

FORT PITT FIELD & PARK

MASTER PLAN REPORT



APRIL 1, 2021

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Introduction

Fort Pitt Park & Field is located in the Garfield neighborhood of Pittsburgh at the western end of Hillcrest Street. The park is 9.5-acres and includes a playground, basketball courts, and a lighted football field with concession/restroom building and home/away bleachers. The park is adjacent to the former Fort Pitt Elementary School which was closed in 2011 but has been a central feature of Garfield's identity for decades. The football field is the home of the Garfield Gators Youth Sports League, a fixture in the Garfield community since 1993. One of the two basketball courts was renovated in 2018 but the deteriorated playground was removed in 2019.



Purpose of the Master Plan

The purpose of this Master Plan is to conduct a comprehensive study of all features within the Fort Pitt Park and to create a unified, cohesive design that the City of Pittsburgh can implement. The Master Plan considers the current condition of park elements, and through public comment/dialogue to determine if those features are still desired or if others would be more useful to residents. The Master Plan has studied areas and vacant properties proximate to the park boundary, to understand the potential influence each has on the other and if enhanced pedestrian connections were possible. The Master Plan explored feasible field changes and upgrades to ensure continued and consistent use by community groups. Understanding the football field is the most dramatic attraction and improved access/use during games is crucial, The Master Plan also contemplates new or improved park amenities to enhance day-to-day use and enjoyment.

Goals of the Master Plan

The goals of this Master Planning effort were relatively simple:

- Inform the design and construction of individual park elements
- Provide the City of Pittsburgh a roadmap to guide reconstruction of the park and the probable cost
- Engage the public, especially those who live near the park, to understand which park features are most useful and which could be improved or eliminated
- Preserve and enhance public green space, steep hillsides and tree cover which are crucial for achieving the City's open space and resiliency goals

Resources

This Master Plan builds upon the work of many other initiatives in the neighborhood and throughout the City of Pittsburgh, including:

OpenSpacePGH (2013):

The recommendation put forth by OpenSpacePGH, the guiding document for open space and parks across the city, calls for the expansion of Fort Pitt Park. (<https://apps.pittsburghpa.gov/dcp/OpenSpacePGH%20lo%20res.pdf>)

Garfield 2030 Plan (2020):

According to the Garfield 2030 plan parks and playgrounds compromise just 1.8% of the neighborhood total area, with only 5.8 acres of open space. Therefore Fort Pitt Park is crucial for the recreational health of the community. (<https://bloomfieldgarfield.org/housing/garfield-2030/>)

Garfield Green Zone – Phases I & II (2016):

Bloomfield Garfield Corporation, in partnership with the Western Pennsylvania Conservancy, generated the Garfield Green Zone Project, a two-phased plan with analysis and recommendations for furthering the goals of increasing public open space, creating safe pedestrian environments, and promoting the preservation of ecological systems and overall sustainability that benefit the neighbors and neighborhood of Garfield. This plan prompted the acquisition of large swaths of vacant parcels surrounding Fort Pitt playground to be held by the City for future greenway and preventing future development. (<https://evolveea.com/garfield-green-zone/>)

- Other resources and studies include:
- Pittsburgh Urban Forest Master Plan (2012)
- OnePGH: Pittsburgh's Resilience Strategy (2017)
- City of Pittsburgh Public Engagement Strategy (2019)
- Pittsburgh Citywide Steps Assessment (2018)

Inventory & Analysis

To understand the opportunities and limitations of the property, a series of physical features were documented, analyzed and discussed publically. These included:

SLOPES:

The park is surrounded and defined by steep, unbuildable slopes. Most of these appear to be unconsolidated fill or soil placed years ago to expand the level football field area. The shape of the park is limited to the shape of these slopes, so dramatic changes to the park are not possible.



Steep slopes surround Fort Pitt Field & Park

VEGETATION:

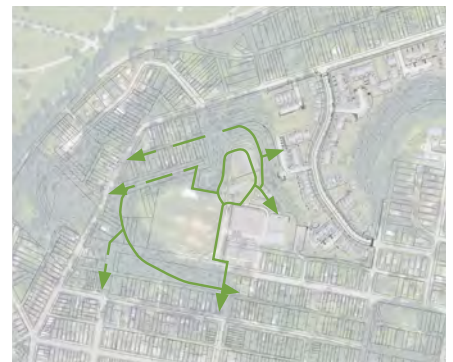
The park is surrounded and defined by existing trees. These give the park a sense of seclusion and solitude that many residents believe is one of the parks strongest assets. Many of the trees surrounding the park are invasive species (Norway Maple, Tree of Heaven) but these provide important ecosystem services such as erosion control, shade, carbon sequestration and wildlife habitat.



Green color indicates existing woodland

TRAILS & PEDESTRIAN ACCESS:

There are a number of ways pedestrians currently access the park. There are trails or footpaths within the western slopes that connect Breesport Street to Shamrock Way. There are also deteriorated stairs at the end of Breesport Street that at one time led to the northeast corner of the field. There is another public staircase from Hillcrest Street, through and unimproved right-of-way of Winebiddle Street to Shamrock Way and Rosetta Street. Although not adjacent to the park, there is another existing staircase at Evaline Street, connecting Evaline Street and Brown Way to the trail within Shamrock Way. There are also footpaths that lead from the playground down through the eastern slopes to connect with the Housing Authority property of Garfield Commons.



Existing and possible trails to the neighborhood



Existing utilities within and near the park.

EXISTING UTILITIES:

Public sewers exist within the Hillcrest Street right-of-way and parking lot, which appears to drain the parking lot and school. There is also a sewer in Hillcrest Street that runs through the unimproved right-of-way between Hillcrest Street and Rosetta Street. There are water and gas lines along Hillcrest Street. Electric service to the field is via a pole along Hillcrest Street in front of the school. There are drains and catch basins around the playground and basketball court on the current Housing Authority parcel however it is unknown if these still function or where the discharge/connection point is.

PROPERTY OWNERSHIP:

The park is comprised of two primary parcels; 50-F-260 which contains the field and is designated as parkland, and 50-C-350 which is currently owned by the Housing Authority. Surrounding the park to the north, west and south are a variety of URA and City-owned parcels that are currently zoned residential. Although development of these parcels is highly unlikely, they do contain the steep, forested slopes that give the park its unique forested character which many community members feel should be protected.



Colored parcels are owned by City or URA

Public Engagement

The Fort Pitt Park Master Plan began in June 2020, just a few months after COVID completely changed the City's model for public meetings. Acknowledging that it would be unsafe to hold in-person, indoor meetings as a typical master planning process would entail, the project team decided to pivot and utilize the City's new public engagement platform, EngagePGH.

Acknowledging that there are still residents who do not have access to the internet or a smart device, or do not feel comfortable navigating things online, we worked to ensure that their feedback could still be gathered. The City's 311 Response Center collaborated with City Planning to ensure that anyone could call 3-1-1 and be verbally guided through the online surveys, with their feedback would be documented by the 311 staff.



Advisory Committee ZOOM meeting

FIRST PHASE OF ENGAGEMENT:

- Posted advertisements and information in the Bloomfield-Garfield Corporation's newsletter, The Bulletin, along with a copy of the survey for those who are less comfortable or do not have access to the technology to respond online.
- Worked with the advisory committee to build a strong base of users on the EngagePGH site through all of their various social networks and mailing lists. Additionally, KBK Enterprises was able to send communications physically and electronically to all the residents Garfield Commons, the housing community immediately adjacent to the park.
- Questions and prompts were designed to gain an understanding of things such as park user composition, priorities, concerns, and desires.
- There were over 80 responses to the first round of questions and feedback activities.
- While the full set of responses can be found in the appendix, some main takeaways from the first phase of engagement were:
 - Most respondents use the park multiple times a week, with an even split of accessing the park by walking or driving
 - The vast majority of respondents indicated they felt extremely safe in the park (average of 4.47 out of 5)
 - When asked about the most important element of the park, athletic facilities ranked as the most important.
 - When asked about the most important function of the park, it was a tie between having a space for community gathering and sports.
 - The secluded location and sense of nature were two things highlighted that people really cherish and want to preserve.
 - Request for a new football field stood out as the most common response for what would increase their use/visits to the park.



