

Development Activities Meeting Report (Version: 02/20/2026)

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

Logistics	Stakeholders
Project Name/Address: Allegheny Commons Park	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):
Parcel Number(s): N/A	Allegheny City Central Association [ACCA]
ZDR Application Number: PACD-2026-00001	Allegheny West Civic Council [AWCC]
Meeting Location: Virtually on Zoom	East Allegheny Community Council [EACC]
Date: March 30, 2026	North Side Residents
Meeting Start Time: 7:00 pm	DCP [Host]
Applicant: The City of Pittsburgh	Approx. Number of Attendees: 30
Boards and/or Commissions Request(s): PACD [Public Art & Civic Design] Commission; To be reviewed for Urban Design context in Public Parks and Spaces.	

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.

During the Development Activities Meeting, the Department of City Planning (DCP) provided a comprehensive overview of proposed updates to the City’s vending program, with a focus on new and expanded vending opportunities in Allegheny Commons Park. The presentation explained the purpose of the program changes, including streamlining the permitting process, expanding opportunities for small businesses, and enhancing public space activation through amenities such as food and retail vendors.

DCP staff outlined the regulatory framework governing vending, including definitions, operational requirements, and expectations related to cleanliness, noise, and public safety. They also described the recent legislative updates to the formalized process for approving vending locations in parks, including review by the Public Art & Civic Design Commission (PACD), interdepartmental coordination, and required community engagement. Specific details about the proposal for Allegheny Commons Park were shared, including existing licensed vendors, proposed additional vending locations, and the introduction of a potential group vending area near the pool. The presentation included context on how these locations were vetted for suitability and how they may function in relation to existing park uses, such as the farmers market and recreational amenities.

Additionally, DCP explained the overall approval process and timeline, including the role of the current meeting in gathering community input prior to the PACD hearing. Attendees were informed about opportunities for further engagement, including providing testimony at the upcoming commission review. The meeting concluded with an open discussion, allowing community members and Registered Community Organizations (RCOs) to ask questions and share initial reactions to the proposal.

Discussion

Topic / Issue	Recap
<ul style="list-style-type: none"> Traffic, Parking & Transportation Environmental Impacts 	<ul style="list-style-type: none"> Concern: Will expanded vending encourage tailgating during Steelers games, increase vehicle access onto lawns, and worsen trash, noise, and park damage? Who asked: Resident Applicant response: DCP acknowledged these concerns and noted coordination with DPW and DOMI to limit impacts. Larger food trucks would not be permitted on park paths or lawns; only smaller units are allowed within the park, while trucks are restricted to designated street parking areas. Staff emphasized that the number of permits is intentionally limited to reduce maintenance burdens. Broader tailgating issues may require additional coordination with other City departments and stakeholders.
<ul style="list-style-type: none"> Permitting & Enforcement 	<ul style="list-style-type: none"> Concern: What happens if vendors violate rules (e.g., driving on grass, improper disposal, noise)? Is there a process to revoke permits, and why are current 311 complaints ineffective? Who asked: Resident Applicant response: Violations can be reported through 311 and investigated by the Department of Permits, Licenses, and Inspections (PLI). Confirmed violations may result in penalties or revocation of permits. DCP acknowledged limitations of current enforcement and indicated willingness to coordinate with DOMI and other departments to improve processes and deterrence. Education and clear guidelines for vendors are being developed as a first step.
<ul style="list-style-type: none"> Use & Location(s) Traffic, Parking & Transportation Safety 	<ul style="list-style-type: none"> Concern: Why are proposed vending zones concentrated in one section of the park (East Allegheny side), and can alternative locations be considered? Will vending trucks/trailers near Cedar Avenue obstruct sightlines, interfere with crosswalks, bus stops, and create safety hazards? Who asked: EACC representative Applicant response: Proposed locations were informed by DPW/DOMI review, prior surveys, existing parking data, and planning analysis. DCP encouraged community members to suggest alternative locations and noted that proposals are not final and can be adjusted based on feedback, including potential setbacks and clearer placement requirements to maintain visibility and safety.
<ul style="list-style-type: none"> Use & Operation 	<ul style="list-style-type: none"> Question: What are the operating hours, and will the City monitor effectiveness and community impact over time? Will vendors operate daily, and can units remain on-site overnight or long-term? Who asked: Resident Applicant response: Vending hours generally align with park operating hours. In addition to usual enforcement by the PLI staff in place, community feedback and 311 reports will be used to monitor performance.

