The Plan Includes

Section 1
INTRODUCTION

- Tells the story of why growth is needed,
- Where it will happen
- Who it benefits, and
- How Pittsburghers will realize when it happens

Section 2
FUTURE LAND USE

- Maps the location of growth and change
- What uses are appropriate
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- Where to preserve and invest in city-wide systems

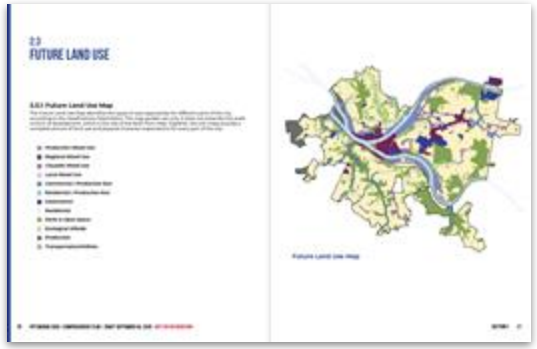
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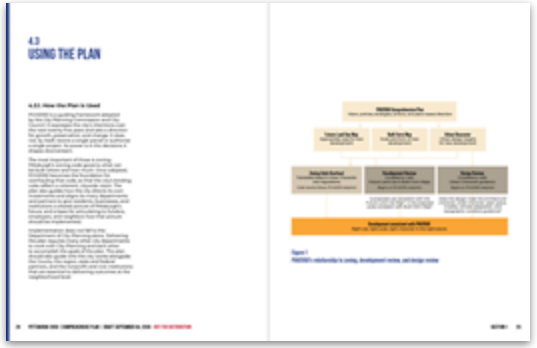
Section 4
IMPLEMENTATION

- Identify partnerships, prioritization, and high level funding strategies









Who Uses the Plan

Audience	What they use the plan for	Key sections
City Council and Mayor's Office	Budget priorities, future legislation, holding departments accountable	1, 3, 4
Department of City Planning and City departments	Permit decisions, capital planning, zoning amendments, work programs	2, 3, 4
Developers and property owners	Where investment is supported; desired development patterns and character	2, 3
Community organizations and RCOs	Neighborhood priorities within the citywide vision; tracking progress	3, 4
Residents and civic groups	The City's vision, policies underway, how to get involved	1; Dashboard
Anchor institutions and employers	Aligning investments with planning priorities; growth areas	2, 3
State and federal agencies	Infrastructure investments; local planning alignment for grant eligibility	2, 3

Tracking Progress Over Time

A public dashboard reports at three levels, against a focused set of indicators

1 Progress

How is the City advancing the actions named in the plan?

Actions reported as delivered, underway, delayed, or not started, with the responsible department named

Progress reports whether the City did what it said that it was going to do

2 Change

How are conditions changing over time?

Key Indicator trends tracked against a 2025 baseline

Change reports whether conditions in the City actually moved

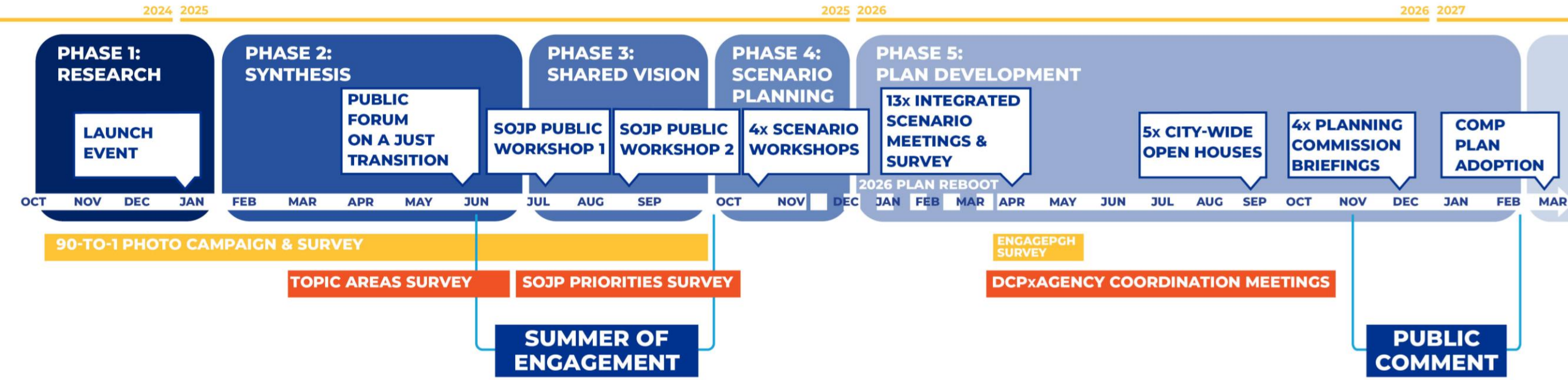
3 Impact

Did the change reach the Pittsburghers the plan named?

Indicators broken out by neighborhood, race, income, and housing tenure where data allow

Impact reports whether the change reached the Pittsburghers that the Plan named

Where We've Been



Public Comment Period

All comments will be collected on Engage PGH

- **Starting Monday, December 7th thru February 7th**
- **Four briefings to Planning Commission**
- **Utilizing Engage Pages for comments**
- **Dispersing printed copies to various locations for off-line review**
- **Office hours Downtown and other areas of the city**
- **Opportunities to present an overview of the plan to variety of organizations**

Provide direct feedback on the full text of PGH 2050!

Review the plan and leave comments on Engage

Attend Office Hours Downtown or select pop-up location throughout the city.

Review the Plan's history on PGH2050.com

FOLLOW ON ENGAGE FOR UPDATES
engage.pittsburghpa.gov/citywide-comprehensive-plan

Questions and Discussion

PGH2050 | Section 1: Introduction

What we'd like from you

- Is the case for growth clear?
- Is it clear how we will use the plan?

