

RENOVATION OF BAXTER PARK

DEVELOPMENT ACTIVITIES MEETING

JULY 9, 2026



LBA Landscape Architecture

Gateway Engineers

R3A Architecture

Allen & Shariff

WZG Engineers



RACE STREET

BAXTER STREET

IDLEWILD STREET

FRANKTOWN AVENUE

BRADDOCK AVENUE

BRUSHTON AVENUE

BENNETT STREET



Current Photographs



Current Photographs

2023 - 2025

Improvement Plan (master plan)

Cost Estimate

Community Engagement

OPPORTUNITIES FOR ENGAGEMENT



Section 106 Park - July 2018



Homebased Community Day: May 25

BAXTER PARK IMPROVEMENT PLAN

USER SURVEY

The Pittsburgh Parks Conservancy, in partnership with the City of Pittsburgh, community organizations, and other city departments, is creating an improvement plan for Baxter Park. Community participation is critical, and we need your feedback to develop the best plan possible for Baxter Park. This survey should take approximately 5 minutes to complete. Submitting responses will be completely **anonymous**.

Tell us YOUR ideas for Baxter Park

Which option do you like the best?

Please choose ONE

☐ Option 1
 ☐ Option 2
 ☐ Option 3

If you find one, describe the aspects you do like about option 1.

Which park features are the most important to you?

Please choose THREE

☐ Large field	☐ Existing fountain
☐ Small grassy patches	☐ Artificial playground equipment
☐ Large paved court	☐ New lighting (street, underbelly, etc.)
☐ Small paved court	☐ Concrete material use (e.g. brick, stone)
☐ Large benches	☐ Remodeled historic building
☐ Small benches	☐ New/renovated historic building
☐ Severe historic community events	☐ Existing fountain
☐ Tree planting	☐ New historic gathering
☐ Other _____	

What other ideas do you have for the park?





