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| APPLICATION: | DCP-MPZC-2025-00159 (Council Bill 2025-1938) |
| PROPERTY: | Parcels 50-F-260, 50-F-264, 50-F-265, 50-F-266, 50-F-269, 50-F-270, 50-F-275, 50-F-276, 50-F-277, 50-F-278, 50-F-288, 50-F-289, 50-B-1, 50-F-190, 50-F-191, 50-F-213, and 50-C-350 |
| PROPERTY OWNER: | City of Pittsburgh, Urban Redevelopment Authority, Housing Authority |
| NEIGHBORHOOD: | Garfield |
| RCO: | Bloomfield-Garfield Corporation; Development Activities Meeting Date – June 26, 2025 |
| ZONING DISTRICT: | R1D-H (Single-Unit Detached Residential, High Density), R1D-M (Single-Unit Detached Residential, Moderate Density), and RP (Residential Planned Unit Developments) |
| PROPOSAL: | Rezoning from R1D-H (Single-Unit Detached Residential, High Density), R1D-M (Single-Unit Detached Residential, Moderate Density), and RP (Residential Planned Unit Developments) to P (Parks District) |
| COUNCIL DISTRICT: | District 9; Councilman Khari Mosley |
| MEETING DATE: | July 29, 2025 |

FINDINGS OF FACT

1. Council Bill 2025-1938 was introduced at City Council by Councilman Khari Mosley on June 17, 2025 and referred to the Planning Commission on June 25, 2025 for the Commission’s report and recommendation. A copy of the legislative text is attached to this report.
2. The legislation proposes to rezone parcels 50-F-260, 50-F-264, 50-F-265, 50-F-266, 50-F-269, 50-F-270, 50-F-275, 50-F-276, 50-F-277, 50-F-278, 50-F-288, 50-F-289, and 50-B-1 from R1D-M (Single-Unit Detached Residential, Moderate Density) to P (Parks District), parcels 50-F-190, and 50-F-191, and 50-F-213 from R1D-H (Single-Unit Detached Residential, High Density) to P (Parks District), and parcel 50-C-350 from RP (Residential Planned Unit Developments) to P (Parks District).
3. The parcels involved in the proposed zone change are generally bound by Hillcrest Street, N Mathilda Street, Breesport Street, and Schenley Avenue.
4. The total area of the proposed rezoning is approximately 11.6 acres.
5. Enactment of this rezoning will permit the involved parcels to be developed for uses permitted in the P, Parks, zoning district.
6. The Fort Pitt Field and Park Master Plan was completed by the Department of City Planning in 2021 following a community engagement process with the neighborhood. The proposed rezoning was a recommendation made in the Master Plan.

7. Pashek + MTR, on behalf of the Department of Public Works, submitted an application for site improvements to the Department of City Planning (DCP).
8. Per Section 922.05.B.2 an application to amend the boundaries of the Zoning District Map may be proposed by the City Council, the Planning Commission, the owner of the subject property or the owner's agent. The proposed zoning map amendment was introduced at City Council and referred to the Planning Commission for review and recommendation.
9. Per Section 922.05.D the Commission shall act to recommend approval or denial of the application within ninety (90) days of the receipt of the completed application. The legislation was referred to the Planning Commission on June 25, 2025. The Hearing date of July 29, 2025 complies with the 90-day requirement.
10. A Development Activities Meeting (DAM) was held with the Bloomfield-Garfield Corporation on June 26, 2025. A copy of the meeting summary report is attached.
11. Per code sections 922.01.C.1 and 922.01.C.2, property owners within 150 feet of the proposed zone change area were notified of the proposal and posted notice was placed on-site 21-days in advance of the July 29, 2025 hearing date.
12. Under Section 922.05.F, the Planning Commission shall review the proposed Zoning Map Amendment according to certain criteria. Not all of the criteria must be given equal consideration by the Planning Commission in reaching a decision. The criteria to be considered shall be as follows:
 - a. *The consistency of the proposal with adopted plans and policies of the City;*
 - b. *The convenience and welfare of the public;*
 - c. *The intent and purpose of this Zoning Code;*
 - d. *Compatibility of the proposal with the zoning, uses and character of the neighborhood;*
 - e. *The suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;*
 - f. *The extent to which approval of the proposed zoning map amendment will detrimentally affect nearby property;*
 - g. *The length of time the subject property has remained vacant as zoned;*
 - h. *Impact of the proposed development on community facilities and services; and*
 - i. *The recommendations of staff.*

