



FOWLER PARK PLAN

2023

ACKNOWLEDGMENTS



THE CITY OF
PITTSBURGH

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01

INTRODUCTION

CONTEXT | HISTORY | PREVIOUS STUDIES | OUTREACH

CONTEXT

The park is located off North Charles Street, near Perrysville Avenue, in the Perry South neighborhood of Pittsburgh's north side. Both North Charles Street and Perrysville Avenue are major thoroughfares for the neighborhood, providing connections to the adjacent neighborhoods, and the small commercial areas along Perrysville Avenue. The area around Fowler Park is predominately residential properties with a few community organizations scattered throughout, including the Pittsburgh Project.

HISTORY

PERRY SOUTH BRIEF HISTORY

The Perry South (Perry Hilltop) neighborhood was a part of the city of Allegheny, which was first established in 1788. The neighborhood was named after Commodore Oliver Hazard Perry, who was a prominent figure in the war of 1812, and traveled through the area during his military campaign.

The area was settled by German, Irish, Italian, and Polish immigrants that came to the city to work in the various industrial factories in the region. With the industrial workers settling the area trolleys and inclines connected the neighborhood to the city of Pittsburgh. The city of Allegheny was annexed to the city of Pittsburgh in 1907.

An event called the Great Migration, in the early 20th century, saw an influx of African American families to the area drawn by the growing industries around the Pittsburgh region. Josh Gibson, a well known catcher for the Homestead Greys baseball team lived in the Perry South neighborhood in the 1920s.

After World War II the population in the neighborhood began to decline with families moving out into suburban developments and away from the city. The population took a sharp decline in the 1970s and 80s with the decline of industry in Pittsburgh.

Recently, people returning to the city has created a new movement to revitalize neighborhoods like Perry South.

FOWLER PARK HISTORY

The city of Pittsburgh purchased the parcels for the park in 1927. Over the nearly one hundred years as a park the property features have grown and changed. From initially just a green space it became a space with a pool and athletic fields. Later, it evolved to include playgrounds, gardens, sport courts, various iterations of athletic fields and gathering spaces like the amphitheater and pavilions. The most recent work on the park involved the partial construction of the gym building in 2011. The lower portion of the park was leased to the Pittsburgh Project between 2006 and 2022. The City of Pittsburgh has since take over maintenance and operations of the entire park.



Perrysville Avenue 1910



Kenwood Steps 1933



North Charles and Ferris Street Intersection 1950



Fowler Pool 1962



1910 Property Map



1957 Aerial



1993 Aerial

1900

1906

Lower park parcel owned by Geo V. Kimberlin and used by Miller Brick Co.; Upper park parcel owned by Jane Pusey

1927

City of Pittsburgh purchased park parcels from Kimberlin and Church of Annunciation (Pusey); Originally called Pleasant Valley Playground

1939-1940

Pleasant Valley Recreation Center constructed with bathhouse and pool

1950s

Fowler Field in upper park parcel is constructed to include combined football and baseball field; First reference to the park as Harry Fowler Playground

1958

Park renovations by Simonds & Simonds, included addition of playgrounds, horseshoe pits, shuffleboards, bocci, ping pong, volleyball, and three basketball courts (two could be used for tennis)

1965

Second baseball field constructed in upper park parcel adjacent to Fowler Field

1983

Plans for park renovation including updates to the bathhouse, pool, playgrounds, and courts; Second baseball field converted to little league field and plaza constructed

1997

Playgrounds renovated

2000**2008-2009**

Fowler Field converted to football/soccer field, removing baseball field; Peace garden and amphitheater constructed

2016

Kaboom playground was installed to replace existing

2030**2021-2022**

Plan for the future of Fowler Park

1989

Bathhouse and pool renovated based on 1983 plans, new pool included small toddler pool area

2011

Fowler gym partially constructed by the Pittsburgh Project

2006

Plan for lower park completed, including plans for gym, courts, playground, and pool

PREVIOUS STUDIES

CITY-WIDE STUDIES

The City of Pittsburgh and various organizations have invested in planning studies that focus on topics such as resiliency, community planning, parks, urban forests, and sewer and water infrastructure. These plans repeat many of the same priorities and goals, as represented in the graphic to the right. Plans reviewed include: OnePGH Resilience Strategy, OneSpace PGH, Pittsburgh Parks Conservancy Annual Report, Charm Bracelet Project, Pittsburgh Urban Forest Master Plan, PWSA Green First Plan. A summary of specific references to Fowler Park are included below.

OneSpace PGH looked at parks throughout the city of Pittsburgh and evaluated them based on their community defined needs. Fowler Park was listed to have access issues, hindering the positive impact of the park space on the community around it. The plan also included prioritizing underserved communities, investing in sport fields, diversifying play, rebuilding recreation centers, renewing swimming pools, and building more spray parks.