City in the Streets Live! - September



Engage PCall

WHAT HAVE WE HEARD? SURVEY RESULTS



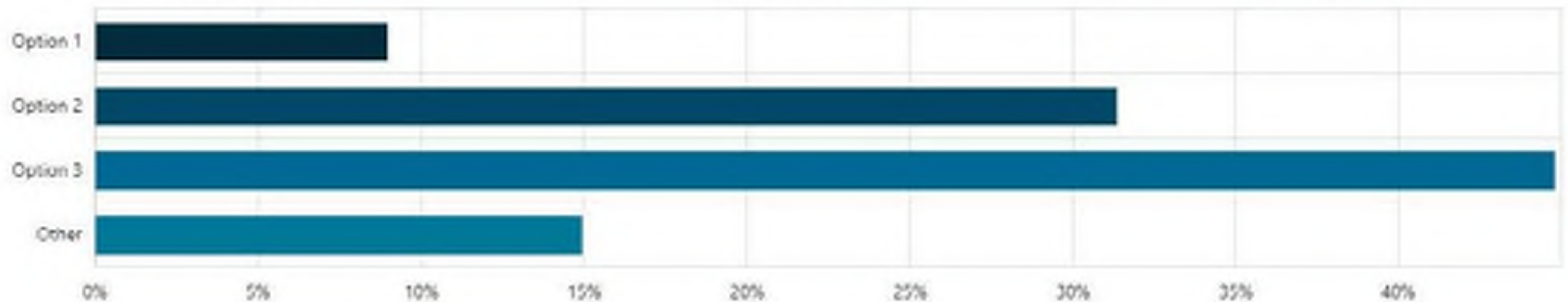
OPTION 1



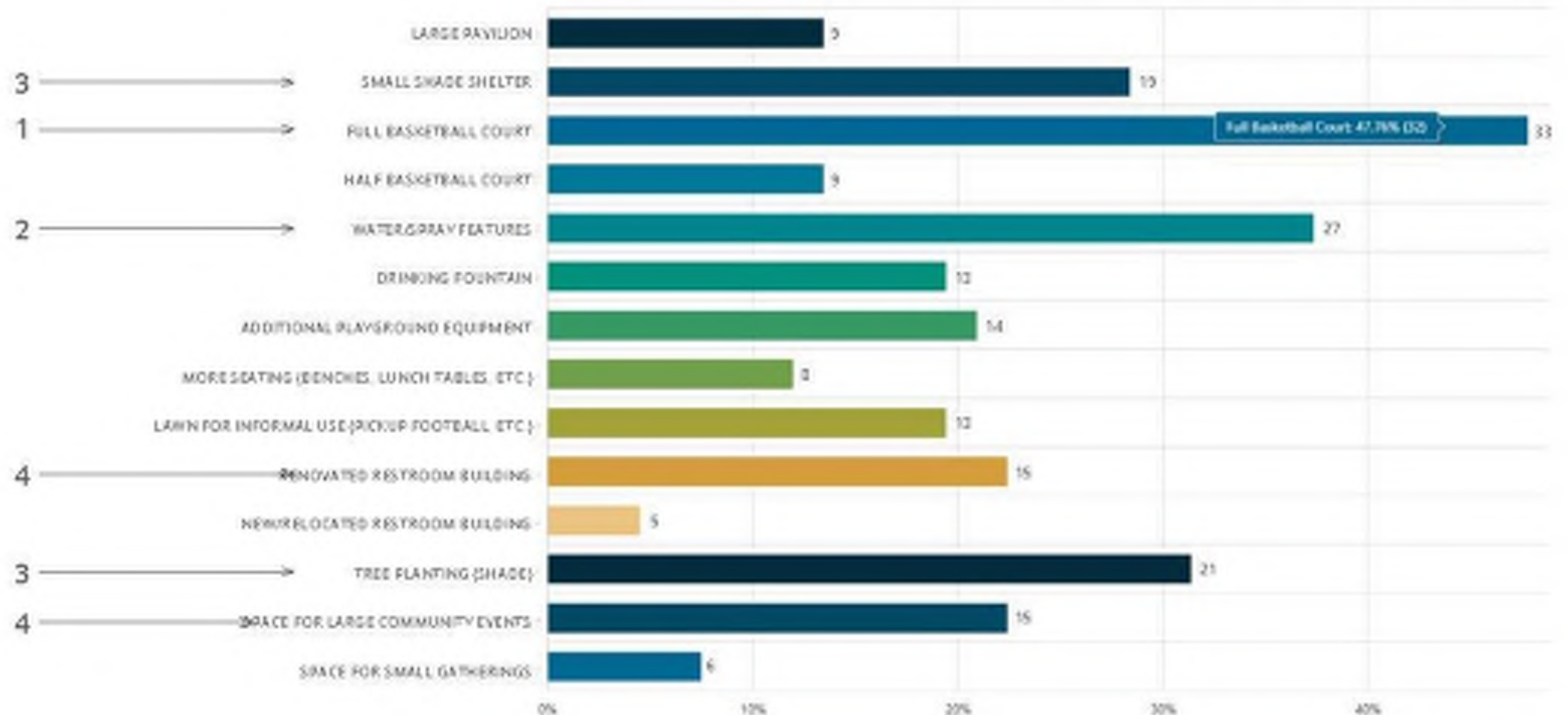
OPTION 2



OPTION 3



WHAT HAVE WE HEARD? SURVEY RESULTS



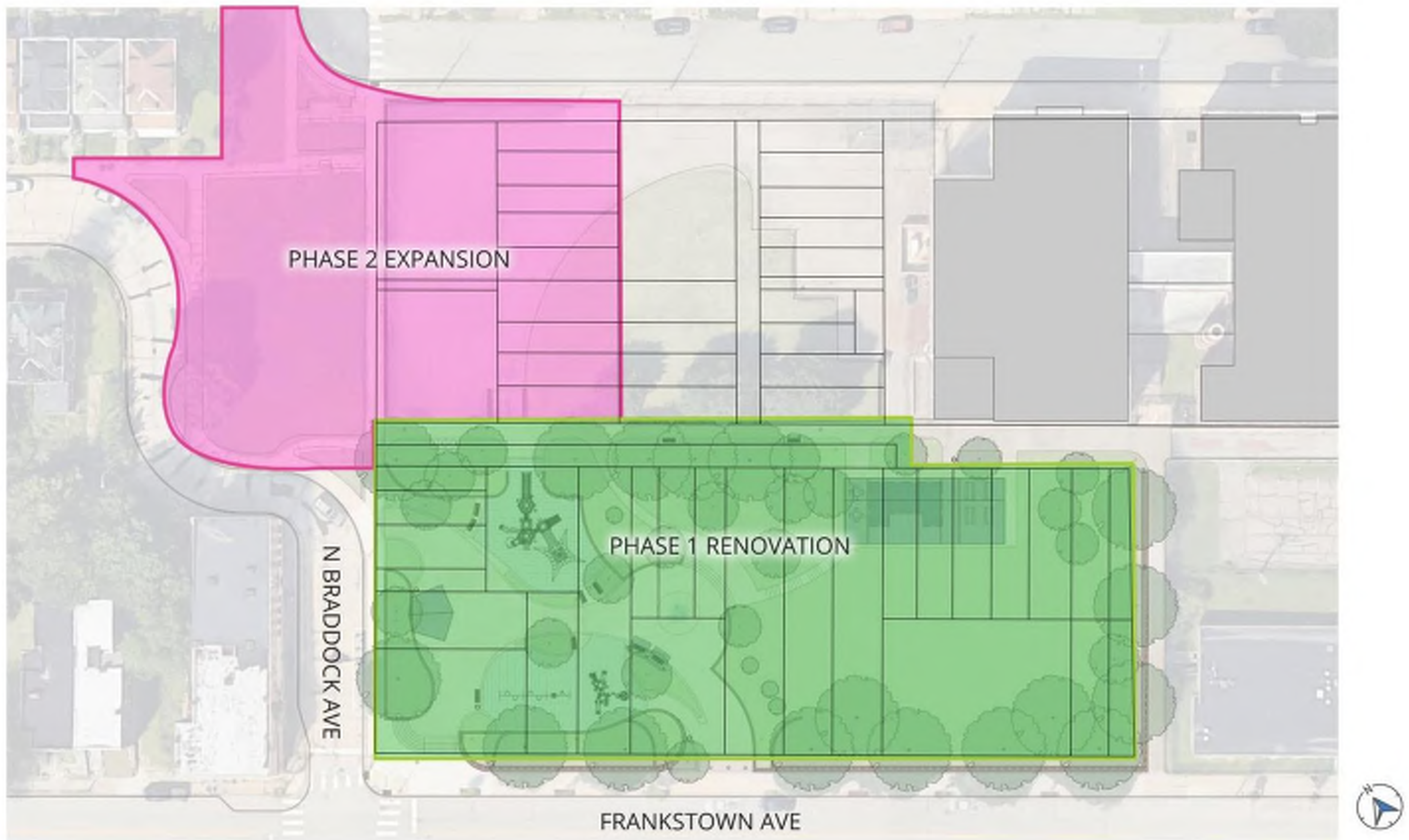


Improvement Plan 2024-2025

2026

Continue Community Engagement
Submit Building Development Application (BDA)
Public Art & Civic Design Commission
Consolidate Multiple Parcels into Single Parcel
Permits
Bid Ready Construction Plans