RECOMMENDED MOTION:

That the Planning Commission of the City of Pittsburgh makes a **POSITIVE RECOMMENDATION** to City Council on Council Bill 2025-1938, application number DCP-MPZC-2025-00159, based on the application filed by Councilman Khari Mosley for a Zoning Map Amendment to rezone parcels 50-F-260, 50-F-264, 50-F-265, 50-F-266, 50-F-269, 50-F-270, 50-F-275, 50-F-276, 50-F-277, 50-F-278, 50-F-288, 50-F-289, and 50-B-1 from R1D-M (Single-Unit Detached Residential, Moderate Density) to P (Parks District), parcels 50-F-190, and 50-F-191, and 50-F-213 from R1D-H (Single-Unit Detached Residential, High Density) to P (Parks District), and parcel 50-C-350 from RP (Residential Planned Unit Developments) to P (Parks District).

SUBMITTED BY: _____

Paul Cancilla, Planning Manager (Development Review)



City of Pittsburgh

510 City-County Building
414 Grant Street
Pittsburgh, PA 15219

Text File

Introduced: 6/13/2025

Bill No: 2025-1938, **Version:** 2

Committee: Commission - Planning Commission

Status: In Standing Committee

Ordinance amending the Pittsburgh Code, Title Nine, Zoning Code, Article I, Introduction and Establishment, Section 902.03, Zoning Map, to rezone parcels 50-F-260, 50-F-264, 50-F-265, 50-F-266, 50-F-269, 50-F-270, 50-F-275, 50-F-276, 50-F-277, 50-F-278, 50-F-288, 50-F-289, and 50-B-1 from R1D-M (Single-Unit Detached Residential, Moderate Density) to P (Parks District), parcels 50-F-190, ~~and~~ 50-F-191, **and 50-F-213** from R1D-H (Single-Unit Detached Residential, High Density) to P (Parks District), and parcel 50-C-350 from RP (Residential Planned Unit Developments) to P (Parks District) in the Garfield neighborhood.

(Sent to the Planning Commission for Report & Recommendation on 6/27/25)

The Council of the City of Pittsburgh hereby enacts as follows:

Section 1. The Pittsburgh Code, Title Nine, Zoning Code, Article I, Introduction and Establishment, Chapter 902, Section 902.03, Zoning Map, is hereby amended to rezone certain properties located on or about Hillcrest Street and North Mathilda Street in the 10th Ward of the City of Pittsburgh known in the Allegheny County Office of Deed Registry as parcels 50-F-260, 50-F-264, 50-F-265, 50-F-266, 50-F-269, 50-F-270, 50-F-275, 50-F-276, 50-F-277, 50-F-278, 50-F-288, 50-F-289, and 50-B-1 from R1D-M (Single-Unit Detached Residential, Moderate Density) to P (Parks District), parcels 50-F-190, ~~and~~ 50-F-191, **and 50-F-213** from R1D-H (Single-Unit Detached Residential, High Density) to P (Parks District), and parcel 50-C-350 from RP (Residential Planned Unit Developments) to P (Parks District) in the Garfield neighborhood.

Section 2. Repealer. All ordinances and parts of ordinances, inconsistent with the terms of this ordinance are hereby repealed; provided, however, that such repeals shall be only to the extent of such inconsistency and in all other aspects, this ordinance shall be cumulative of the other ordinance regulating and governing the subject matter covered by this ordinance.