Topic / Issue	Recap
<ul style="list-style-type: none"> • Use • Community Benefits & Amenities 	<ul style="list-style-type: none"> • Concern: Could park-vending negatively impact nearby brick-and-mortar restaurants and businesses? Who asked: Resident Applicant response: No formal economic impact study has been conducted. DCP noted potential opportunities for local/vendor participation and discussed the possibility of community-managed vending to prioritize local businesses.
<ul style="list-style-type: none"> • Public Safety 	<ul style="list-style-type: none"> • Concern: Has public safety (Zone 1 Police) reviewed the proposal, given existing safety concerns in the area? Who asked: Resident Applicant response: While broader coordination has occurred, specific consultation with police on this site has not yet taken place. DCP offered to follow up and incorporate public safety input in critical locations.
<ul style="list-style-type: none"> • Use • Community Benefits & Amenities 	<ul style="list-style-type: none"> • Question: Will additional seating, shading, or trash infrastructure be provided alongside vending? Who asked: Residents Applicant response: No additional amenities are proposed as part of this program; the focus is on permitting vending locations only.
<ul style="list-style-type: none"> • Community Benefits & Amenities • Use 	<ul style="list-style-type: none"> • Comment: I am excited about the idea of bringing in food trucks. I think it is important to have a number to call if there is an issue and to be responsive. I live right by the park, and for my neighbors and me, we are always excited about having somewhere to walk to try new foods. Especially in this economy, I am excited about small vendors having access to our beautiful neighborhood. It gives us variety, and it allows small vendors to grow. Who asked: Resident
<ul style="list-style-type: none"> • Use 	<ul style="list-style-type: none"> • Concern: Is this proposal already finalized, and why was Allegheny Commons Park selected? Who asked: Residents Applicant response: The overall vending program has been approved by City Council, but specific locations are still under review. This meeting is part of the engagement process to refine proposals. Allegheny Commons was identified based on factors such as foot traffic, existing amenities (e.g., pool), and compatibility with park use.
<ul style="list-style-type: none"> • Historic Characteristics 	<ul style="list-style-type: none"> • Concern: How will vending units align with historic district considerations and visual character of the park? Who asked: AWCC Representative Applicant response: The proposal will be reviewed by the Public Art & Civic Design Commission (PACD) for compatibility with the public realm who also reviews projects for Historic Guidelines. DCP noted internal coordination but indicated that PACD review serves as the primary design/aesthetic oversight.