PPC does NOT have money for construction



Phasing – Phase 1 Renovation & Phase 2 Expansion



Keep Existing Play Equipment

New Trees and Benches

Renovate Restroom
Expand Roof to Create Covered Seating Area

Repave All Sidewalks

Reduce Paving /
Add Trees for Shade

Pavilion

N Braddock Avenue

Repair Steps and Handrails

Keep Existing Play Equipment

Shade Trellis

Reduce Paving / Add Trees for Shade

Steps

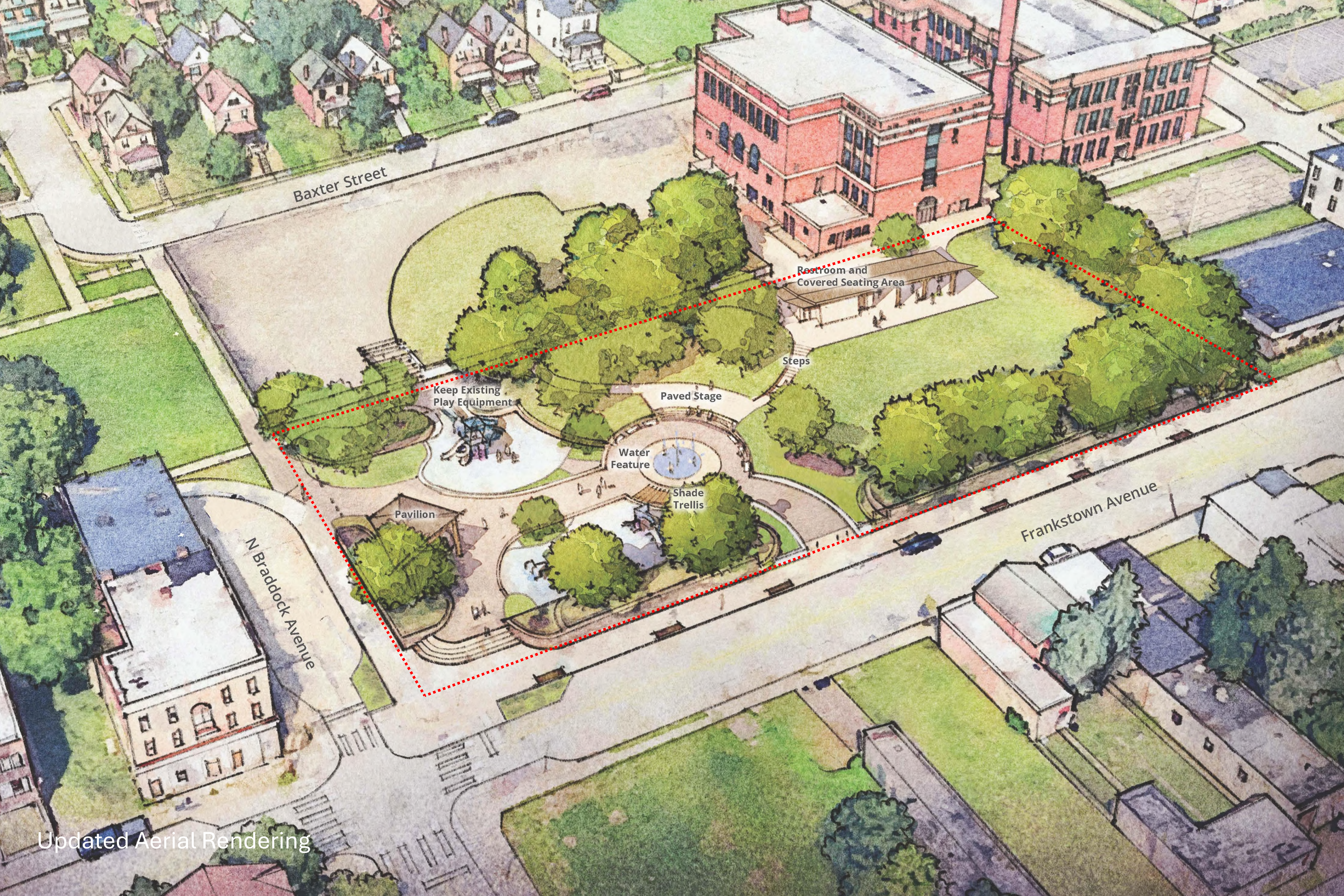
Paved Stage