THE CITY OF
PITTSBURGH

<https://engage.pittsburghpa.gov/fort-pitt-park>

SECOND PHASE OF ENGAGEMENT:

Based on the number of cases in Allegheny County, the project team decided it would be appropriate and safe to hold two in-person, outdoor events to present the second stage of the master planning process, in addition to continuing online engagement for those that were unable or did not feel safe attending an in-person event. The events were split into two days in an effort to regulate the number of attendees, and accommodate different schedules and availability. The event was promoted online, in *The Bulletin*, and a flyer was put in the mailbox of all the residences surrounding the park.

- Two Days in the Park: Thursday, October 15th 2-6 PM and Saturday, October 17th 12-4 PM
 - Approx. 50 attendees across the two days
- The project team presented results from the first round of engagement, as well as the various ecological assessments and graphics depicting trail connectivity and parcel consolidation.
- Attendees weighed-in on four different master plan alternatives and various park element examples.
- There were many attendees who live immediately adjacent to the park and were able to provide insight on how certain changes may directly impact them, which was valuable feedback.
- After the two days in the park, all of the visuals, graphics, and four plan alternatives were put on the EngagePGH site and respondents were asked the same questions that attendees had been asked in the park, to keep things consistent and create an equal opportunity for people to provide feedback.
- Gathering the feedback received online and from the meetings in the park, the project team learned that:
 - Most people want the playground to stay where it is now, in the back of the park, behind the school.
 - There is a strong desire to keep two full basketball courts.
 - Expanding trails around the park and walking loops within the park is a priority, as well as improving connections to the surrounding neighborhood.
 - Option #2 was the preferred park layout, with a slightly reoriented football field, expanded parking lot, and 2 full basketball courts.



October 15



October 17

Master Plan Alternatives

Four different alternative designs were created and reviewed/debated at the public input sessions. Each of the alternatives illustrates changes to the current location of existing facilities, ranging from minor to dramatic changes, so residents could see a range of what is possible within the park. A full size plan of each concept option can be found in the appendix.



Four different options illustrating a possible new configuration of Fort Pitt Field & Park

Master Plan



Master Plan - Aerial View



Master Plan Specifics

FOOTBALL FIELD

- Slight rotation from current alignment to create more space to expand parking (increase from 30 to 53 spaces)
- Add more visitor bleachers and the space underneath used for storm water management
- Construct new combination press box / storage shed.
- Reuse and relocate existing home bleachers
- Much of the existing field lighting can be retained (replacement could be long-term task)
- Fences pushed to top of slope to maximize useable area
- New walking path around football field



Existing visitor bleachers and press box are inadequate



- A. (2) New Home Bleachers
- B. New Press Box & Storage
- C. Relocated Score Board
- D. Football Field:
160' x 360' natural field, rotated slightly from current position
- E. Loop Pathway:
Walking path circles the field and connects to walkways on the rest of the site
- F. Visitors Bleachers:
Existing bleachers relocated from Home Side of field
- G. Field Lighting:
Relocated existing field lights
- H. Flexible Lawn Area:
Space for warm-ups, practices, or events with tents
- I. Perimeter Fence:
Relocated existing fence to maximize usable green space

HILLCREST STREET PARKING LOT & CONCESSION BUILDING

- New larger concession building constructed near to current location (to preserve underground utilities) but bathrooms and food prep area are expanded and tables and seating added to plaza
- Parking lot expanded to create vehicular loop. Parking quantity increases to +/-53 spaces
- Center island within new parking lot can be used for storm water management. Runoff will be collected in sub-surface tanks, located underneath the center island. The island itself could be vegetated (rain garden) or it could be paved to provide bus parking.



Existing lot lacks space for parking and turn arounds



Existing concession/restroom building is under-sized, is located too close to the roadway and does not provide space for tables and chairs.



- A. Parking Lot:
New lot has increased capacity (53 spaces) due to rotated field.
- B. Rain Garden Island:
Center island creates a safer parking and driving condition and the ability to capture stormwater runoff.
- C. Concession & Restroom Building:
New concession building with food preparation room. Roll up window faces plaza with tables and chairs. Men's and women's restrooms located in the rear.
- D. Plaza:
Tables and chairs for outdoor dining.

PLAYGROUND, BASKETBALL COURTS & PARKING LOT

- Reconstruct playground in previous location, but with more equipment specifically selected to serve multiple age groups. Playground can have multiple levels and be designed to fit into the contour of the land. Seating and rain gardens should be integrated into the design.
- Construct a small parking lot (11 spaces) to serve the basketball courts and playground. This small parking lot is an ideal location to test innovative storm water management techniques such as porous pavers in the parking stalls.
- Reconstruct second basketball court in same location as exists today with similar materials and colors chosen for the first court. Install player benches, new fencing and bleachers for spectators.
- Amphitheater seats are built into existing hillside for performances, community events or basketball tournaments. A shade structure can be constructed over the seats to protect spectators during inclement weather
- Existing lighting shall remain, but lamps replaced with high efficiency fixtures.
- Perimeter walking paths connect to park network



Deteriorating basketball court and surrounding pathway



One of the two existing courts has been renovated by the Dept of Public Works

PLAYGROUND, BASKETBALL COURTS & PARKING LOT



Examples of potential playground equipment. The new playground should have equipment specifically sized for different age groups and designed to take advantage of the topography



- A. Basketball Courts:
Resurfaced and newly painted asphalt with new equipment and new surrounding concrete paving
- B. Court Lights:
Existing court lights to remain
- C. Court Seating:
New site furnishings dedicated to viewing the courts
- D. Amphitheater Seating:
Low seat walls utilize topographic grade change and span the distance between the courts and playground
- E. Fence:
New fence surrounding courts with openings for viewers to watch on three sides
- F. Multi-Age Playground:
New playground equipment to accommodate children of all ages located at previous playground site. New rain gardens buffer the playground and capture runoff from the surrounding areas.
- G. Parking Lot:
New additional parking lot (11 spaces) at rear of school with parking bays paved with pervious pavers.

WALK OF FAME, PAVILION & PARK ROADWAY

- Construct new pavilion, in close proximity to playground, for picnics or pre-game meetings; large enough to be leasable for potential revenue
- The roadway around the school should be widened for two-way traffic. The fate of the school is unknown and outside the scope of this Master Plan. However if the use of the school changes in the future and access through school property is not permitted, the roadway that exists on park property should be widened to allow for two-way use to the basketball courts and playground
- Given the importance of the Garfield Gators to the community, their history and significance should be memorialized in the park. A 'Walk of Fame' could be created adjacent to the sidewalk leading from Hillcrest Street to the playground. The 'Walk of Fame' could contain important names and dates, forever commemorating and acknowledging the Gator's legacy.



Existing roadway is in poor condition and narrow width does not allow for two-way traffic



Examples of simple amphitheater seating which could be constructed on the slope between the basketball courts and the playground

WALK OF FAME, PAVILION & PARK ROADWAY



Examples of different ways to create a "walk of Fame". The commemorative markings need to be added to each year, so new sections of concrete could have names and inscriptions and be added along side of the proposed park sidewalk.