The Children's Museum of Pittsburgh implemented a project called the Charm Bracelet Project. As a part of the project the Freedom Lantern, a sculpture created by Sandy Kessler Kaminski and Jill Joyce was installed at Fowler Park. The sculpture is made to look like an 1850s lantern (from the period of the underground railroad) and the ceiling of the lantern features constellations.

NEIGHBORHOOD STUDIES

Three different neighborhood studies were conducted; the Fineview and Perry Hilltop Community Plan, the Allegheny Dwellings Choice Neighborhood Plan, and the Five-year Affordable Housing plan. Much like the city centered studies the three neighborhood plans reiterated many of the same goals and priorities for the neighborhood.

The plans all mention Fowler Park specifically as a community asset, especially for housing development along Charles Street and Perrysville Avenue. The plans emphasize completion of the gym, providing lighting and safety measures, improve walkways and stairs, keeping youth involved, increasing public art in the park, and maintaining a community gardening space. The five-year plan also mentions the need to make the park a destination so that it continues to be a vital asset to the community.

City-Wide Themes



EQUABILITY

Equal access, investment, and quality



NATURE

Preserve tree canopy, protect sensitive ecology, and control invasive species



INNOVATION

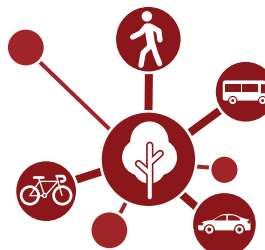
Green infrastructure, youth education, stewardship, planning and preserving for the future

Neighborhood Themes



SAFETY

Improvements in lighting, increased visibility



CONNECTIVITY

Improved pedestrian and vehicular infrastructure, including more crosswalks, and more traffic calming



GREENSPACES

Welcoming, accessible, well maintained, with a variety of play and activities; spaces that support community programming and events

OUTREACH

Community engagement is a vital part of park planning. Park plans need to reflect the needs and desires of the community, both current and future park users. To do so, the Project Team prepared an engagement plan that collected input at two levels: an Advisory Committee and the general public at-large.

ADVISORY COMMITTEE

The City convened an advisory committee to help oversee the planning process. The purpose of the AC was to review plan documents, serve as the sounding board for public input, and help to make decisions regarding future park improvements. The AC was comprised of representatives from the following organizations:

- City of Pittsburgh Department of City Planning (DCP), Department of Public Works (DPW), and Department of Mobility and Infrastructure (DOMI)
- Councilman Lavelle's Office
- Pittsburgh Water & Sewer Authority (PWSA)
- ALCOSAN
- Pittsburgh Parks Conservancy
- Northside Steelers
- Pittsburgh Project
- Legacy International Worship Center
- Perry Hilltop/Fineview Citizens Council
- Charles Street Area Council

The advisory committee met at key intervals during the process. A brief overview of each is included below, a full copy of the meeting summaries can be found in the Appendices.

Advisory Committee Meeting #1

The kickoff meeting was held on September 30, 2021, at 9am, via Teams. The meeting served to introduce the project team to the advisory committee and covered the following objectives:

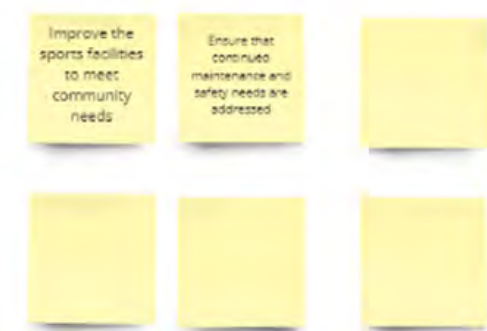
1. Reviewed project scope and schedule and discussed what is expected from the advisory committee members.
2. Reviewed and discussed project goals and what the advisory committee would like to see either for the park itself and/or results from the planning process. The project goals agreed upon are:
 - Build Community Consensus & Support
 - Improve Accessibility, Circulation
 - Integrate Green Stormwater Infrastructure
 - Improve the sports facilities to meet community needs
 - Ensure that continued maintenance and safety needs are addressed
 - Presented an overview of the initial park inventory and analysis, including existing facilities, slopes analysis, and hydrology/sub-watersheds.

Project Goals

Initial Plan Goals



What are we missing?



What Are Your Goals?





Advisory Committee input on existing conditions



Advisory Committee identified stakeholders



Advisory Committee site tour

3. Reviewed the planned community engagement efforts, including the list of stakeholder organizations to be interviewed, a site tour of the park with the advisory committee, and the first round of public input. The advisory committee discussed upcoming community meetings and events that the project team could participate in to gather input into the plan.