Water Feature

Preserve Walls
Preserve Trees

Updated Site Plan

Frankstown Avenue



Baxter Street

Restroom and
Covered Seating Area

Steps

Keep Existing
Play Equipment

Paved Stage

Water
Feature

Shade
Trellis

Pavilion

Franktown Avenue

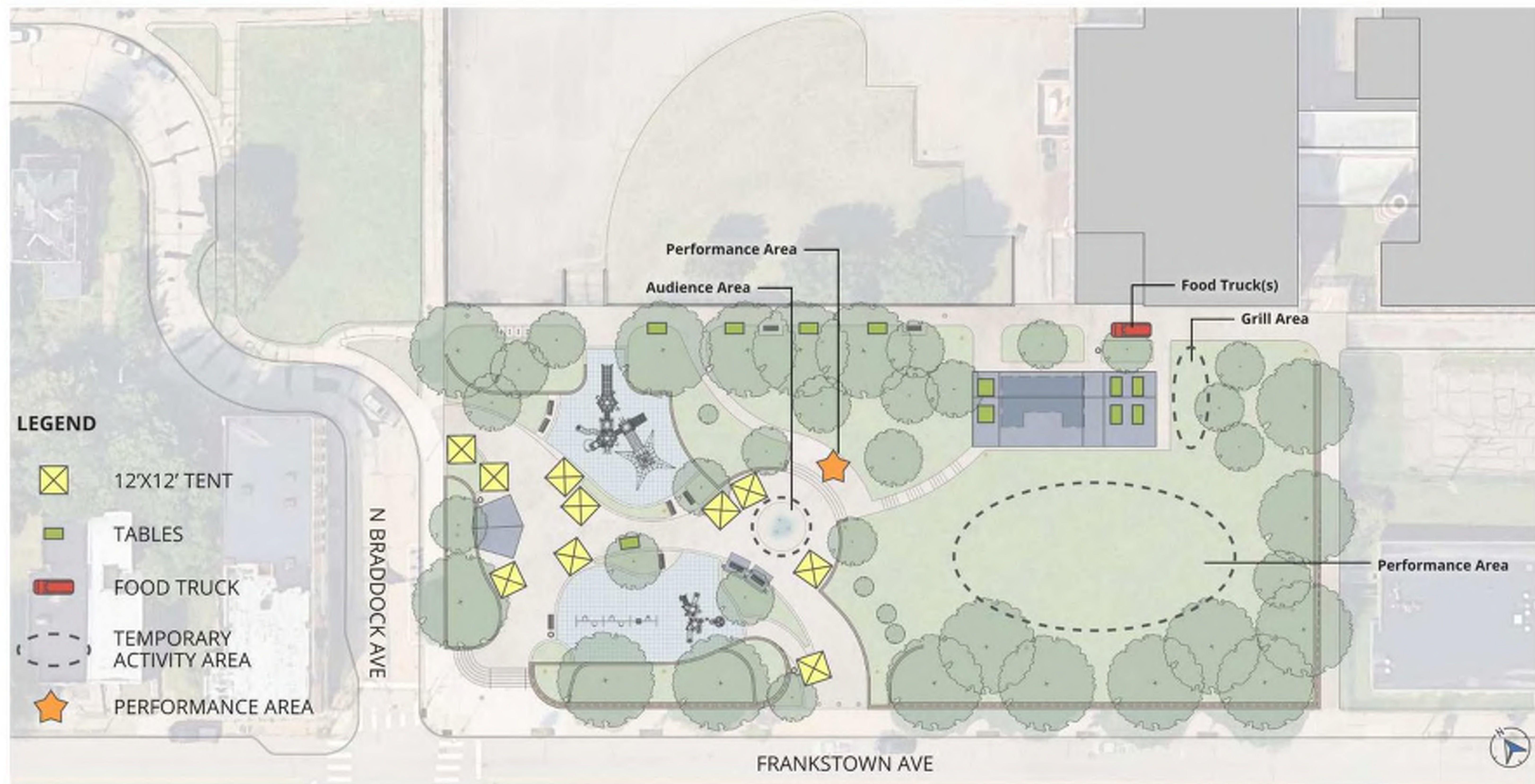
N Braddock Avenue

Updated Aerial Rendering

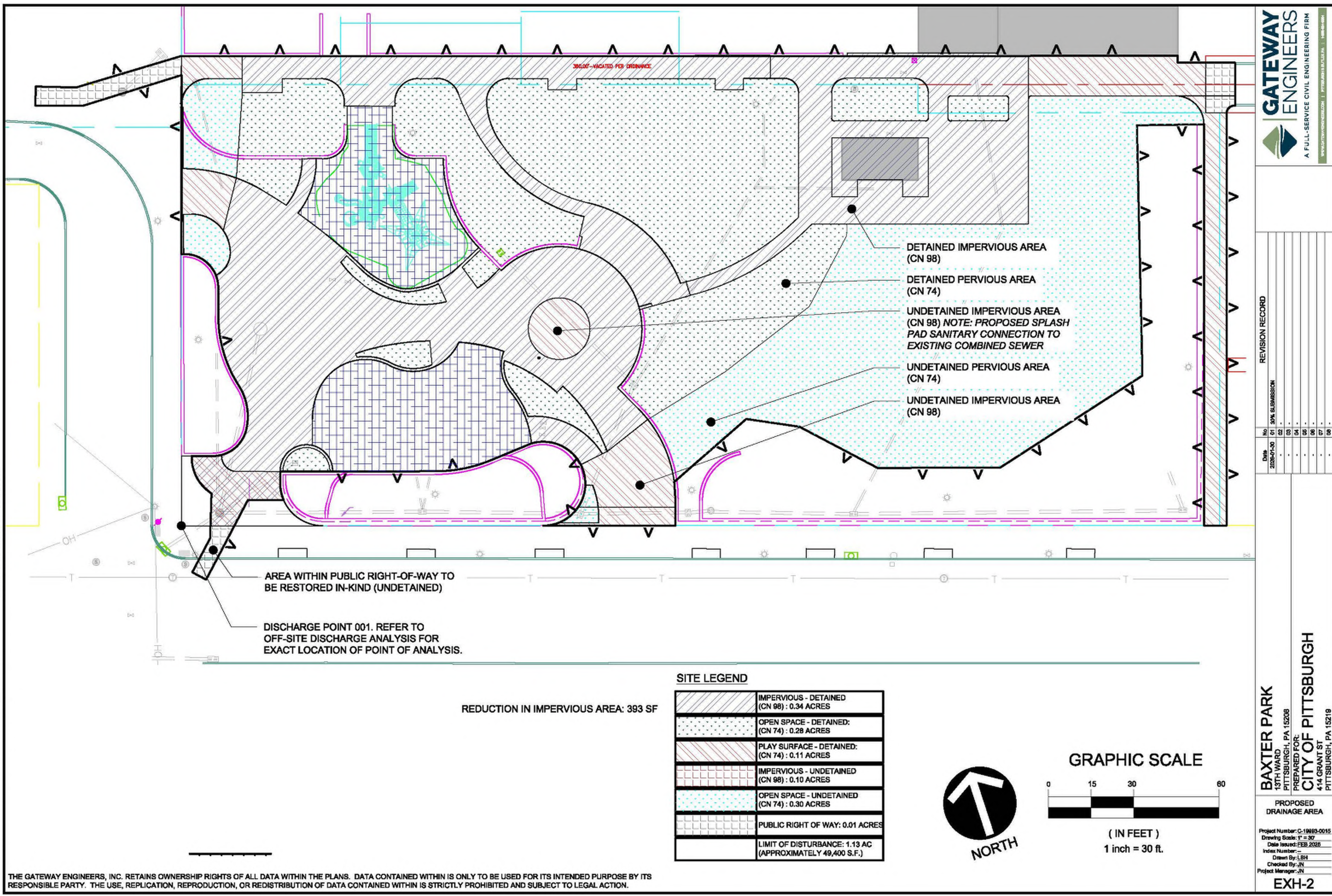


Shade



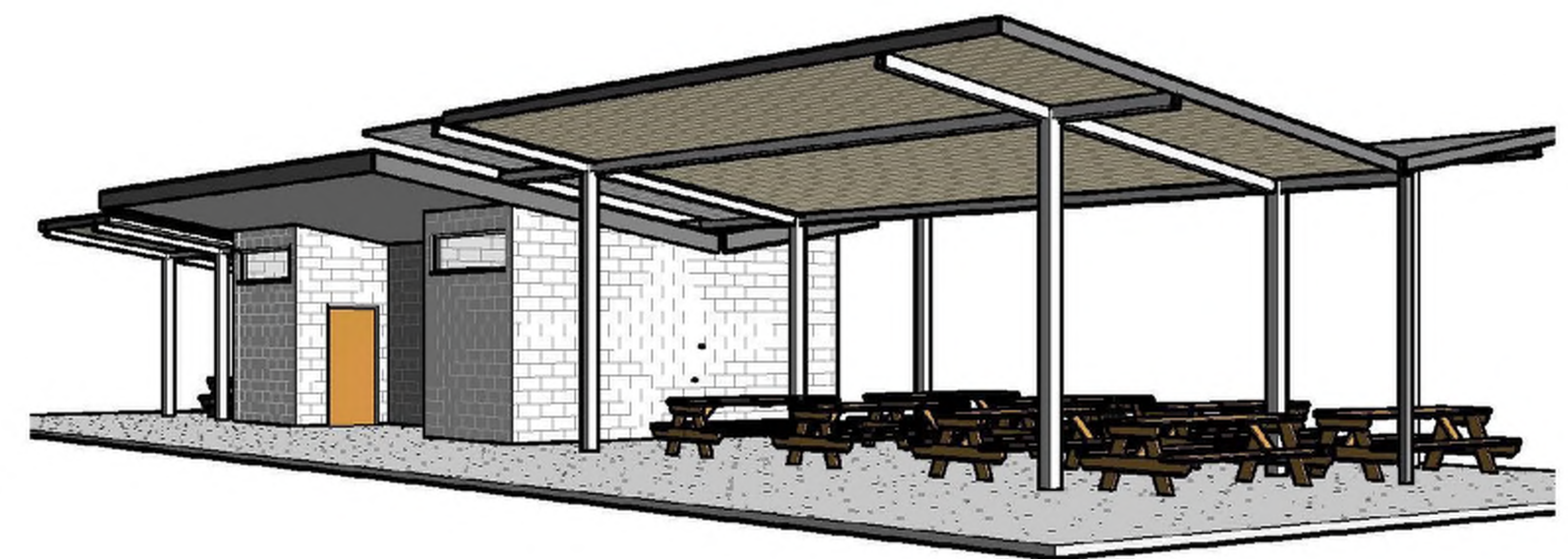
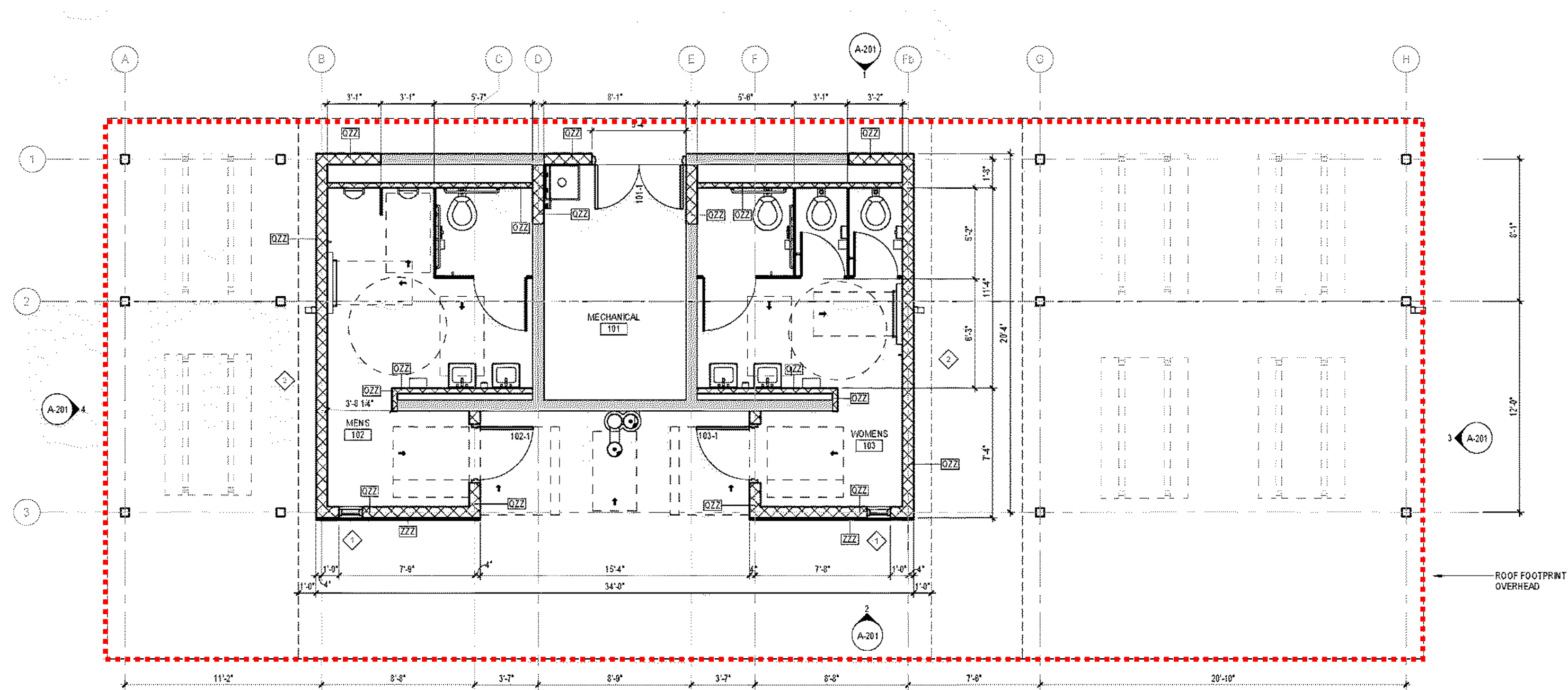