- A. Picnic Pavilion:
New picnic pavilion strategically located within close distance to the playground and with views of the field
- B. Rain Garden:
Linear rain garden collects runoff from surrounding pervious surfaces while acting as a central visual feature
- C. "Walk of Fame"
Runs along pathway and uses decorative paving to honor significant members of the community
- D. School Access Road
Increase roadway width from 14' to 20' to allow for two-way traffic

TRAILS SYSTEM & STEPS

- Formalize trails within slopes around park. Trails should be compacted earth, not paved, to give a more naturalistic appearance.
- Additional trails should be constructed to create connections between Shamrock Way and North Millvale Avenue.
- Repair steps from Breesport Street to football field. Much of the staircase is deteriorated so complete reconstruction is warranted.
- Repair steps from Hillcrest Street to Rosetta Street, through North Winebiddle right-of-way. Concrete steps are sound but railings need replaced and overgrown vegetation removed.



Trails should be formalized but still paved with compacted earth



Existing steps from Hillcrest Street to Rosetta Street need new handrails and selective clearing on either side

- A. Rehabilitated Woodland Trail
Existing trails redefined, but maintain woodland nature compacted earth paving
- B. New Woodland Trail
Additional trails established to create new connection between Shamrock Way and N Millvale Ave
- C. Rehabilitated City-Owned Steps
Repair existing steps from Hillcrest St to Rosetta St. Replace handrails and clear overgrown, invasive vegetation.
- D. New City-Owned Steps
- E. Trail-Park Access

Stormwater Management Strategy

Stormwater is rain or melting snow that flows over the ground. Within Fort Pitt Park, storm water runs over parking lots and sidewalks before flowing into pipes underground and eventually entering the Allegheny River. Rainfall cannot soak into the ground through impervious surfaces (roads, parking lots, and roofs) and thus does not replenish groundwater supplies. Impervious surfaces also increase the amount and speed of water entering rivers downstream.

Stormwater management is the effort to reduce runoff of rainwater or melted snow within streets, lawns and pavements. Green Infrastructure refers to naturalistic storm water management techniques that accomplish one of three things:

1. Use soil and vegetation in a constructed technique, such as rain gardens or green roofs, to mimic natural hydrologic processes like percolation and plant transpiration.
2. Preserve natural features, such as floodplains with a natural vegetation buffer along streams that can slow, filter, and store polluted runoff.
3. Minimize or disconnect impervious surfaces (such as pavement), using methods such as planters and permeable paving.

Though these approaches are constructed and not truly “natural”, they still protect the natural water cycle by slowing or infiltrating precipitation rather than sending it directly into storm sewers or nearby streams. What follows is a conceptual strategy and variety of green infrastructure techniques to manage storm runoff within Fort Pitt Park.



Existing drainage infrastructure within the park is under-performing. Modern green infrastructure techniques will manage storm runoff better and will look more appropriate in a park setting



Example of rain garden - Bakery Square



Example of permeable pavers - Riverview Park

Drainage Areas Plan

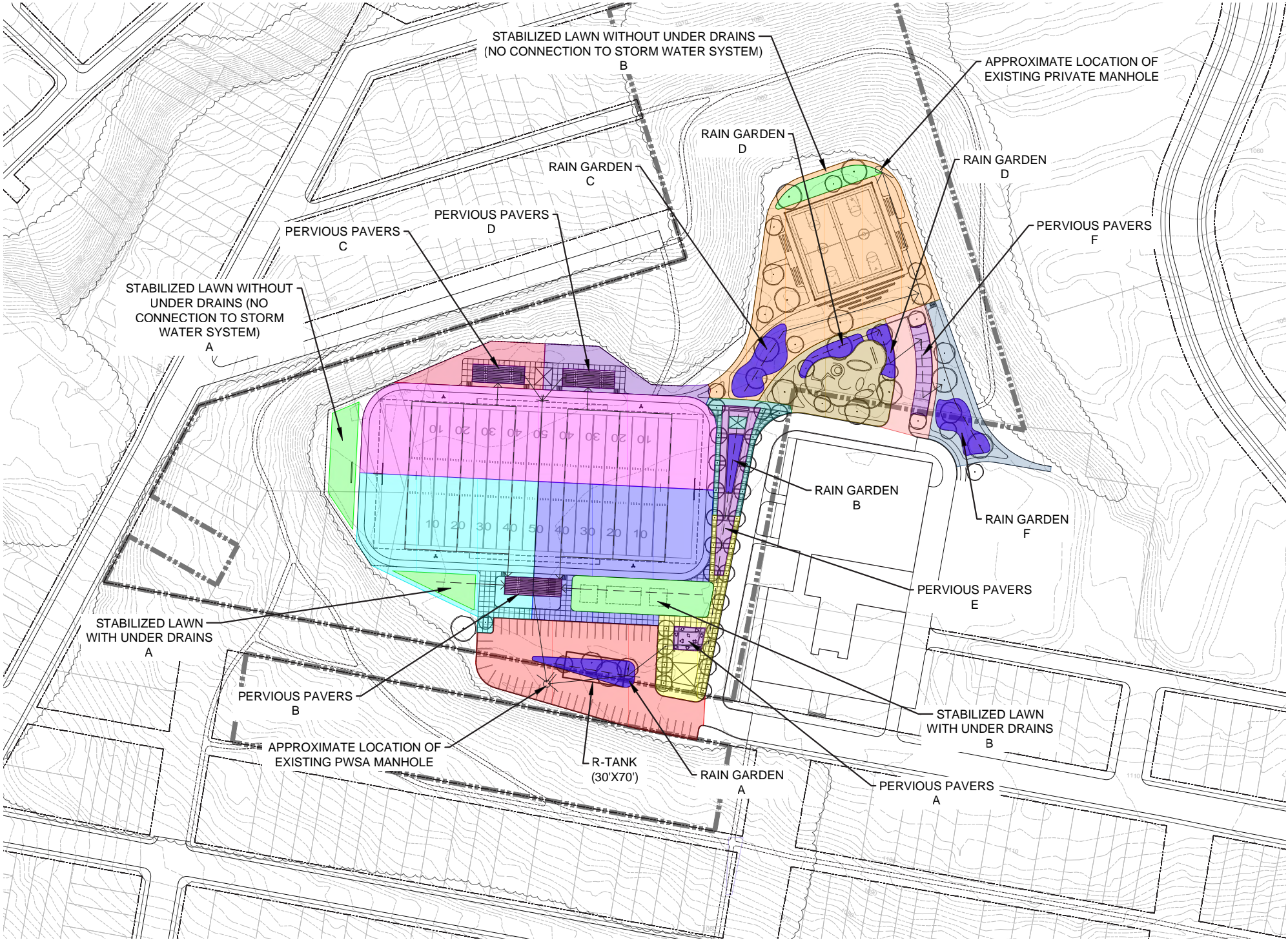
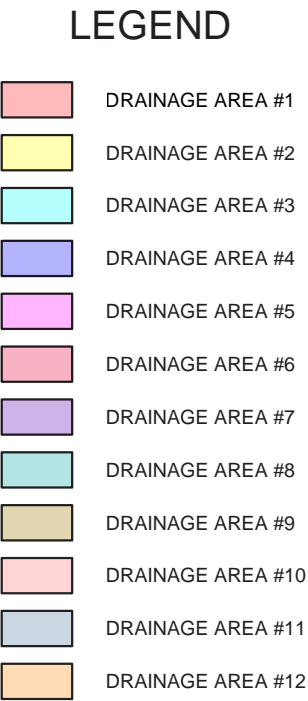
Based upon the topography, the proposed park layout is divided into twelve (12) separate drainage areas, each collecting and managing runoff in that area. Green Infrastructure management techniques have been selected based upon the quantity of runoff, the available space, and the visual effect on the park.