- **October 9:** Youth football games – this is the last home game and homecoming. If they make the playoffs, they will continue to practice after.
- **October 13:** Choice Neighborhoods Planning Meeting - public meeting @ 6pm at Fowler Park
- **October 26:** Perry Hilltop Meeting – public meeting focused on transportation @ 6pm at Pittsburgh Project. The meeting's focus is on transportation, can include time on the agenda for park dialogue (could use as a focus group)
- Soccer is still happening, contact them for schedule.
- Other opportunities include soccer, after school programs and the older football teams.

Advisory Committee Site Tour

The advisory committee was invited to participate in a site tour of Fowler Park with the project team on October 28, 2022, at 10am. Approximately 10 members attended and walked the park, discussing the history, current maintenance issues, and potential opportunities for new facilities.

Advisory Committee Meeting #2

The second AC meeting was held on Teams on December 16, 2021, at 9am. The project team reviewed the following:

1. Presented and discussed the results from the first round of public engagement. In addition to collecting comments online from Engage PGH, the project team attended the following events:
 - Youth Football Homecoming Games 10/9/21 (Fowler Park)
 - CHOICE Neighborhood Planning Meeting 10/13/21 (Fowler Park)
 - Youth Soccer Program 10/19/21 (Fowler Park)
 - Perry Hilltop Citizens Council Meeting 10/26/21 (Pittsburgh Project)
2. Next round of public engagement, which will consist of presenting the draft concept plans to the public for review and input. The advisory committee offered the following suggestions:
 - Perry Hilltop meeting – 4th Tuesday/month
 - Charles Street Valley meeting – 2nd Tuesday/month
 - California Kirkbride – January community meeting
 - Pittsburgh Project – after school program opportunity to talk to kids/parents
 - Follow up with Pastor Bryan re: events/opportunities at Legacy
3. Presented the three draft conceptual plans depicting a variety of park improvements:
 - Most liked concept #3 the best, like a mix of programmed space and open space
 - Focus park entrances on pedestrians first
 - Opportunities to collect stormwater
 - Expand trails and pathways
 - Improve lighting and safety
 - Consider facility trade-offs – amphitheater, pool area expansion, pavilions, playgrounds, dog park, and sports fields (soccer, basketball, football, baseball)

Advisory Committee Meeting #3

The third advisory committee meeting was held on March 23, 2022, at 9am via Teams. The project team reviewed the following:

1. Results from the second round of public engagement. The project team attended meetings with Perry Hilltop & Fineview Citizens Council, Charles Street Area Council, Legacy International, Pittsburgh Project After School Program, and Urban Impact Summer Day Camp Registration. The community survey was advertised via yard signs, flyers, email, social media. A total of 69 responses were received.
2. Presented the draft park concept plan that was developed in response to the comments received from the last advisory committee meeting and the public, as well as the community survey results. The following questions/comments were raised:
 - Portable restrooms near the football field and playground/gym and indoor restrooms inside the building. Indoor restrooms are hard for DPW to maintain and keep safe.
 - The advisory committee agreed to reduce the lower parking lot and create more of a greenway through the park to the street.
 - DPW had to remove permeable parking out of Fort Pitt because they don't have the vacuum maintenance vehicles.
 - Amazing idea for basketball court/soccer up top. No baseball field but understand limited space and maintenance issues without a local sports organization to take on.
 - Like the water feature near the playground, keeps it open/free to the public
 - Would like to see security fencing around the football field to deter vandalism
 - Look into security cameras similar to ones recently installed in Schenley Park
 - What about solar lighting and charging stations? Could we offer Wi-Fi as part of a public art project? Would like electricity at the pavilions and Wi-Fi – also could amplify wireless coverage through small boxes.
 - Keep the pavilion outside of the pool area for rental
 - Keep the full basketball court, would be heavily used
 - Can we incorporate a climbing wall on the outside of the basketball gym building?
3. Discussed next steps as follows:
 - The concept plan will be revised based on comments received and go back out for public comment in May. A maintenance plan will be prepared as part of the final plan.
 - The goal is to present the final concept plan and gather community input as to what improvements are the highest priority to help us develop the

phasing and implementation plan. Ideas include:

- Flag football program to start in April
- Football will begin in June
- Post a large poster of the concept plan (weatherproof) in the park and collect comments via a mailbox

Advisory Committee Meeting #4

The fourth and final advisory committee meeting was held on October 6, 2022, at 9am via Teams. The project team reviewed the following:

1. The group discussed the future lease and care of the park. The Department of City Planning confirmed that the park will be both owned and managed by the City of Pittsburgh going forward, with no lease agreement on the lower park area.
2. Presented the final park master plan that was developed in response to the comments received from the last advisory committee meeting and the public, as well as the community survey results. The following questions/comments were raised:
 - If the parcels are acquired the Lantern and Quilt mural would become a part of the City's art collection. Currently they are not listed in the collection because they are both on property owned by the Pittsburgh Project.
 - The advisory committee discussed the need for the City to acquire parcels recommended by the master plan as a first step in implementation..
 - The committee discussed the name of the park, the fact that many don't use the name Fowler and that it doesn't seem to relate to the community (no one knows where the name came from). PMTR suggested that renaming the park could be something that the community could take on while the City works on funding and implementation of the new master plans.
 - DPW expressed concerns about having both the pool and the spray park. Many pools in the city parks have been converted to spray parks. Future of the pool really depends on funding, support, and community demand. Committee member emphasized that the pool was well used when in operation.
3. Presented the stormwater management plan for the new park master plan.
 - The plans also identify area that the stormwater measures could be expanded to capture more flow from the surrounding areas. This would have to be a discussion with the City on how far they would have to take the stormwater management measures.
4. Presented the proposed project phasing plan for committee input. The following questions/comments were raised:
 - DPW emphasized that the timing of the phasing is dependent on budgeting and funding availability.
 - The committee discussed the reasoning behind the suggested phasing orders and associated costs, but also discussed that some phases could be rearranged. Also the group noted just because they are individual phases doesn't mean that they only occur one at a time, if funding is available multiple phase can be completed at once.
5. Discussed next steps as follows:
 - The committee expressed the desire to move the gym building renovations up in phasing, and maybe bump the football field and bath house renovations back in phasing.
 - The phasing plan will be adjusted per the committee discussion on priority.
 - The master planning process will be wrapped up with a final report submitted to the City documenting the project decisions and final recommendations.
 - The group discussed how the process moves forward after master plan completion. City DPW and DCP will work in conjunction to move the planning forward into funding and implementation stages. Additional community input will be required in each construction phase to fine tune the plans and details of the park.

PUBLIC ENGAGEMENT

In addition to the advisory committee meetings, the City and the Project Team gathered public input as part of three phases.

Round 1

The goal of phase 1 was to gather initial public input as to what people like best about Fowler Park, what issues or concerns they have now in the Park, and what facilities might be missing or need to be improved. The project team attended the following community events to collect input:

1. Youth Football Homecoming Games on October 9, 2021, at Fowler Park
2. CHOICE Neighborhood Planning Meeting on October 13, 2021, at Fowler Park
3. Youth Soccer Program on October 19, 21 at Fowler Park
4. Perry Hilltop Citizens Council Meeting on October 26, 2021, at Pittsburgh Project



CHOICE Neighborhood planning meeting



Homecoming Football Games

Favorite Things about Fowler Park:

- Location of the park
- Access to fields for games
- It is community centered and a great place for residents to gather or host events
- Overall the community is very happy the park is there and want to utilize it to its full potential



- Overall maintenance of the park is lacking
- It is not well lit and safety is a concern
- Parking is lacking and traffic during events is not managed
- The stairs are dangerous, not accessible and overgrown
- Gym is closed
- Pool is not maintained

- More activities/programs for residents
- Need to reopen/renovate the gym
- There is a lack of seating
- ADA accessibility
- Walkways
- Additional amenities such as a skate park or pickleball court or pool tables, etc.



Round 2

The goal of phase 2 was to present the three draft conceptual plans to the public for review and feedback. The three concept plans along with a survey were presented online (<https://engage.pittsburghpa.gov/FPMP>). Approximately 90 responses to the survey were received and a full copy of the results can be found in the Appendices. The project team publicized the survey via yard signs posted throughout the park and surrounding neighborhood, distributed digital flyers and social media posts to the AC members for distribution/posting, and attended the following events to present the draft concept plans and collect input:

1. Perry Hilltop and Fineview Citizens Councils' meeting on January 26, 2021, via Zoom
2. Legacy International board meeting on February 23, 2021, in person
3. Talked to kids and distributed flyers on February 24, 2021, at Pittsburgh Project
4. Urban Impact Summer Day Camp Registration on March 5 at Allegheny Commons



Urban Impact Camp Registration

Fowler Park Master Plan

What amenities do you want to see in the park?