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Plot Date: 3/10/2026 2:21 PM Liam B. Hodgson, E.I.T. Save Date: 3/10/2026 2:20 PM

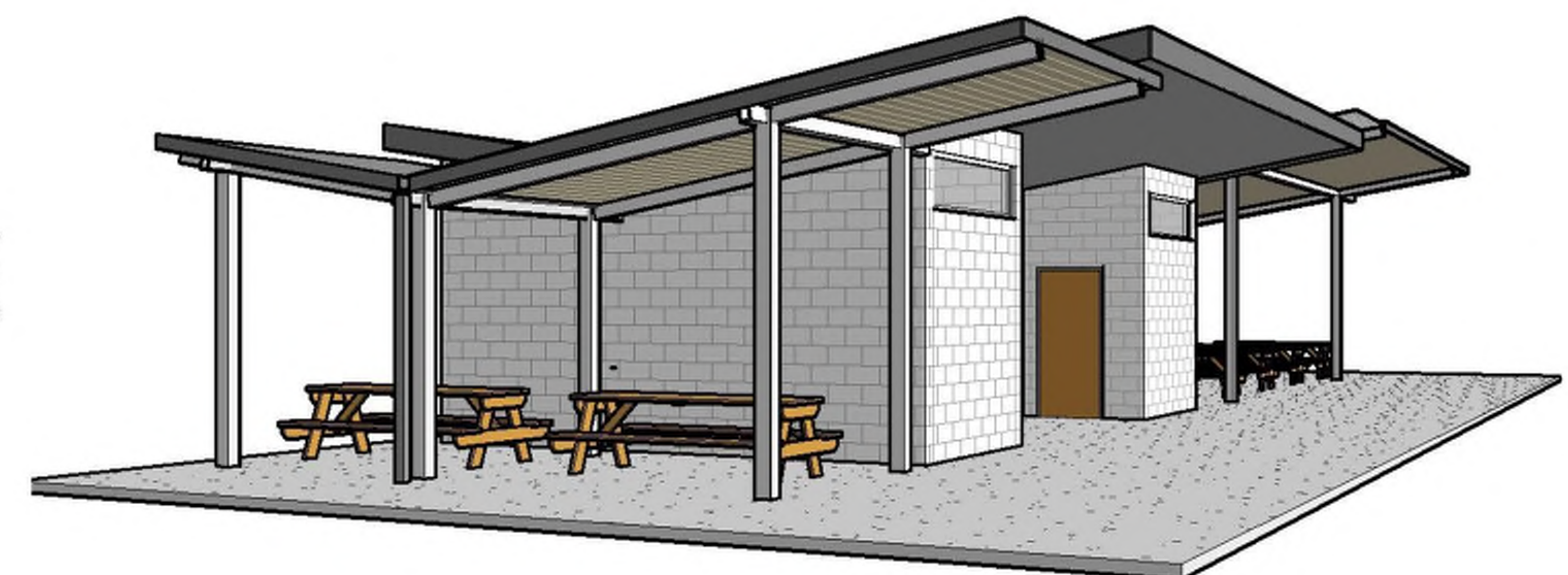
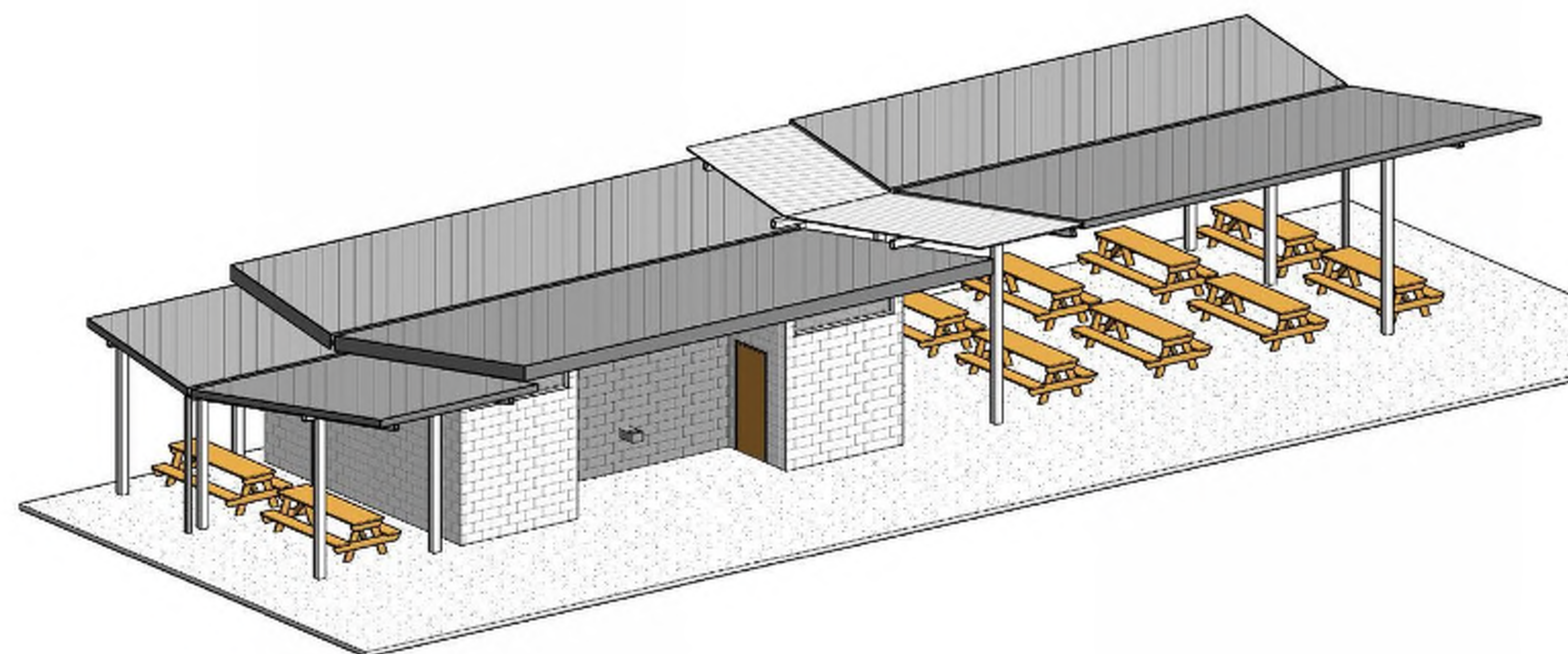


Plot Date: 3/10/2026 2:21 PM Plot Size 11x17

Storm Water Management: Add Green Space and Trees, Reduce Impervious (paved) Surface



FLOOR PLAN



Renovated Restroom

PROJECT NAME:
BAXTER PARK
7601 Frankstown Ave,
Pittsburgh, PA 15208

SUBMISSION:
30% Construction Documents

ISSUED:
January 30, 2026

PROJECT TEAM:

LANDSCAPE ARCHITECT:
LBA Landscape Architecture
95 South Tenth Street
Pittsburgh, Pennsylvania 15203
412.488.8822
Contact: Joe Hackett

ARCHITECT:
R3A Architects
3210 Chamberlayne Avenue, Suite 1
48 S 14th St,
Pittsburgh, PA 15203
412.431.2480
Contact: Jon Williams

ENGINEER:
Gateway Engineers
100 McMorris Road,
Pittsburgh, PA 15205
855.634.9284
Contact: Jim Naret