Each drainage area has an overflow (in case of extreme rainfall events) or pipe that connects to the existing storm sewer system. Having small drainage areas allows water to infiltrate in a variety of locations, decreases the size/cost of each technique, and allows for different approaches to be installed over time.

The green infrastructure facilities will be required to manage 1.5 inches of stormwater runoff from impervious surfaces that drain to them. It is anticipated that overflow stormwater runoff from Drainage Areas 1 through 9 will be directed to the existing PWSA combined sewer system to the south of the project area. Similarly, overflows from Drainage Areas 10 through 12 will be conveyed to an existing private storm sewer system manhole that lies to the northeast of the basketball court.

Rain gardens, pervious pavers, and stabilized lawn with underdrains have been selected for stormwater management at Fort Pitt Park. Rain gardens will be comprised of soil that is engineered to infiltrate stormwater, plantings including herbaceous and shrub species, river rock, and an underdrain (gravel and perforated pipe). The rain gardens will be located near the playground, the pavilion plaza, and the parking lots where they will add to the aesthetics of where people will be congregating, walking, or spending time. Additional stormwater volume storage will be most likely be needed and could be provided with the inclusion of an underground detention system beneath the main parking lot to the south of the football field.

Pervious paver areas are proposed underneath the visiting and home team bleachers, in the plaza around the pavilion and parking lot stalls. The pervious paver systems are comprised of decorative pavers that have integral spacers to preserve gaps between the pavers



that allow stormwater runoff to infiltrate into the subsurface. The volume of stormwater storage under the pavers can be tailored to the amount of stormwater volume that needs to be managed by adjusting the depth of the stone under the pavers. The layer of stone provides storage volume between the stones and also provide structural support. The pavers will provide a flat surface over which the bleachers can be easily wheeled to and from the location when necessary. Pervious pavers will be placed in the parking stalls in the east parking lot. The stormwater runoff from the cartway will be graded to flow towards the parking stalls where the stormwater will infiltrate and the overflow will be directed towards the adjacent raingarden. The pervious pavers will provide an aesthetically pleasing walking surface in the pavilion plaza. Individual pervious pavers along the plaza could be customized with contributors' names and incorporated into the "Walk of Fame".

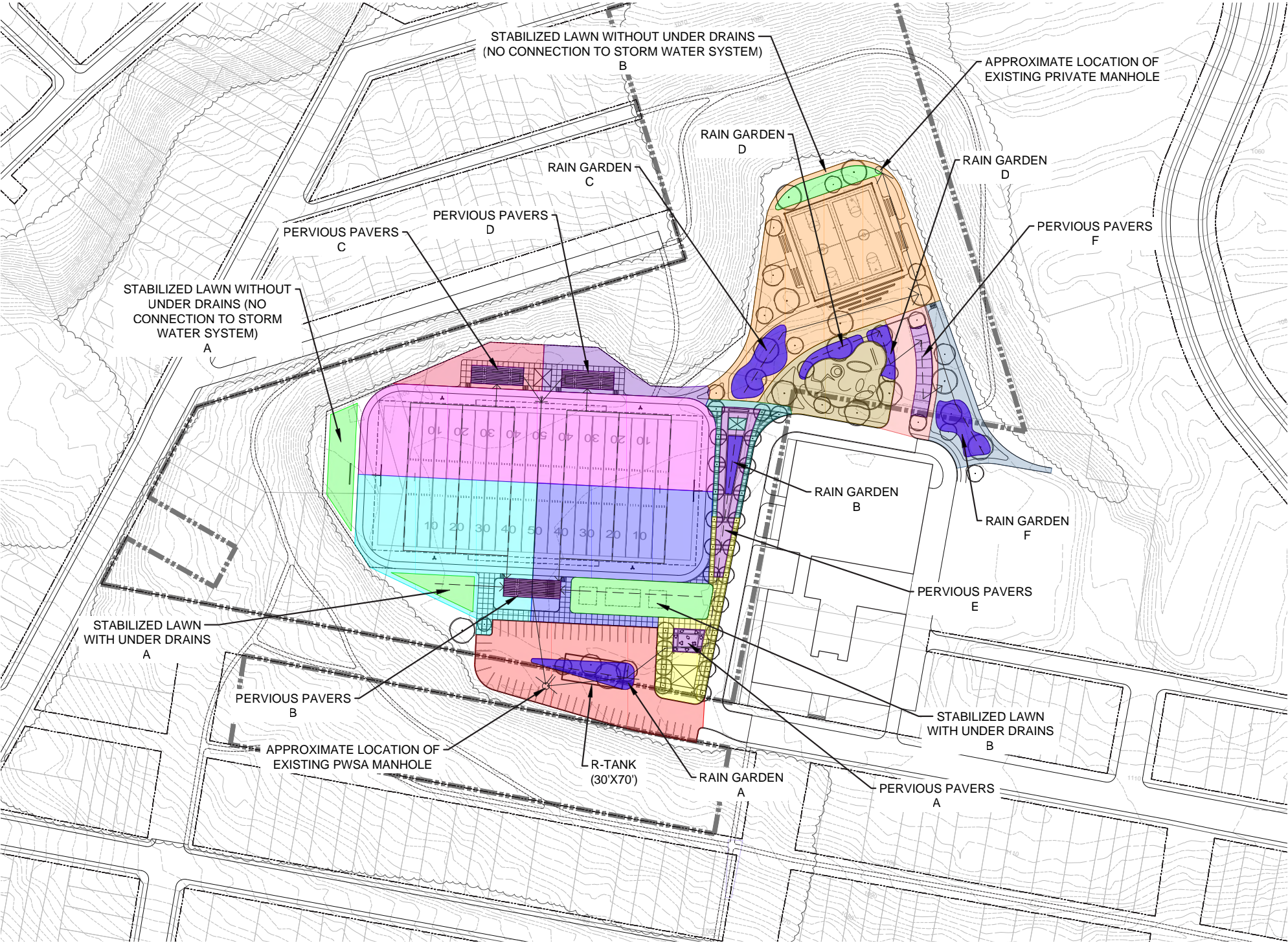


Example of subsurface storage tanks



Existing drainage infrastructure is inadequate. Surface inlet can be converted to be the overflow within a new vegetated rain garden

Green Infrastructure Plan



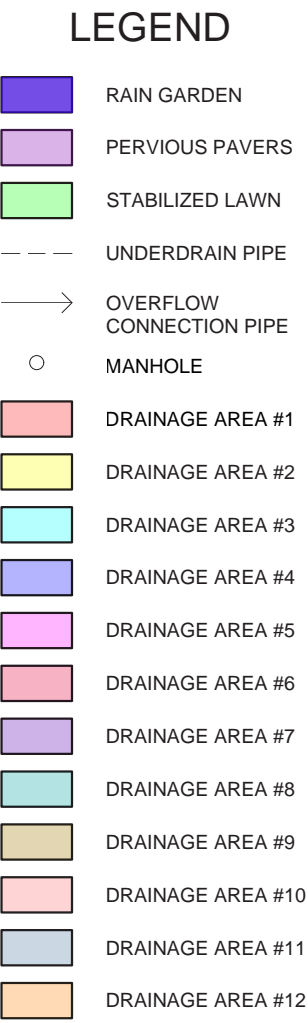
Stabilized lawn with underdrains will be utilized on either side of the visitor and home team bleachers. These grassy areas will most likely be high traffic areas where friends and family will be playing, walking, standing, or setting up lawn chairs during games. Geogrids will prevent these high traffic areas from becoming muddy and will provide stabilization to help maintain the integrity of the lawn. Large grassy areas to the north of the basketball court and to the west of the football field will be stabilized with geogrid but will not include underdrains to minimize infiltration near the top of the adjacent steep slopes.

