



Fort Pitt Park Re-Zoning

CB 2025-1938/DCP-MPZC-2025-00159

Presentation to Planning Commission

July 15, 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

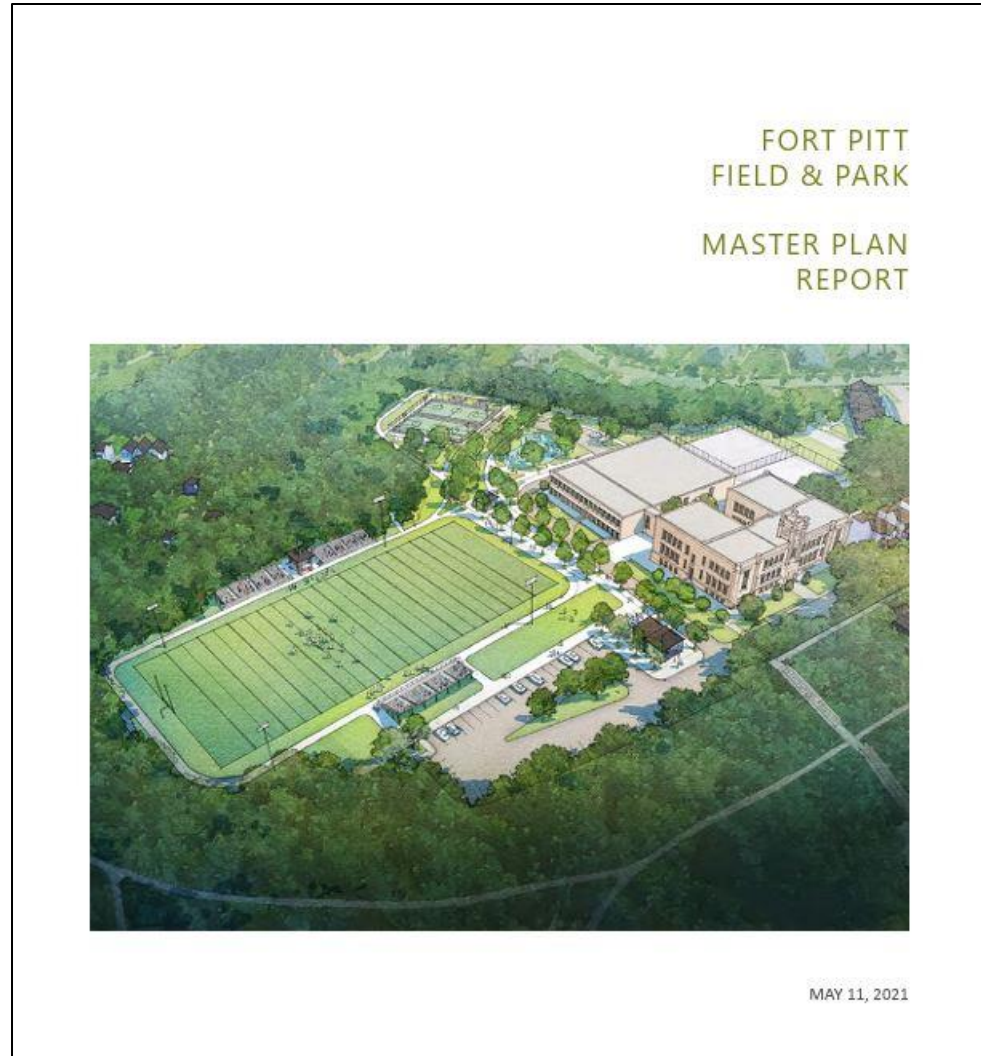
Graves Design Group
Architecture

Santangelo & Lindsay
Electrical Engineering

Aerial of Existing Fort Pitt Park



Overview of Fort Pitt Park Master Plan