SITE LOCATION MAP
Scale: 1"=100'

SHEET INDEX

LANDSCAPE	ARCHITECTURAL
CS-100 COVER SHEET	A-001 ABBREVIATIONS, SYMBOLS, AND STANDARD MOUNTING HEIGHTS
N-100 NOTES AND NARRATIVE	AD-101 FIRST FLOOR DEMOLITION PLAN AND REFLECTED MOUNTING HEIGHTS
L-100 EXISTING CONDITIONS	A-101 FIRST FLOOR PLAN AND ROOF PLAN
L-101 DEMOLITION PLAN AND TREE PROTECTION	A-201 EXTERIOR ELEVATIONS
L-102 SITE IMPROVEMENTS PLAN	A-202 EXTERIOR ELEVATIONS
L-103 LAYOUT PLAN	A-401 ENLARGED PLANS AND ELEVATIONS
L-200 GRADING PLAN	A-1500 FIRST FLOOR FINISH PLAN
L-201 SECTION (PART PROVIDED)	
L-300 DETAILS	
L-301 DETAILS	
L-302 DETAILS	
L-400 PLANTING PLAN	
L-401 PLANTING SCHEDULE AND NOTES	

CM&L

C-100 SITE PLAN (UTILITY PLAN)	
EXH-1 EXISTING DRAINAGE AREA	
EXH-2 PROPOSED DRAINAGE AREA	

LBA
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PROJECT NAME:
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PROJECT NUMBER:
3607
SHEET NO.:
CS-100
SHEET TITLE:
COVER SHEET
DATE:
January 30, 2026
REVISIONS:

PROJECT NAME:
Baxter Park
PROJECT LOCATION:
7601 Frankstown Ave
Pittsburgh, PA 15208

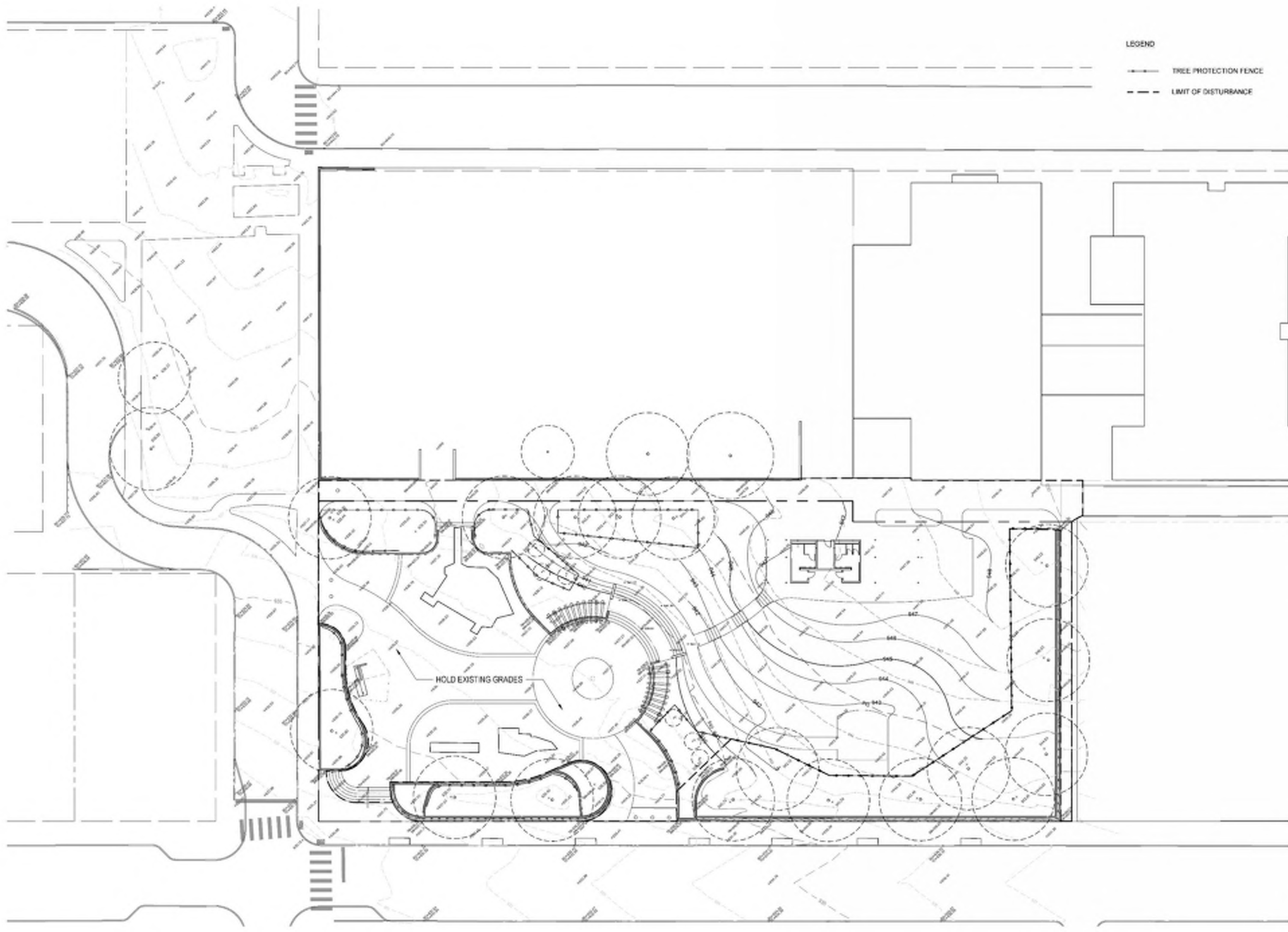
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CS-100

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HOLD EXISTING GRADES

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PROJECT NUMBER:
3607
SHEET NO.:
L200
SHEET TITLE:
GRADING PLAN
DATE:
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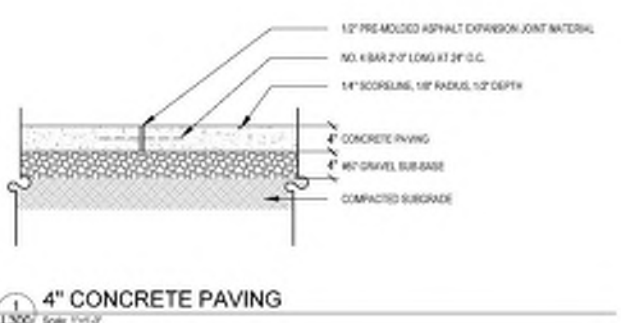
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L200
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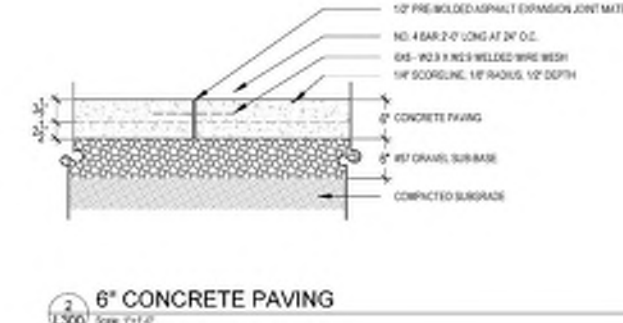
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L200