The football field will be underlain with a French drain system (gravel and perforated pipe) to allow stormwater runoff to quickly infiltrate. Stormwater collected in the drain system

will be directed through the site to the existing PWSA system.

As previously noted and shown on the Drainage Area plan drawing, the proposed plan can be designed to spilt into twelve drainage areas. The drainage areas are comprised of both pervious and impervious surfaces in the proposed plan.

The City of Pittsburgh requires the first 1.5 inches of rainfall falling on impervious surfaces be managed with green infrastructure facilities. The volume of runoff that must be managed on site was estimated by multiplying the proposed impervious area by 1.5 inches of rainfall. Then the proposed green infrastructure facilities were sized to be able to manage the runoff volumes within each of the drainage areas.



Drainage Area Characteristics

A summary of the drainage area characteristics, volume, and the green infrastructure facility sizes is provided in the table below.

| Drainage Area (DA) ID | Approximate DA Area (sf) | Approximate Impervious Area in DA (sf) | Approximate Runoff Volume from Impervious Area (cf) [Volume Required to be Managed On Site] | GI Facilities in DA | Approximate Area of GI Facility (sf) |
|-----------------------|--------------------------|--|---|--|--------------------------------------|
| 1 | 22,580 | 20,900 | 2,610 | Rain Garden A with Underground Detention | 1,670 |
| 2 | 9,120 | 6,220 | 780 | Pervious Pavers D | 5,130 |
| 3 | 29,360 | 2,440 | 300 | Pervious Pavers A | 1,450 |
| | | | | Stabilized Lawn with Underdrains A | 1,925 |
| 4 | 32,100 | 2,000 | 250 | Pervious Pavers B | 1,450 |
| | | | | Stabilized Lawn with Underdrains B | 4,950 |
| 5 | 5,450 | 900 | 115 | Stabilized Lawn with Underdrains C | 1,890 |
| 6 | 43,400 | 1,160 | 145 | Pervious Pavers C | 2,550 |
| 7 | 4,500 | 1,090 | 135 | Stabilized Lawn with Underdrains D | 950 |
| 8 | 5,900 | 2,640 | 330 | Pervious Pavers D | 5,130 |
| | | | | Rain Garden B | 465 |
| 9 | 12,640 | 2,530 | 315 | Rain Garden D | 1,410 |
| | | | | Rain Garden E | 890 |
| 10 | 6,980 | 5,320 | 670 | Pervious Pavers E | 1,670 |
| 11 | 7,870 | 2,255 | 280 | Rain Garden F | 1,650 |
| 12 | 3,950 | 17,750 | 2,220 | Rain Garden C | 5,140 |

* Pervious Pavers D spans Drainage Areas 2 and 8.

Property Acquisition & Park Expansion

While Fort Pitt Park is maintained by the City and experienced as a contiguous park, the playground and basketball courts actually are on a separate parcel owned by the Housing Authority of the City of Pittsburgh and not zoned as park. Only the football field (50-F-260) is zoned park.

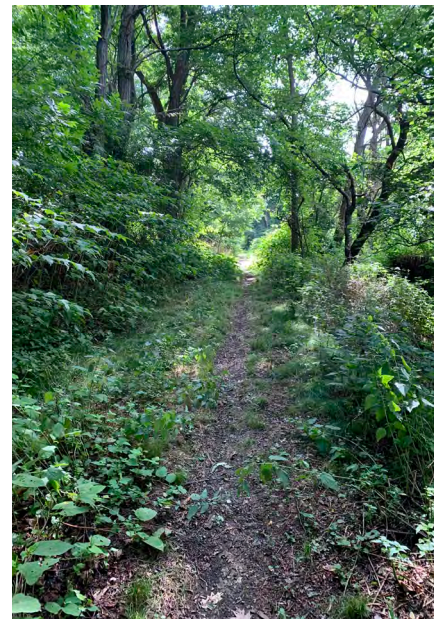
In addition, there are approximately 32 vacant parcels surrounding the park primarily owned by either the City or the Urban Redevelopment Authority of Pittsburgh, which have been largely maintained by community stewardship. A large portion of these publicly-owned vacant parcels are wooded hillsides at the western end of Hillcrest Street. The Garfield Green Zone identifies these green spaces as prime candidates for passive trails and in fact, informal trails already exist. Many residents who participated in the community engagement activities remarked how the surrounding trees contribute positively to the secluded quality and remote quality that is unique to Fort Pitt Park.

To ensure the park features are preserved in perpetuity and to maintain the forested character of the park, this Master Plan recommends the following:

- HACP parcel (50-C-350) should be acquired
- Twenty-one URA and City-owned properties immediately adjacent to the park should be acquired
- The existing park parcel (50-F-260) and these new parcels should be consolidated into a single parcel and the zoning designation changed to 'park'.
- Vacant properties that are removed from the park should not be added, but remain available for redevelopment or other community-supported activities
- Existing unimproved rights-of-way (Hillcrest Street, North Winebiddle Street and North Millvale Avenue) should remain as rights-of-way for public staircases and utilities.

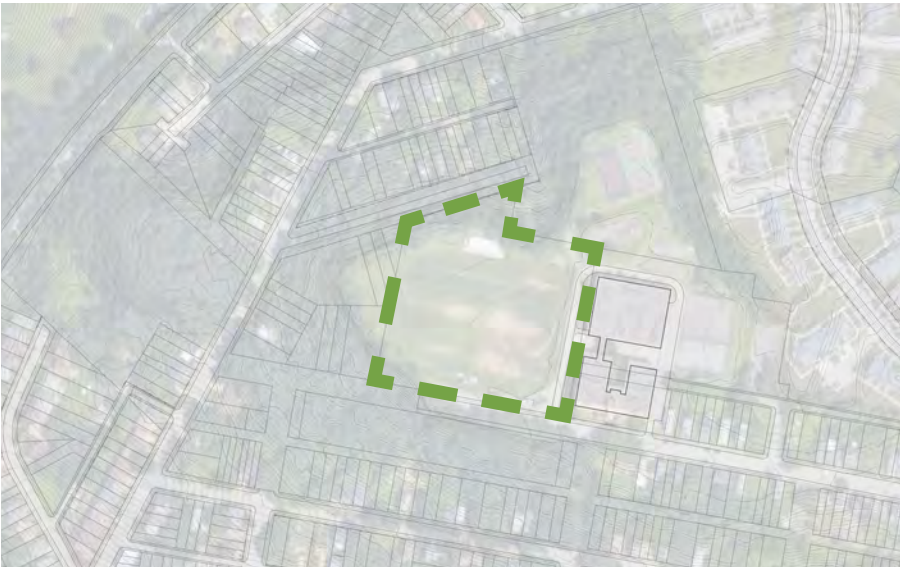


The view from the southwestern end of the football field - downtown skyline visible in the distance

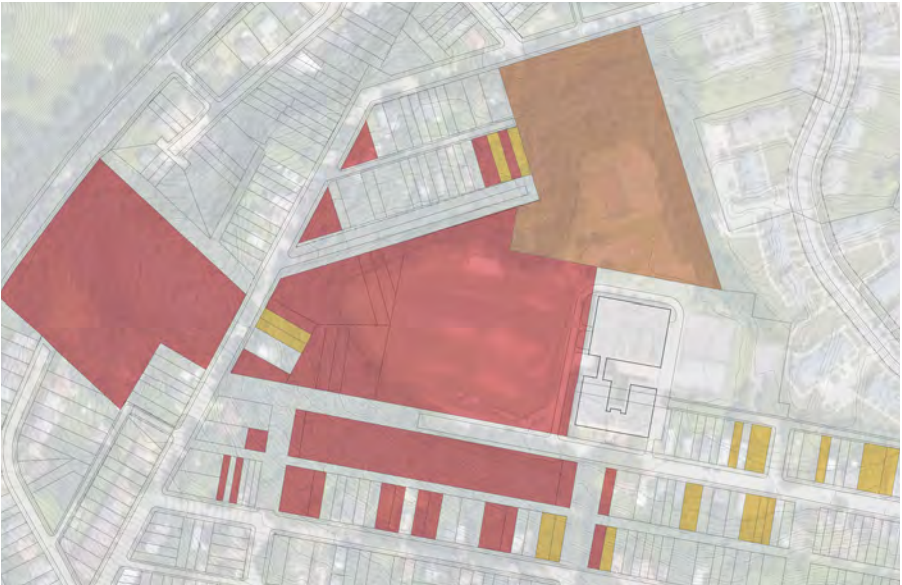


Steep slopes surrounding Fort Pitt Park contain trails and woodlands that give the park its unique character. Therefore the properties around the park should be consolidated with the current park parcel to make a larger park

PROPERTY TODAY:



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.