View the improvement concepts and take the survey today at engage.pittsburghpa.gov/FPMP

Or comment by phone: call Project Planner, Amy Wiles at 412-434-6571

Survey Flyer



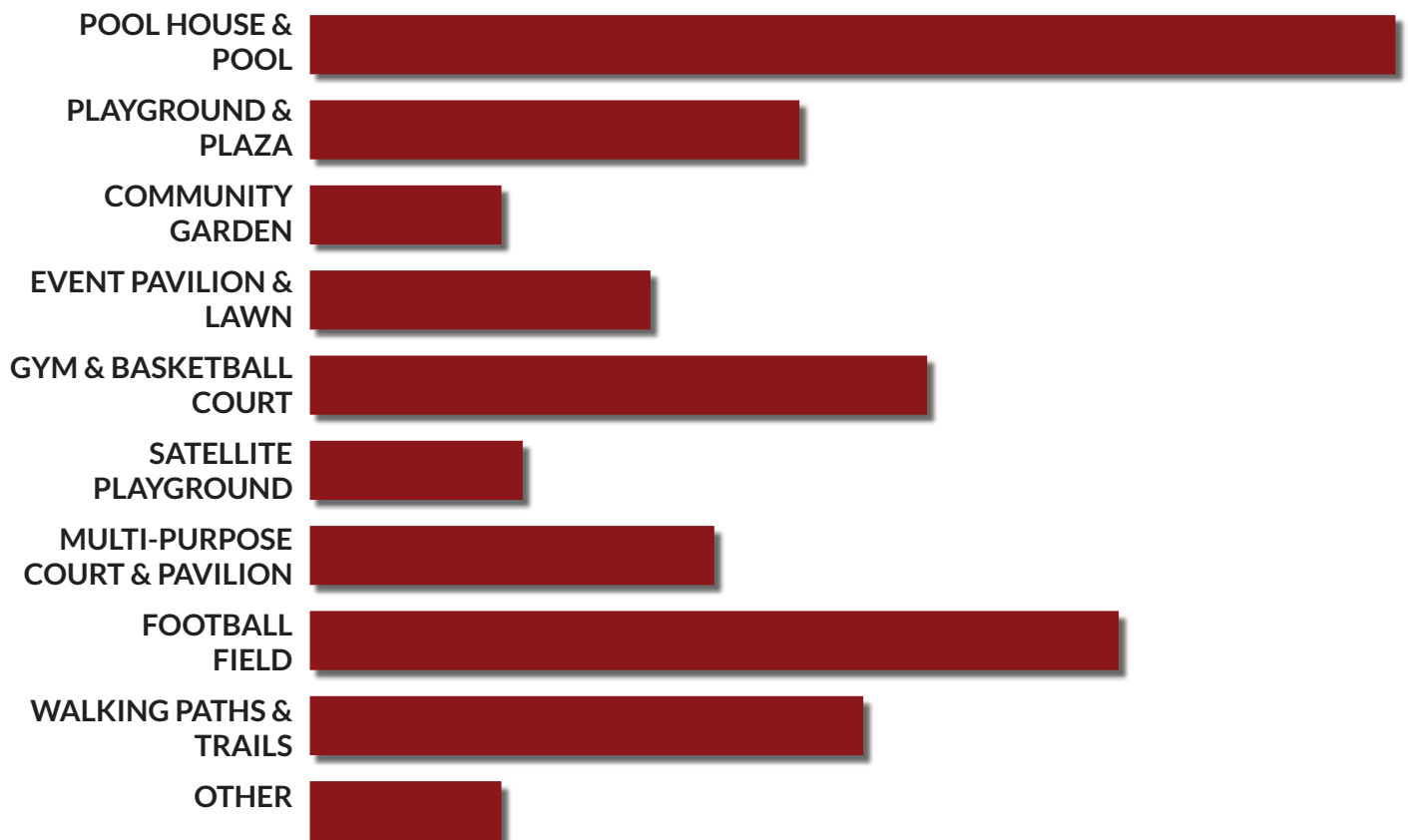
Yard signs posted throughout the neighborhood

Round 3

The goal of phase 3 was to present the final draft conceptual plan and gather input on the priorities for the improvements. The final concept plan along with a short prioritization survey was presented on the project website. Approximately 230 responses to the survey were received.

The project team publicized the survey via yard signs posted throughout the park and surrounding neighborhood, distributed digital flyers and social media posts to the AC members for distribution/posting, and attended the following events to present the draft concept plans and collect input:

1. Northside Steelers Registration on May 14, 2022, at Allegheny Commons
2. Choice Community Meeting on May 19, 2022, at Allegheny Dwellings
3. Perry Hilltop Community Meeting on May 24, 2022, at Pittsburgh Project



PLAN PRIORITIES

Public input results on priorities

PARK MASTER PLAN CITY OF PITTSBURGH

WHAT ARE YOUR PRIORITIES?