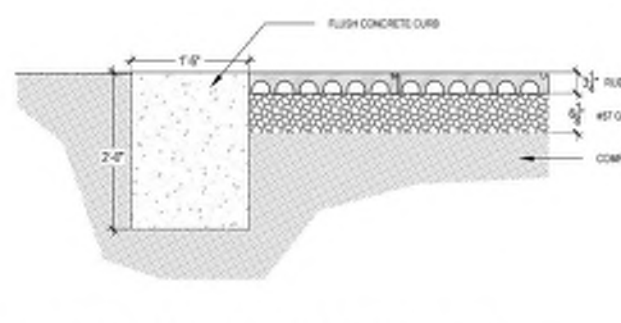
30% Construction Documents



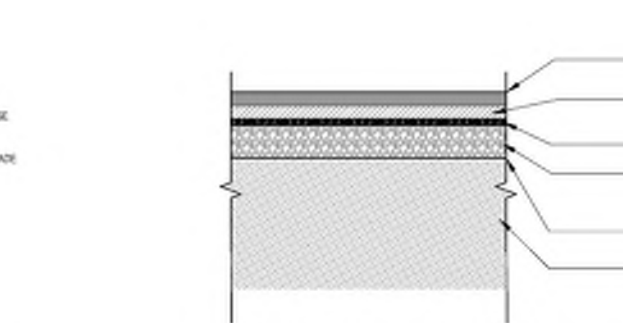
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Scale: 1"=12"



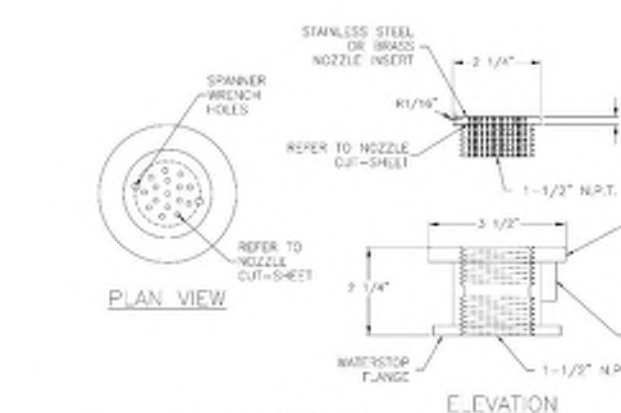
6" CONCRETE PAVING
Scale: 1"=12"



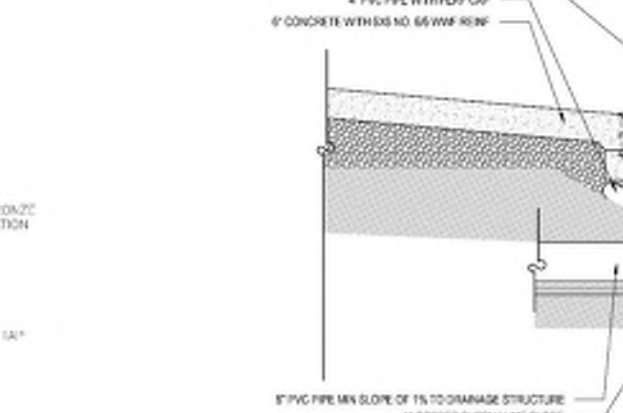
PLAYGROUND RUBBER SAFETY SURFACE
Scale: 1"=12"



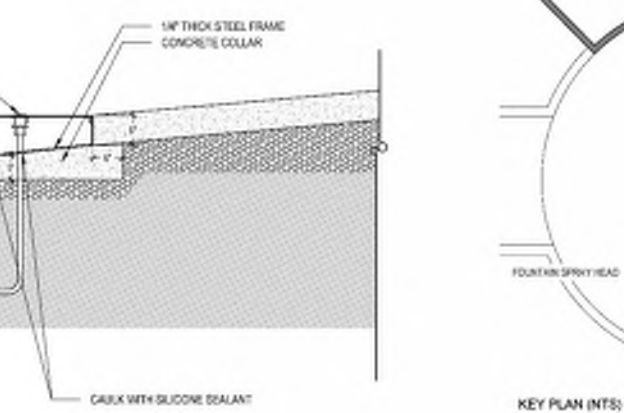
BITUMINOUS PAVING (ALT)
Scale: 1"=12"



SPRAY HEAD / DRAIN UNIT ALTERNATE IF CURRENT IS NOT SALVAGEABLE
Scale: 1"=12"



FOUNTAIN SECTION
Scale: 1"=12"



KEY PLAN INTS
Scale: 1"=12"