WHAT THE PARK COULD LOOK LIKE IN THE FUTURE:



| No. | Parcel ID | Ownership Status |
|-----|-----------|--------------------|
| 1 | 50-C-350 | Housing Authority |
| 2 | 50-B-1 | City of Pittsburgh |
| 3 | 50-F-289 | City of Pittsburgh |
| 4 | 50-F-288 | City of Pittsburgh |
| 5 | 50-F-278 | City of Pittsburgh |
| 6 | 50-F-277 | City of Pittsburgh |
| 7 | 50-F-276 | Allegheny |
| 8 | 50-F-275 | Allegheny |
| 9 | 50-F-270 | Tax Delinquent |
| 10 | 50-F-269 | Tax Delinquent |
| 11 | 50-F-266 | City of Pittsburgh |
| 12 | 50-F-265 | City of Pittsburgh |
| 13 | 50-F-264 | City of Pittsburgh |
| 14 | 50-F-190 | City of Pittsburgh |
| 15 | 50-F-191 | City of Pittsburgh |
| 16 | 50-F-213 | City of Pittsburgh |
| 17 | 50-F-216 | City of Pittsburgh |
| 18 | 50-F-145 | City of Pittsburgh |
| 19 | 50-F-147 | Allegheny |
| 20 | 50-F-171 | City of Pittsburgh |
| 21 | 50-F-174 | City of Pittsburgh |