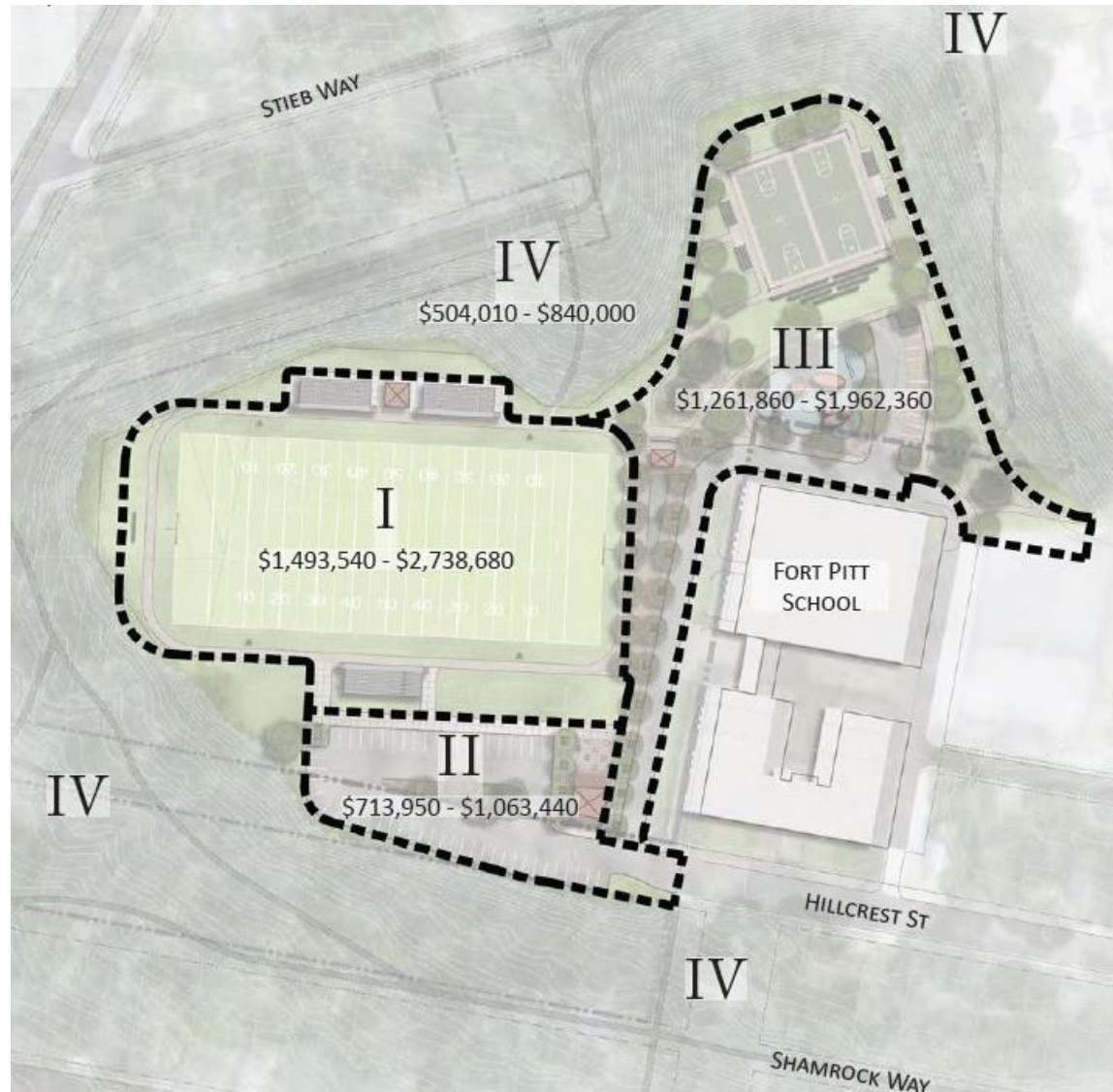


- Completed by City Planning (DCP) with community engagement process in 2021
- Comprehensive study of all features within Fort Pitt Park to create a unified, cohesive design that City can implement
- Building off OpenSpacePGH, Garfield 2030 Plan, Garfield Green Zone recognizing importance of parks and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