Section 3. Savings Clause. If any section or provision or parts hereof in this ordinance shall be adjudged invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the ordinance as a whole or any section or provision or part thereof.

Section 4. Effective Date. This ordinance shall be in full force and effect from and after its passage.

Development Activities Meeting Report

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

| Logistics | Stakeholders |
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| Project Name/Address: Fort Pitt Park | Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): <ul style="list-style-type: none"> - Bloomfield Garfield Corporation (BGC) - Garfield Residents - Department of Public Works - Garfield Gators - Applicant Team - City Planning |
| Parcel Number(s): | |
| BDA Application Number: | |
| Meeting Location: 113 N. Pacific Ave. | |
| Date: June 26, 2025 | |
| Meeting Start Time: 6PM | |
| Applicant: Department of Public Works | Approx. Number of Attendees: 23 |
| Boards and/or Commissions Request(s): Planning Commission, City Council | |

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.

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| <p>Provided an overview of 2021 Fort Pitt Master Plan including past engagement efforts. Detailed the proposed improvements and phasing.</p> <p>Zoning Planner provided an explanation of the zoning changes needed for the project and the rezoning process.</p> <p>Renderings were provided for meeting participants to understand site design.</p> |
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Input and Responses

| Questions and Comments from Attendees | Responses from Applicants |
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| Are you still keeping the basketball court? | Yes |
| What is the plan for stormwater? | There will be rain gardens as part of the plan, there will also be stormwater management off-site through the use of city-owned vacant lots. |
| How will this be vehicle accessible? | Off of hillcrest there will be a loop parking lot for people using the football field. If going to the playground or basketball courts there's a drive that goes behind the school with another parking lot, there's no loop so you would need to turn around at the parking lot. |
| Is there re-pavement planned for the road around the school? | Yes, we will be repaving the left side of the school around and towards the playground. |

| Questions and Comments from Attendees | Responses from Applicants |
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| Is the Planning Commission hearing online or in-person? | <p>It's both. You can attend the hearing in person at 412 Blvd of the Allies in the basement meeting room or online where it will be on Zoom and streamed live on our YouTube channel.</p> <p>All this will be provided on a postcard that will be mailed to you before the hearing.</p> <p>You can send comment via email, regular mail, or show up in person or online.</p> |
| How does this project work with future plans for the school? | This zoning will have no impact on the school. |
| Is there any plan for the right side of the school? | <p>No.</p> <p>Behind the school we are using that area for a driveway/parking area. We are working with PPS to get an easement.</p> |
| What part of Hilcrest St will be vacated? | The point where the street legally ends will be what's vacated. The area that is not paved right now that goes all the way into the hillside will be the area that is vacated. It could never be a street anyway in the future so you're not really losing anything. This will be a right of way without any paved road. |
| With rezoning will houses be removed? Past the field is all hillside. | No. There are no homes that will be rezoned. All properties are city owned and vacant. We wanted to make sure this wouldn't impact any future development. It is all woods and steeply sloped so housing wouldn't be ideal there anyway. |
| I'm having a hard time conceiving of a parking lot this wide. Are you taking away from the field? | We are not taking away from the field. We pushed the field towards the longest part of the site and used the current bleacher area to expand the parking. |
| When you are doing this work will you be working with drainage? | The field will have a different design so it won't be so wet all the time and then around the field will be drainage |
| Are you widening Hillcrest? There's going to be an increase of traffic after this project. | <p>We are not widening Hillcrest. It is already a two-way road. The street widens once it gets to the parking lot.</p> <p>BGC: What's happening now is that people are parking all the way down Hillcrest, that makes the street narrow. The idea here is that it would reduce that because people have a place to park in the parking lot.</p> |
| Coming around the school, if there is someone parked on the road it becomes very tight. Could you look at working with DOMI on traffic calming? | We can look into it. We'll make note of that, we didn't know that was a bottleneck so thank you for letting us know. |