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PROJECT NUMBER:
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SHEET NO.:
L300
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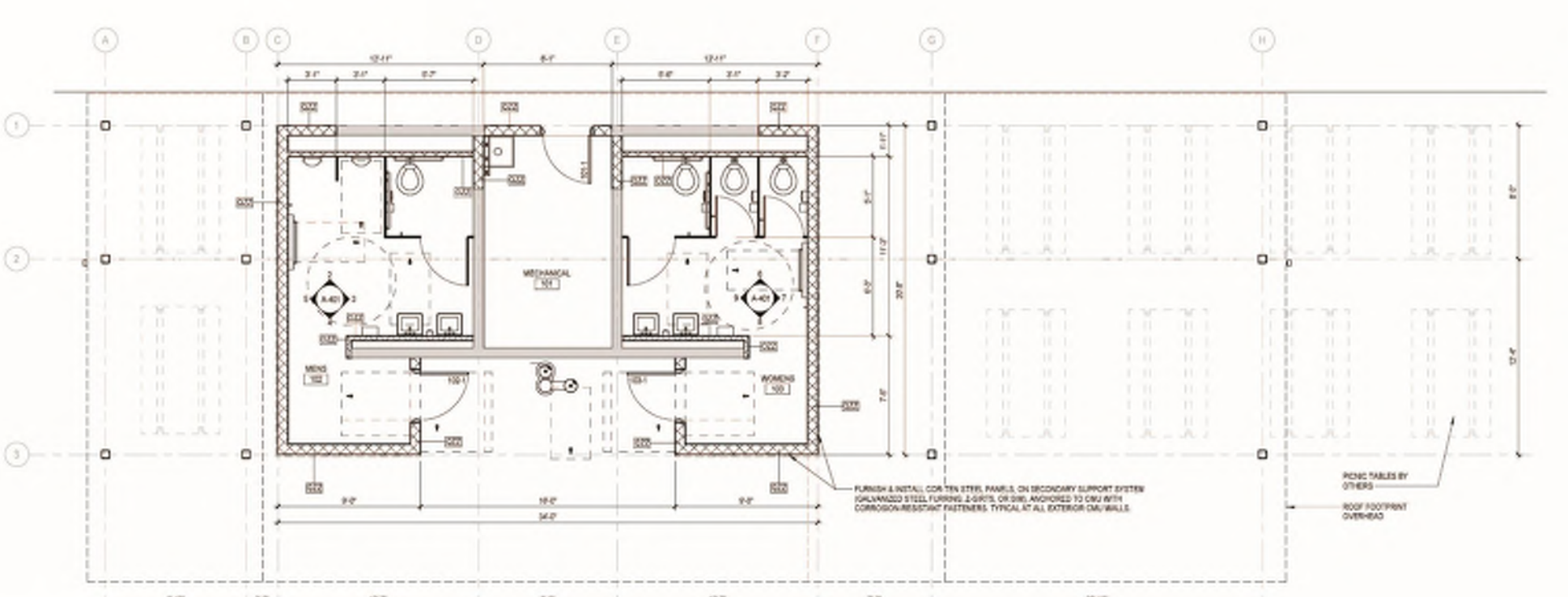
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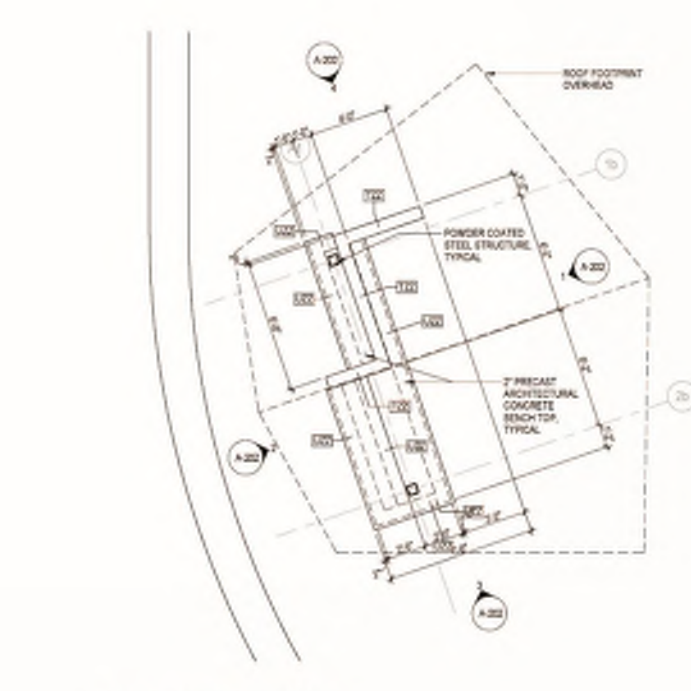
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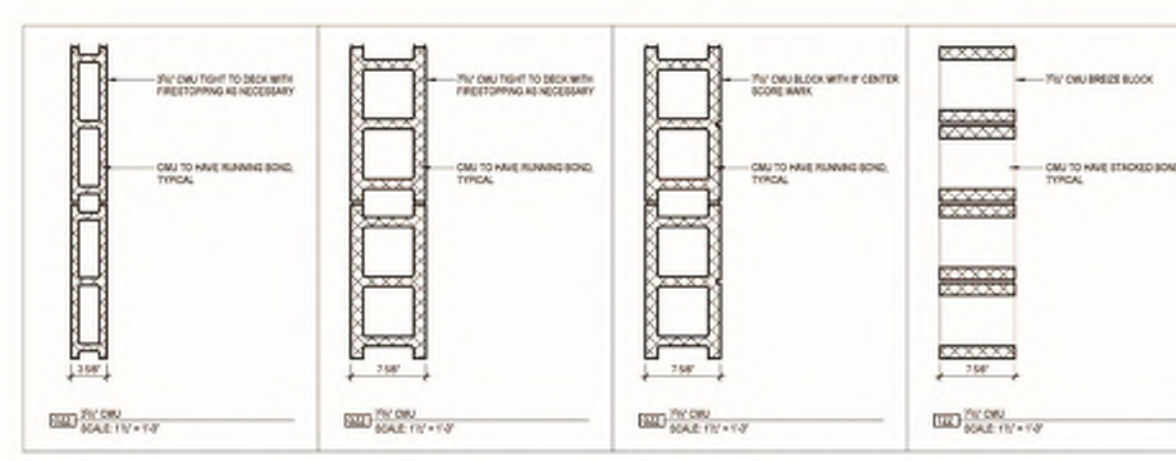
30% Construction Documents



1. FIRST FLOOR PLAN - TOILET ROOM PAVILION
Scale: 1/4"=1'-0"



2. FIRST FLOOR PLAN - SMALL PAVILION
Scale: 1/4"=1'-0"



WALL TYPES
Scale: 1/4"=1'-0"

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A-101
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FIRST FLOOR PLAN AND ROOF PLAN
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A-101

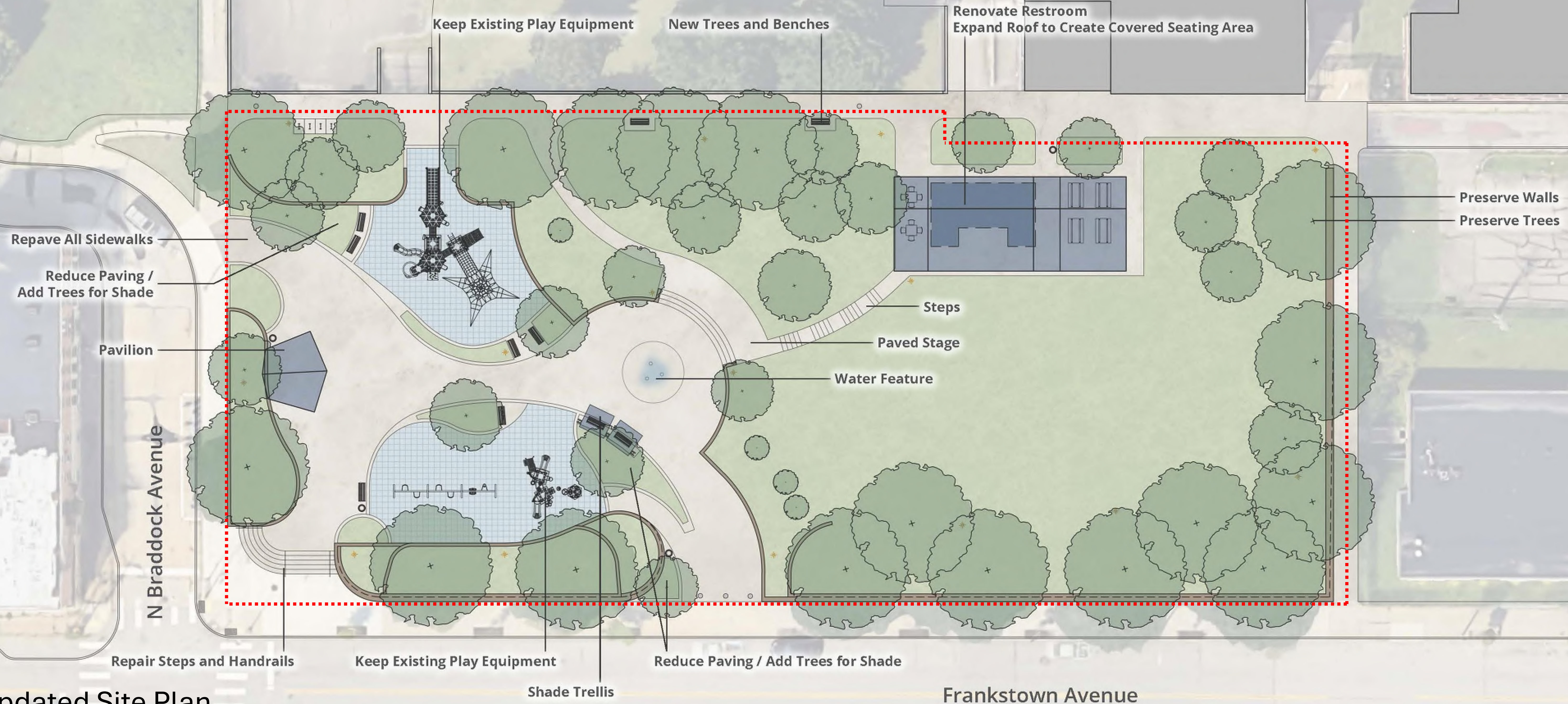
30% Construction Documents

60% Complete Construction Plans



Parcel Consolidation

THANK YOU



Updated Site Plan