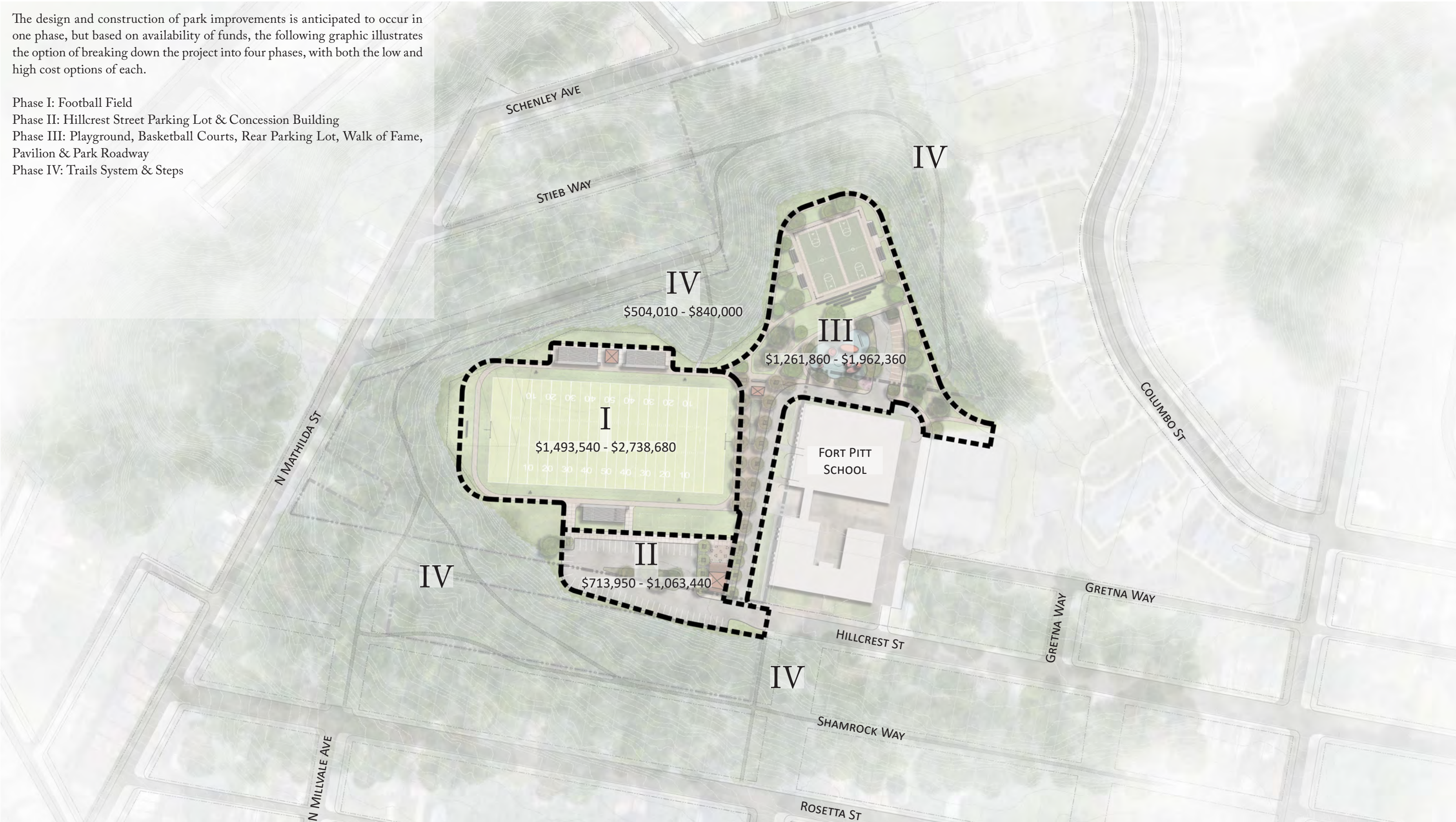
Preliminary Cost Estimate

| | Q uantity | Units | Low UnitCost | Low Cost | H igh UnitCost | H igh Cost |
|--|-----------|-------|---------------|-----------------|---|---------------|
| SITE PREPARATION | | | | | | |
| Demolition & Removals | 265,000 | SF | \$ 0.50 | \$ 132,500.00 | \$ 0.50 | \$ 132,500.00 |
| Erosion & SedimentControl/Maintenance | 7 | AC | \$ 3,500.00 | \$ 22,750.00 | \$ 5,000.00 | \$ 32,500.00 |
| Strip and StockpileTopsoil | 4,500 | CY | \$ 2.50 | \$ 11,250.00 | \$ 2.50 | \$ 11,250.00 |
| Earthwork | 29,000 | CY | \$ 7.50 | \$ 217,500.00 | \$ 10.00 | \$ 290,000.00 |
| Haul-offExcessSoil | 5,000 | CY | \$ 30.00 | \$ 150,000.00 | \$ 50.00 | \$ 250,000.00 |
| UpgradeElectricalService | 1 | LS | \$ 75,000.00 | \$ 75,000.00 | \$ 150,000.00 | \$ 150,000.00 |
| Storm SewerService: | | | | | | \$ - |
| Field Underdrains | 2,520 | LF | \$ 20.00 | \$ 50,400.00 | \$ 20.00 | \$ 50,400.00 |
| Field and Parking LotCollectorPipes | 750 | LF | \$ 75.00 | \$ 56,250.00 | \$ 120.00 | \$ 90,000.00 |
| Field and Parking LotDrainage Structures | 15 | EA | \$ 3,500.00 | \$ 52,500.00 | \$ 5,000.00 | \$ 75,000.00 |
| Playground Underdrains | 150 | LF | \$ 20.00 | \$ 3,000.00 | \$ 20.00 | \$ 3,000.00 |
| Playground and Parking LotCollectorPipes | 450 | LF | \$ 75.00 | \$ 33,750.00 | \$ 120.00 | \$ 54,000.00 |
| Playground and Parking LotDrainage Structures | 5 | EA | \$ 3,500.00 | \$ 17,500.00 | \$ 5,000.00 | \$ 25,000.00 |
| | SUBTOTAL | | | \$ 822,400.00 | SUBTOTAL \$ 1,163,650.00 | |
| SITE IMPROVEMENTS | | | | | | |
| BituminousPaving (roadway and parking) | 4,320 | SY | \$ 45.00 | \$ 194,400.00 | \$ 45.00 | \$ 194,400.00 |
| Sidewalks (low=bituminous,high=concrete) | 51,700 | SF | \$ 5.00 | \$ 258,500.00 | \$ 12.50 | \$ 646,250.00 |
| Concrete PadsUnderBleachers | 5,800 | | \$ 12.50 | \$ 72,500.00 | \$ 12.50 | \$ 72,500.00 |
| Concrete Curbs | 2,500 | LF | \$ 40.00 | \$ 100,000.00 | \$ 40.00 | \$ 100,000.00 |
| BasketballCourt: | | | | | | \$ - |
| BituminousPaving (1 court = 70 x 140) | 1,000 | SY | \$ 45.00 | \$ 45,000.00 | \$ 45.00 | \$ 45,000.00 |
| BituminousSurface Coating | 9,800 | SF | \$ 2.50 | \$ 24,500.00 | \$ 5.00 | \$ 49,000.00 |
| 12'Fence (on 3 sides) | 500 | LF | \$ 45.00 | \$ 22,500.00 | \$ 45.00 | \$ 22,500.00 |
| Playground Surface (rubberized surface with gravelbase) | 6,000 | SF | \$ 15.00 | \$ 90,000.00 | \$ 18.00 | \$ 108,000.00 |
| New FootballField Fence (shifted from current location) | 1,500 | LF | \$ 75.00 | \$ 112,500.00 | \$ 75.00 | \$ 112,500.00 |
| Neighborhood Step Repair: | | | | | | \$ - |
| Bridgeport Street Reconstruction | 1 | EA | \$ 150,000.00 | \$ 150,000.00 | \$ 250,000.00 | \$ 250,000.00 |
| Hillcrest Street/Rosetta Street Step Repair | 1 | EA | \$ 75,000.00 | \$ 75,000.00 | \$ 100,000.00 | \$ 100,000.00 |
| Milvale Avenue New Steps | 1 | EA | \$ 150,000.00 | \$ 150,000.00 | \$ 250,000.00 | \$ 250,000.00 |
| Woodland TrailRepair (minor grading, clear down trees, soil surface) | 2,000 | LF | \$ 10.00 | \$ 20,000.00 | \$ 20.00 | \$ 40,000.00 |
| | SUBTOTAL | | | \$ 1,314,900.00 | SUBTOTAL \$ 1,990,150.00 | |
| SITE PLANTING | | | | | | |
| FootballField: | | | | | | |
| TurfSurface (low=natural sod, high=synthetic turf) | 73,500 | SF | \$ 1.50 | \$ 110,250.00 | \$ 12.00 | \$ 882,000.00 |
| Subbase (low=8" topsoil, high=12" gravel) | 1,800 | CY | \$ 40.00 | \$ 72,000.00 | \$ 25.00 | \$ 45,000.00 |
| Temporary Irrigation | 73,500 | SF | \$ 0.50 | \$ 36,750.00 | | |
| Lawn Seeding /Lawn Repair | 135,000 | SF | \$ 0.25 | \$ 33,750.00 | \$ 0.25 | \$ 33,750.00 |
| Respread Existing Topsoil from Stockpile (min 6" Depth) | 4,500 | CY | \$ 15.00 | \$ 67,500.00 | \$ 25.00 | \$ 112,500.00 |
| Selective Clearing /Woodland Management | 2 | AC | \$ 10,000.00 | \$ 20,000.00 | \$ 25,000.00 | \$ 50,000.00 |
| New Shade Trees | 70 | EA | \$ 500.00 | \$ 35,000.00 | \$ 850.00 | \$ 59,500.00 |
| | SUBTOTAL | | | \$ 375,250.00 | SUBTOTAL \$ 1,182,750.00 | |
| SITE FURNISHINGS | | | | | | |
| Post Lights | 12 | EA | \$ 4,000.00 | \$ 48,000.00 | \$ 6,000.00 | \$ 72,000.00 |
| Parking Lot Lights | 8 | EA | \$ 4,000.00 | \$ 32,000.00 | \$ 6,000.00 | \$ 48,000.00 |
| FootballField Lights | 6 | EA | \$ 40,000.00 | \$ 240,000.00 | \$ 50,000.00 | \$ 300,000.00 |
| BasketballCourt Lights (replace lamp only) | 4 | EA | \$ - | \$ - | \$ 500.00 | \$ 2,000.00 |
| Benches | 20 | EA | \$ 1,500.00 | \$ 30,000.00 | \$ 2,000.00 | \$ 40,000.00 |
| Bike Racks | 10 | EA | \$ 600.00 | \$ 6,000.00 | \$ 600.00 | \$ 6,000.00 |
| Trash Receptacles | 10 | EA | \$ 1,000.00 | \$ 10,000.00 | \$ 1,500.00 | \$ 15,000.00 |
| Recreation Equipment (basketball hoops, goalposts..) | 1 | LS | \$ 20,000.00 | \$ 20,000.00 | \$ 20,000.00 | \$ 20,000.00 |
| New Scoreboard | 1 | LS | \$ 10,000.00 | \$ 10,000.00 | \$ 20,000.00 | \$ 20,000.00 |
| Signage | 1 | LS | \$ 25,000.00 | \$ 25,000.00 | \$ 50,000.00 | \$ 50,000.00 |
| Playground Equipment (includes 20% for labor) | 1 | LS | \$ 120,000.00 | \$ 120,000.00 | \$ 200,000.00 | \$ 200,000.00 |
| | SUBTOTAL | | | \$ 541,000.00 | SUBTOTAL \$ 773,000.00 | |
| ARCHITECTURAL ELEMENTS | | | | | | |
| New Concession & Restroom Building (1200 GSF) | 1,200 | GSF | \$ 85.00 | \$ 102,000.00 | \$ 125.00 | \$ 150,000.00 |
| Picnic Pavilion (pre-fab) | 1 | LS | \$ 30,000.00 | \$ 30,000.00 | \$ 60,000.00 | \$ 60,000.00 |
| Press Box (pre-fab with storage on first floor) | 1 | LS | \$ 50,000.00 | \$ 50,000.00 | \$ 75,000.00 | \$ 75,000.00 |
| Relocate Home Bleachers (new concrete in line 24) | 1 | LS | \$ 25,000.00 | \$ 25,000.00 | \$ 25,000.00 | \$ 25,000.00 |
| New Visitor Bleachers | 2 | LS | \$ 15,000.00 | \$ 30,000.00 | \$ 25,000.00 | \$ 50,000.00 |
| | SUBTOTAL | | | \$ 237,000.00 | SUBTOTAL \$ 360,000.00 | |
| SUBTOTAL | | | | \$ 3,290,550.00 | SUBTOTAL \$ 5,469,550.00 | |
| Contingency - 5.0% | | | | \$ 164,527.50 | Contingency - 5.0% \$ 273,477.50 | |
| General Conditions - 6.0% | | | | \$ 207,304.65 | General Conditions - 6.0% \$ 344,581.65 | |
| Insurance & Bonds - 1.0% | | | | \$ 34,550.78 | Insurance & Bonds - 1.0% \$ 57,430.28 | |
| Overhead - 2.0% | | | | \$ 69,101.55 | Overhead - 2.0% \$ 114,860.55 | |
| Profit - 6.0% | | | | \$ 207,304.65 | Profit - 6.0% \$ 344,581.65 | |
| TOTAL | | | | \$ 3,973,339.13 | TOTAL \$ 6,604,481.63 | |

Capital Projects Phasing Plan

The design and construction of park improvements is anticipated to occur in one phase, but based on availability of funds, the following graphic illustrates the option of breaking down the project into four phases, with both the low and high cost options of each.