| Questions and Comments from Attendees | Responses from Applicants |
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| How many parking spots are in this plan? | 46 parking spots |
| Where are you grading? Where is stormwater collected because if it's not on the field where is that water going to sheet off? | <p>Grading ends at the edge of the parking lot. The field will be re-graded so it sheets more evenly. The rain gardens will be in the parking lot and along the edge of the field.</p> <p>The Master Plan called for underground storage tanks, we no longer do that in DPW so we are looking for an alternatives through off-site lots. We will also be lining the rain gardens in order to hold more water.</p> <p>Stormwater is very heavily regulated so we are mandated to find solutions.</p> |
| Who is responsible for maintenance and cleaning litter on the site? Right now there's a ton of trash at the site and there should be an employee responsible? | It should be the Department of Public Works Park maintenance crews. I'm sorry that's been your experience, but I will send along that feedback. |
| How about putting out more trash cans during games? | Yes |
| <p>Do the Gators maintain a priority to this field? I ask because I know there was another group maybe soccer that was trying to use the field and there was an issue. Does that have to do with the permit? I'm asking because I see you are incorporating their colors and everything, do they get priority? As people get to know about it will there be a conflict with the Gators and the baseball teams, etc. Are the people in the neighborhood going to have first priority?</p> <p>How do we prioritize Garfield residents over out-of-state field users?</p> | <p>Gators: There is a permitting process. Every year we apply for a permit. Right now, it's an attractive place and when this happens it will be even more attractive. The process has changed a lot, we haven't had any conflicts but I hear what you are saying. During the football season that's our time. I think at some point in this process we need to talk about priority. This is a fabric and lifestyle of the community. It's influenced the community a lot. We had a lot to do with the transformation of the community, we influence the culture. There's no way we can accept this not being our field.</p> <p>Gators: The frisbee people and soccer people aren't from the community, which is fine I like how this city has transformed. But I would feel way more comfortable with this being in writing. That we have rights over anyone else. There's a parks tax and that's levy for a negotiation. We aren't there in June too much, but July it's full- blown.</p> <p>BGC: That's a question for Katherine at Parks and Rec.</p> <p>Resident: This is a conversation to bring to Councilman Mosley to put our stamp on being a priority for rights to the park.</p> |
| What's going on with the school? | That I can't answer. We don't know. We're just working on the park. |

| Questions and Comments from Attendees | Responses from Applicants |
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| <p>What funding has been committed and from what source? I'm concerned about you all not having the capital. You are going to get very little from the Federal government between now and 2029 so where is it coming from?</p> | <p>We have 2.5 million from Capital Budget. We need to double that. We're asking for more in the 2026 budget to make up the difference. I think they will give us most of what we're asking</p> |
| <p>What is the timeline?</p> | <p>This year we are continuing We are finalizing the design for construction bidding in 2026. Phase 1 and 2 construction takes about a year. That's the football field and the parking lot. If we're starting in spring it won't be done come winter so we will have to come back the next spring and finish so in total about a year. The next phase of the playground and trails, it depends on getting design budget from the city for 2027. If that's secured construction for the final phases could be 2028.</p> |
| <p>Are we expecting the city to pay for this?</p> | <p>Yes</p> <p>BGC: The city will be facing a revenue shortfall. The budget will be very contentious over the next few years. With the change in administration, I think there's going to be a very conservative approach to spending money. Finding money is going to be a real challenge. Councilman Mosley is going to have to fight to get the capital for this project.</p> <p>Gators: There's also the Homewood field which they've raised 14 million for. How did that project get stopped? I hope this project doesn't go in the same direction as that project.</p> <p>Even not having the field for one year is going to be a challenge. Home games is where we raise revenue, our organization cannot survive being off the field for two years.</p> |
| <p>If a bridge collapses in January, will they reallocate money? Is there really a guarantee that we have money allocated to this?</p> | <p>BGC: That project is also in the capital budget. It is a competition but we need to dig in.</p> |

Other Notes

Planner completing report: Shoshana Davidson