Master Plan Proposed Improvements



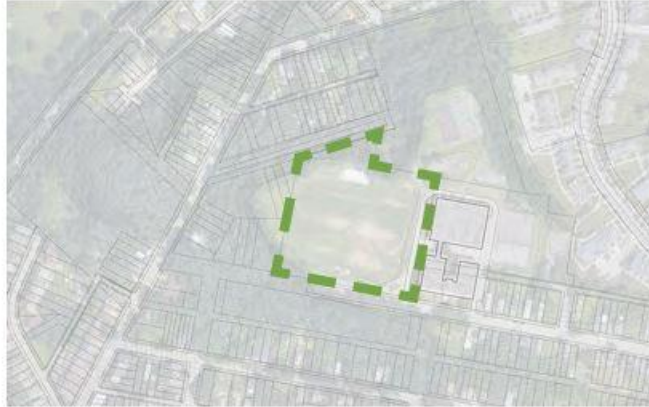
Master Plan Proposed Phasing



- 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'
- The Design Team and the City are working together to have Hillcrest Street vacated.

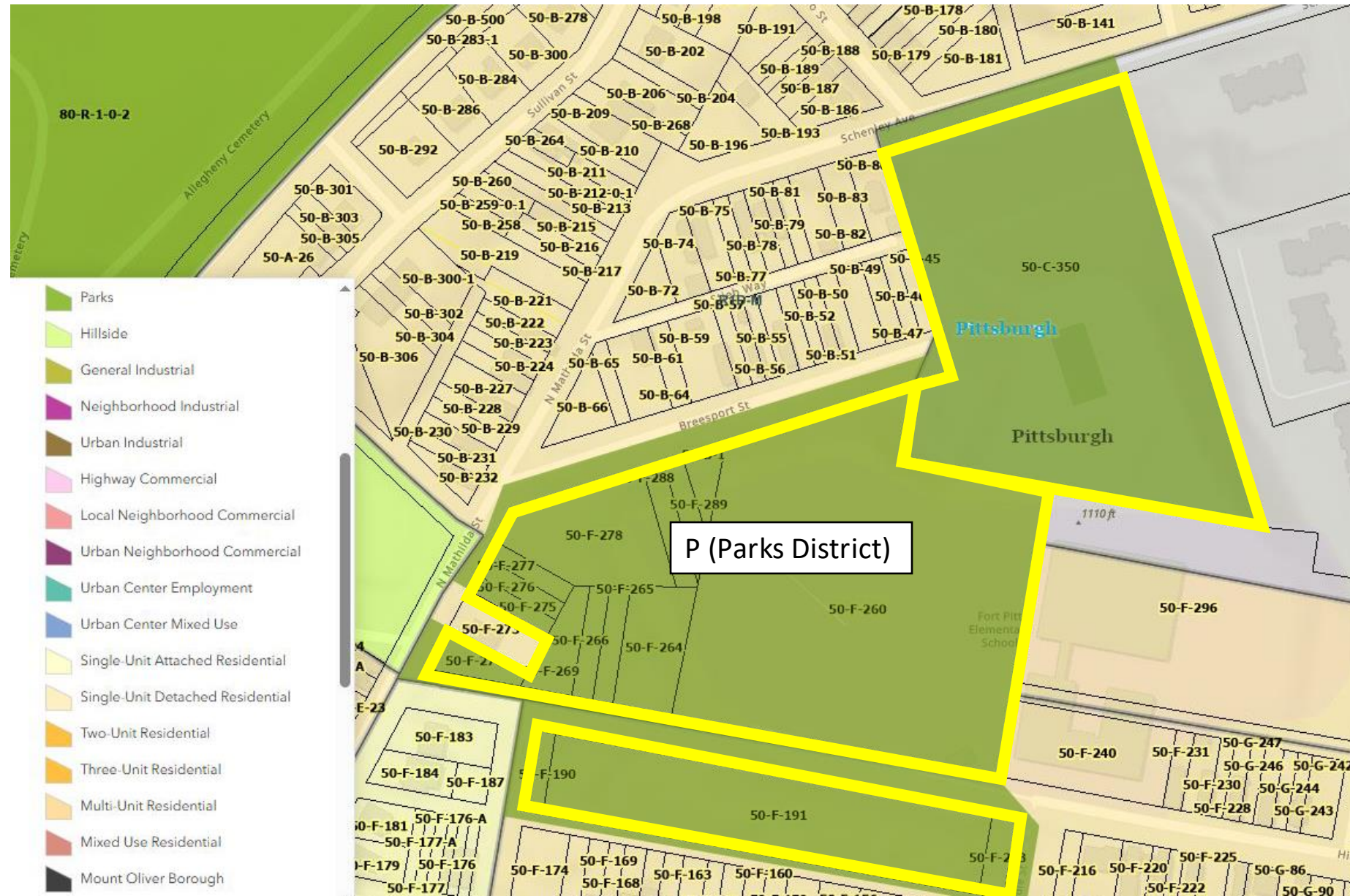


RP (Residential
Planned Unit
Developments)

RD1-M (Single-Unit
Detached Residential,