Topic / Issue	Recap
<ul style="list-style-type: none"> Community Engagement Processes 	<ul style="list-style-type: none"> Question: What stage of the process is this meeting, and how much influence does the community have over locations and future permits? Is the purpose of the meeting to decide whether vending should occur at all, or just how to implement it? Who asked: Resident Applicant response: This meeting is the formal Development Activities Meeting (DAM) and is intended to gather community feedback on proposed locations, not to issue permits. Community input can influence whether locations are approved, modified, reduced, or eliminated. However, once locations are approved, permits are issued on a first-come, first-served basis through PLI, and the community does not select individual vendors. DCP clarified that while the broader vending program is already legislated, the inclusion of specific park locations is still under review. Feedback will shape the final proposal before it proceeds to the PACD.
<ul style="list-style-type: none"> Use Permitting & Community Involvement 	<ul style="list-style-type: none"> Concern: How are vendors selected, and can the community influence the type of vendors (e.g., food vs. merchandise)? Who asked: Residents Applicant response: Permits are issued on a first-come, first-served basis to eligible licensed vendors. The City cannot restrict permits based on vendor type (e.g., food vs. merchandise). However, DCP noted an alternative model where community organizations could manage permits and curate vendors locally.
<ul style="list-style-type: none"> Community Benefits & Amenities 	<ul style="list-style-type: none"> Comment: The Salvation Army distribute free lunches in the park between the school and the foundation to those in need, never any trouble. Who asked: Resident
<ul style="list-style-type: none"> Permitting 	<ul style="list-style-type: none"> Question: How many permits are proposed per location, what types of vendors are allowed, and how long do permits last? Who asked: Resident Applicant response: The proposal includes two additional small-scale vendor permits near the fountain and up to three larger vendor permits on Cedar Avenue. Permits are issued annually. Vendors may include both food and merchandise sellers.
<ul style="list-style-type: none"> Permitting 	<ul style="list-style-type: none"> Question: Can permit holders transfer, sublease, or rotate vendors? Who asked: Resident Applicant response: Permits cannot be resold or subleased for profit. However, certain entities (e.g., community organizations or coordinated vendor programs) may propose rotating vendors under an approved structure.
<ul style="list-style-type: none"> Community Benefits & Amenities Community Engagement Processes 	<ul style="list-style-type: none"> Comment: I love the idea of a beautiful park space, and I am a block away. It sounds like we want more responsiveness from public safety, but I don't see how this impacts food trucks. I actually love the vending idea and appreciate City Planning bringing this opportunity to us. I have met neighbors at food trucks, and it encourages walking and mingling in our neighborhood. Who asked: Resident

Topic / Issue	Recap
<ul style="list-style-type: none"> Public Process 	<ul style="list-style-type: none"> Question: What is the timeline for decision-making and next review steps? Who asked: Resident Applicant response: The earliest potential review by the Public Art & Civic Design Commission (PACD) would be in May. However, timing depends on community feedback and whether a refined proposal is ready. Additional engagement may delay submission to allow for revisions.
<ul style="list-style-type: none"> Public Process 	<ul style="list-style-type: none"> Question: What qualifies as required letters of support for approval? Who asked: Resident Applicant response: Two letters of community support are required, preferably from Registered Community Organizations, though individuals may also submit feedback. Final weight of such letters is determined by the reviewing commission.
<ul style="list-style-type: none"> Public Safety Locations Community Benefits & Amenities 	<ul style="list-style-type: none"> Comment/Concern: I appreciate the process. Your department does a good job at community outreach. I think it's more of the where than the what. That corner is tight, so we should consider another spot. I love the idea of having a variety of food and convening places in our neighborhood. It just needs to be handled well, including a responsive team. Who asked: Resident
<ul style="list-style-type: none"> Locations Enforcement 	<ul style="list-style-type: none"> Comment/Concern: This Park already gets too many events with zero enforcement and no feedback. 311 does not work and the police do not respond to violations. Who asked: Resident
<ul style="list-style-type: none"> Use Locations 	<ul style="list-style-type: none"> Suggestion/Concern: Community members proposed alternative locations outside the park or in less sensitive areas. Who asked: Residents Applicant response: DCP welcomed alternative location suggestions and emphasized that proposals are flexible and can be revised in collaboration with the community and interdepartmental partners.
<ul style="list-style-type: none"> Community Engagement Processes 	<ul style="list-style-type: none"> Comment: EACC asked DCP to present to the community and Allegheny Commons Initiative [ACI] in addition to this DAM. Applicant Response: DCP agreed and offered the same to the other RCOs as well. <i>[DCP received enthusiastic support with constructive feedback and additional location suggestions from EACC and ACI later during post-DAM presentations to the community. ACCA meeting has not yet happened but is scheduled at the time of publication of this report.]</i>

Link to Video Recording (if available): N/A

Planner completing report: [NT]