

Development Activities Meeting Report (Version: 01/24/2024)

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

Logistics	Stakeholders
Project Name/Address: Manchester Park Improvements	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Residents Manchester Chateau Partnership Alliance Manchester Historic Society
Parcel Number(s): 22-F-170	
ZDR Application Number: N/A	
Meeting Location: via Zoom	
Date: June 18, 2025	
Meeting Start Time: 6:00pm	
Applicant: City of Pittsburgh DPW & Pashek MTR	Approx. Number of Attendees: 14
Boards and/or Commissions Request(s): Public Art & Civic Design Commission approval of Manchester Park Improvements	

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>Previous engagement occurred in Fall 2024 and have continued getting feedback through Engage. Showed 2 concepts during first meeting. Have worked at consolidating the feedback from that first meeting and some of the online surveys to develop a final concept which will take forth to construction documents and then finally bid for the project.</p> <p>Provided imagery of the existing conditions and the final concept designs. The proposed scope of this project is looking at the decommissioned pool area, the existing park building and the courts, playground green space and the park entrance. Would like to create a more welcoming entrance into the park from a couple different sides of the park and allow people to have a cleaner entrance, and we're looking at the pedestrian bridge connection under Columbus Ave. Showed conceptual plans of the playground, future spray park area, and new building (includes pavilion and restroom spaces), walking paths, and courts. What we've heard was a desire for a combination of options in terms of the courts. Proposing to keep one tennis court and resurface it, add 2 pickleball courts and provide a half basketball court. Proposing to shorted wall along the Fulton St entrance and reintegrate the porpoise statue into the park. Provided further details about the playgrounds, spray features, stormwater, and more.</p> <p>We will move into construction documents after these meetings, go through our permit approvals (including Public Art & Civic Design Commission) and then hopefully by the end of the year/beginning of next year we can start to bid out the project and start construction sometime next spring or summer.</p>
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Input and Responses

Questions and Comments from Attendees	Responses from Applicants
I'd like to acknowledge all of the hard work that went into this design.	

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Thank you and I appreciate the homage to incorporating pieces like the Dolphin that that were there, keeping a basketball court, even though there are many throughout the community, and adding new things like the pickle ball and then keeping tennis court. I think you did a great job at making sure that the park really caters to all ages.	
Will there be fencing along the Northern side where the railroad track is located?	Yes, there will be fencing, probably chain link, and trees planted along that as well.
We appreciate the trees – we have a ReLeaf Plan that we worked on with Tree Pittsburgh.	We work with Tree Pittsburgh quite a bit on these park redevelopment projects to provide the trees and that gives us budget to put towards other park amenities.
Project Destiny's Resource Center is located there. We've been waiting for quite some time to see what this rendering would look like and I am just so pleased to see what you've done. The two different areas for child development is important.	
Why is there no full court basketball planned, and why does the tennis court remain? Has a full court basketball option been considered previously? There's a lack of a full court basketball court, noting that the nearby school's courts are in poor condition and heavily used. This is a non-negotiable need for the community.	Yes, it was presented as an option in earlier meetings. However, the design team received mixed feedback at the time, with some residents noting the presence of other courts in the neighborhood.
Are there currently any city-owned full basketball courts in Manchester?	No. The only existing full court is at the Manchester School, which is not city-controlled and could be at risk if the school closes.
Can a full court basketball court be added now?	Yes. The design team stated they can reconfigure the layout to include a full court if there's community consensus.
Can pickleball courts be included if a full basketball court is added?	Not in the current layout—space constraints mean it's an either/or situation between pickleball and full basketball.
Could pickleball be moved to the tennis court space instead?	Yes. If the full basketball court takes over the pickleball space, pickleball courts could potentially be added where the tennis court is now.
What are the differences in size between tennis and pickleball courts?	Four pickleball courts can fit into the space of one tennis court. Dual-use is not an option.

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What are the community considerations for pickleball?	Some communities complain about noise if pickleball courts are near residences, but this park is buffered by green space and a railroad, so noise should not be a concern here.
Will there be lighting in the park?	Yes. Pedestrian lighting will be installed in playgrounds and along paths. Sports courts will have push-button lights that turn off around 10 or 11 PM.
What is the plan for trees in the renovation?	Many new trees will be planted. A few existing trees will be removed due to root interference with the court area, but they will be replaced with trees that have less aggressive root systems.
Will the park have regular trash pickup and restroom cleaning?	New restrooms will be added to the city's daily cleaning schedule. While trash pickup specifics weren't detailed, it's expected to be included with restroom maintenance.
What are the next steps in deciding the court layout?	The design team is seeking more feedback to determine whether the second court space should be used for tennis, pickleball, or a second basketball area. A full court basketball setup has strong support, but more community input is needed before finalizing.
Could a full court and half-court basketball configuration be an option?	Yes. One proposed solution is to install a full court and also keep a half court for younger kids on the other side of the park.
How can the voices of kids—who are the main users of the park—be included in the decision-making?	Great question. We do have some suggestions: <ol style="list-style-type: none"> 1. Working with local schools and recreation staff to create a kids' questionnaire. 2. Conducting in-person surveys at the courts or parks. 3. Coordinating with local leaders and organizations (e.g. MACS) to reach kids directly. We are happy to provide some materials to local leaders and organizations.
What is the timeframe for the park renovations, including the spray park?	Construction starts in Spring of next year. Playground completion likely by fall of the same year. Spray Park is expected to open the following spring, due to seasonal water system activation (likely Memorial Day–Labor Day schedule).
How will further community feedback be collected?	An updated survey link will be shared with attendees. Also, JD from Councilman Lavelle's office will coordinate with others to expand outreach, especially to kids and youth in summer programs. Flyers and online materials may be created and tied to the Engage Page.

Planner completing report: SJE