Moderate Density)

RD1-H (Single-Unit
Detached Residential,
High Density)

Proposed Zoning



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.

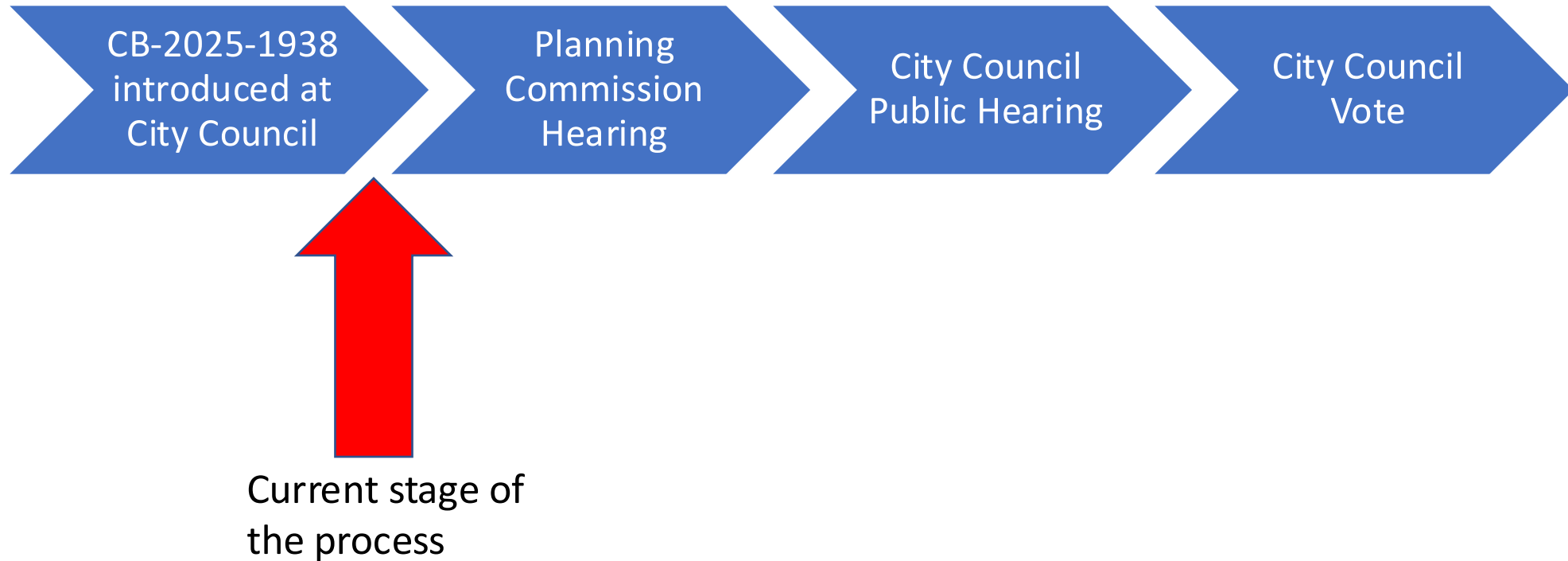


What are the differences between the current and proposed zoning?

- 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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