- Phase I: Football Field
- Phase II: Hillcrest Street Parking Lot & Concession Building
- Phase III: Playground, Basketball Courts, Rear Parking Lot, Walk of Fame, Pavilion & Park Roadway
- Phase IV: Trails System & Steps



Immediate Improvements

This Master Plan is a road map for improvements to Fort Pitt Field & Park that may take years to implement. However there are a few items that could be undertaken immediately to improve the quality and use of the park, and will not affect development of the master plan:

- **ABANDONED SCHOOL BUS:**
The abandoned school bus in the Hillcrest Street parking lot should be removed. Not only is it being vandalized but it send the wrong message to park visitors that this park is not being cared for.
- **DUMPING:**
Illegal dumping has been going on for years at the western end of the Hillcrest Street parking lot. The abandoned bus allows dumpers to stay hidden. After the bus is removed a new fence can be installed to prohibit further dumping.
- **EXISTING TRAIL REHABILITATION:**
The trails around the park can be leveled/widened, and debris/weeds/downed limbs cleared to improve access (include a picture of a trail).
- **CITY STEP REHABILITATION:**
The existing steps at Breesport Street and Rosetta Street can be repaired, concrete and handrails replaced, and weeds/invasive species removed from along either side.



Abandoned school bus to be removed



Breesport Street and Rosetta Street in need of repair

The Future of Fort Pitt School

This Master Plan does not make recommendations or changes to the property of Fort Pitt School, which is owned by Pittsburgh Public Schools (PPS). While this report was being written, Fort Pitt School remained closed to students but was being utilized by PPS for storage. There has been no indication from PPS regarding their intention for the school, but many local residents who attended the community engagement events expressed interest in the long-term use of the school. It is the hope of this Master Plan that PPS will, when the time comes, engage the local community so they are informed of the fate of Fort Pitt School.



Fort Pitt School

Next Steps: Preparing for Construction

While the recommendations in this report may take years to fundraise for and implement, there are a number of tasks the City of Pittsburgh could undertake now to inform future construction plans:

- Obtain a topographic and boundary survey of the entire park and parcels identified for acquisition (required to create accurate construction plans).
- Formally acquire HACP parcel (#50-C-350) and add it to the current field parcel (50-F-260).
- Undertake a geotechnical investigation of the park (to inform future foundation, field drainage and green infrastructure designs).
- Contract for sewer cleaning/video inspection services of the drainage facilities in and around the park (to inform future drainage and green infrastructure designs)
- Discuss and create a cooperation agreement between the Garfield Gators and the City of Pittsburgh regarding the Gator's participation in fundraising, maintenance and long-term stewardship of the football field.
- There has been a great deal of discussion about the field surface. The Garfield Gators would prefer the field surface to be synthetic turf as turf can hold-up to high traffic and can be used more frequently during the season. However, the Department of Public Works does not endorse synthetic turf due to the unique maintenance and long-term replacement cost. The Gators have expressed interest in contributing to the costs associated with installing/maintaining synthetic turf. This conversation should continue to inform future fundraising and construction plans.

Acknowledgement of Participants

ADVISORY COMMITTEE:

Councilman Reverend Ricky Burgess
Marita Bradley – Chief of Staff for Councilman Burgess
Gina Thorpe – KBK Enterprises
Irene Sparks
Josiah Gilliam – Office of the Mayor, My Brother’s Keeper Coordinator
Andrea Ketzel – Department of Public Works
Tom Paulin – Department of Public Works
Nina Gibbs – Bloomfield Garfield Corporation
Bob Jones – Garfield Gators
Sunshine Pryor – Housing Authority
Porchea Andrews – Bloomfield Garfield Corporation
Steve Connell – Pittsburgh Public Schools

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Ivette Mongalo-Winston – Mon Win Consulting
Ellen Bjerklie Hanna – Collective Efforts
Michael Henderson – Collective Efforts
Morgan Kronk - RRSCI



FORT PITT
FIELD & PARK

APPENDIX

Master Plan Alternatives

Four different alternative designs were created and reviewed/debated at the public input sessions. Each of the alternatives illustrate changes to the current location of existing facilities, ranging from minor to dramatic changes, so residents could see a range of what is possible within the park.

OPTION ONE

- Shift football field slightly north and west, but still in the same orientation, to create space to expand Hillcrest Street parking lot (increase from 30 to 43 spaces)
- Install walking path and improved lighting around football field
- Provide new visitor bleachers, press box, and storage shed
- Relocate and reuse existing home bleachers
- Construct larger concession/restroom building – create plaza with tables and BBQ grill
- Replace playground with larger, age-appropriate play structures
- Create small parking lot (10 spaces) for basketball courts and playground
- Upgrade second basketball court and create amphitheater seating on hillside
- Provide new picnic pavilion between playground and football field
- New tree-lined sidewalk leads from Hillcrest Street entrance towards pavilion and playground



OPTION TWO

- Rotate field to create space for larger parking lot (increase from 30 to 53 spaces) including a central island for better circulation and storm water management
- Install walking path and improved lighting around football field
- Provide new visitor bleachers, press box, and storage shed
- Relocate and reuse existing home bleachers
- Construct larger concession/restroom building – create plaza with tables and BBQ grill
- Replace playground with larger, age-appropriate play structures
- Create small parking lot (10 spaces) for basketball courts and playground
- Upgrade second basketball court and create amphitheater seating on hillside
- Provide new picnic pavilion between playground and football field
- New tree-lined sidewalk leads from Hillcrest Street entrance towards pavilion and playground



OPTION THREE

- Rotate field to create community gathering space adjacent to field
- Move parking lot to rear of property where it is least visible, (increase from 30 to 56 spaces) including a central island for better circulation and storm water management
- Install improved lighting around football field
- Provide new visitor bleachers, press box, and storage shed
- Relocate and reuse existing home bleachers
- Construct larger concession/restroom building – create plaza with tables and BBQ grill
- Replace playground with larger, age-appropriate play structures and move to highly visible location at the end of Hillcrest Street
- Relocate (1) full-size basketball court and create (1) half-size basketball court
- Create a pedestrian-friendly park entrance at Hillcrest Street



OPTION FOUR

- Rotate field and cluster park amenities adjacent to field. Construct retaining wall to support field at southwest corner.
- Move parking lot to rear of property where it is least visible, (increase from 30 to 102 spaces) including a central island for better circulation and storm water management
- Install improved lighting around football field
- Provide new visitor bleachers, press box, and storage shed
- Relocate and reuse existing home bleachers
- Construct larger concession/restroom building – create plaza with tables and BBQ grill
- Replace playground with larger, age-appropriate play structures and move to highly visible location near football field
- Relocate (1) full-size basketball court to highly visible location at the end of Hillcrest Street
- Create a pedestrian-friendly park entrance at Hillcrest Street