A. Pool House & Pool	B. Picnic Pavilion & Plaza	C. Community Garden	D. Event Pavilion & Lawn	E. Gym & Basketball Court	F. Satellite Playground	G. Multipurpose Court & Pavilion	H. Football Field	I. Walking Paths & Trails	J. Other?
<ul style="list-style-type: none"> Renovate pool house, pool, and plaza 	<ul style="list-style-type: none"> Picnic pavilion, playground, and spray features 	<ul style="list-style-type: none"> Garden beds and classroom pavilion 	<ul style="list-style-type: none"> Stage pavilion and lawn 	<ul style="list-style-type: none"> Gym, plaza, and outdoor court 	<ul style="list-style-type: none"> Two play structures 	<ul style="list-style-type: none"> Basketball court/ soccer mini pitch, and picnic pavilion 	<ul style="list-style-type: none"> Field improvements, pavilion, storage, spectator seating 	<ul style="list-style-type: none"> Mile markers, fitness stations, interpretive signs, and lighting 	<ul style="list-style-type: none">

Tennis
baseball
football



Northside Steelers Registration Day Feedback



Northside Steelers Registration Day



CHOICE Community Meeting at Allegheny Dwellings

KEY PERSON INTERVIEWS

The advisory committee came up with a list of key people in the community to talk to one on one about Fowler Park. These interviews focused on determining how the park is currently being used, how these groups and organizations would like to use the park in the future, and what improvements are need to the park to meet those needs.

There were several topics that many of the people interviewed continued to repeat: ownership of the park, parking for the upper park, and safety and security in and around the park. Many of the people interviewed expressed the desire to see the park brought back to better maintenance and under the care of the City, instead of the burden falling to groups in the community. Parking was a frequent topic, especially for the upper park area in regards to the football program that uses the field. Charles Street becomes overwhelmed with people parking all along both sides, even in areas were parking is not permitted and blocking the sidewalks. This has cause issues with traffic and pedestrian safety. Lastly, safety and security in and around the park. Many people expressed the concern about safe ways to access the park, especially for pedestrians, and concerns about enhancing safety within the park with things like more visibility and more lighting.

These topics were also echoed in the feedback provided by the advisory committee and the community during outreach events, helping to define some of the early goals to the plan.

Programs at Fowler Park

Northside Steelers

- Youth football and cheerleading
- Ages 5-14

Pittsburgh Project

- After school activities
- Summer camps
- Annual block party
- Easter Egg Hunt (with Legacy and Citizens Council)

Legacy International Worship Center

- Tent Crusade
- Easter Egg Hunt

Perry Hilltop/Fineview Citizens Council

- Fitness classes (Zumba)
- Outreach
- Easter Egg Hunt
- Trick or Treat (Parking Lot)

Open Field International

- After school soccer

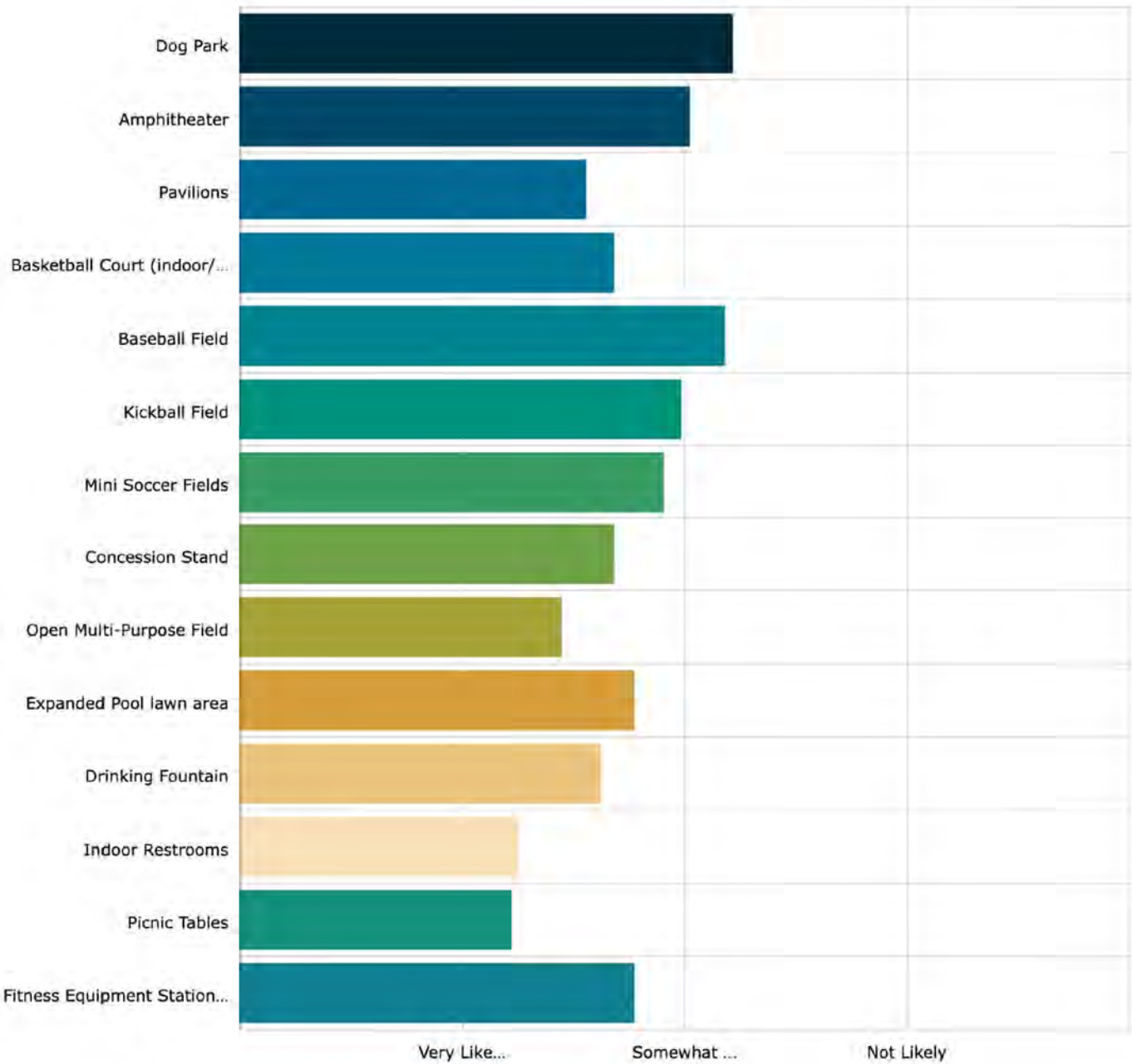
Urban Impact

- After school activities
- Summer camps



5. How likely will you/someone in your household use each of the possible new facilities? Required

Matrix | Skipped: 0 | Answered: 62 (100%)



Snapshot of Survey Responses





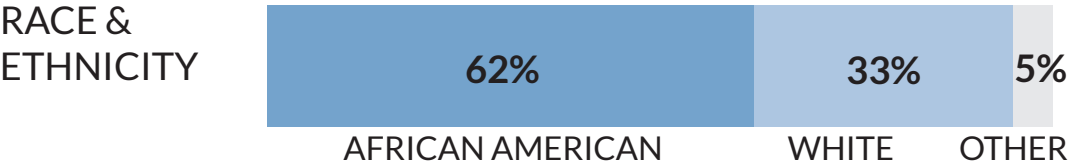
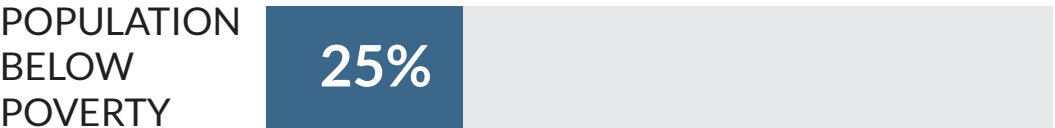
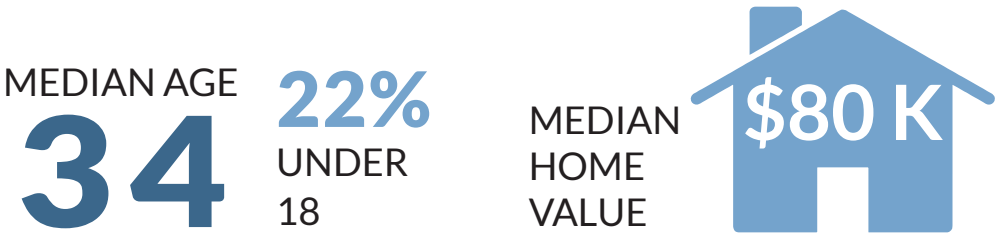
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INVENTORY & ANALYSIS

COMMUNITY | EXISTING CONDITIONS | ECOLOGY

COMMUNITY

NEIGHBORHOOD DEMOGRAPHICS



CONNECTIVITY

Walking/Biking Access

The park is centrally located in the Perry South neighborhood, making access by walking or bicycling possible. Perry South could potentially access the park by walking in under 20 minutes. Most of the Fineview neighborhood can walk to the park in 30 minutes or less. There are also small nearby sections of the Perry North, Marshall-Shadeland, California-Kirkbride, Central Northside, Spring Hill-City View, and Northview Heights neighborhoods that are within 20 minutes walking distance.

The largest obstacle to walking and biking access to the park is the terrain. Access can also be limited due to lack of connections with sidewalks, bike lanes, bridges, etc. The map below gives a general analysis of potential walking and biking community access.

Bus Access

The park has 12 current bus stops surrounding the property. These stops service three different bus routes: route 15 Charles, route 8 Perrysville, and route 11 Fineview. The Charles route follows Charles Street and goes between

downtown Pittsburgh and the Northview Heights neighborhood. The Perrysville route follows Perrysville Road between downtown and West View. The Fineview route is a loop between downtown and Fineview. These routes provide additional access to the park from the surrounding neighborhoods.

PROGRAMMING

Fowler Park hosts numerous programs for local organizations. The Northside Steelers pee wee football program uses the park as their main practice field for football as well as cheerleading. The Pittsburgh Project uses the park for various recreational programming both throughout the school year and for their summer camp. When the pool was open it hosted programs for Pittsburgh Project as well as swimming lessons. Soccer through Open Field International uses the upper field space for games and practice on weekdays. Urban Impact also uses the park for after school programming. The park hosts some community events such as the Pittsburgh Project annual block party, the Legacy Church tent crusade, an Easter egg hunt, and trick-or-treating in the parking lot.





EXISTING CONDITIONS

The existing park, due to the topography of the site can be split into two areas, a lower park and an upper park, divided by a steep wooded slope. Below is a description of the existing features in each area.

LOWER PARK

On the corner of Wilson Avenue and N. Charles Street there is a large city owned parking lot that services the lower park area. Adjacent to the parking lot an old farm stand building with a quilt mural and the Freedom Lantern sculpture by Sandy Kessler Kaminski. These are located on parcels owned by the Pittsburgh Project.

The bathhouse and pool are located on the corner of Wilson Avenue and Kimberlin Way. The original bathhouse and pool were built in 1940, and were renovated in 1989. The bathhouse includes locker rooms, storage facilities, offices, and community spaces. The pool is L-shaped featuring a variety of areas to swim, including swimming lanes. The pool deck extends all around the pool with benches and tables, beyond the pool deck there are lawn spaces for the pool users and the entire area is fenced off from the rest of the park.

The main entrance to the lower park is at the intersection of Kimberlin Way and Kimberlin Street. The entrance plaza is marked by the sculptural installation called Stonehenge by James Myford. Beyond the entrance is a small plaza space, a half size basketball court, and connection to the main

pathway for the park. Just south of the pathway, adjacent to the pool area, is the main playground, the gym building shell, and a small shelter. Along the main path, past the basketball court is a Peace Garden, a gazebo, and an amphitheater space. The main pathway continues past the amphitheater, up the hillside to a stairway that connects the lower park area to the upper park.

The pool and bathhouse have been well used in the past but have not been open since 2019. Both the building and the pool need maintenance, repairs, and updating before they can reopen. The pavement along the main path, as well as the plaza spaces and the basketball court is all in poor shape with a lot of chipping and cracking. The playground area has been well used, but the equipment and surfacing area all in need of updating. The gym building was never completed due to insufficient funding, so currently it is just a building shell with dirt floors. The small shelter is in poor condition with rotting wood. Over the last several years maintenance of the lower park has declined so many areas are overgrown, including the Peace Garden and amphitheater. The pathway up the hillside is heavily overgrown and very rough with cracked and crumbling surface making it a very narrow and difficult walk to access the upper park.

An architectural assessment of the gym and bathhouse buildings we conducted and is included in the appendix.



Lower Park Entrance Area



Gymnasium Building



Pool & Pool House



Amphitheater



Playground



Walkway to Upper Park

UPPER PARK

At the top of the stairway from the lower park is a small loop path that previously had benches and game tables. South of this area is a large open field space, that is currently used for a wide range of activities including soccer, football, and cheerleading. Tucked away along the tree line of this field are two large metal storage containers and some exercise equipment. A sloped lawn separates this lower field from the larger upper field space. The upper field is the primary football field with goal posts, lighting, and partial fencing. Connected to the upper park entrance off of N Charles Street and Shelton Avenue are bleachers used for spectators at the football field. A few small storage boxes are located along the football field fencing.

PARKING

The only parking for the park is at Wilson Avenue and N. Charles Street, or street parking along N. Charles Street. The existing parking lot is in poor condition, with the asphalt deteriorating, and very little of the linestriping still visible. Street parking on N. Charles Street, from Linwood Avenue to Perrysville Avenue, is mostly on the opposite side of the street than the park, requiring visitors to cross Charles Street to access the park. During football events people park along the sidewalks on both sides of Charles Streets and connecting streets, causing traffic problems and concerns for pedestrian safety.



Stairs to Upper Park



Loop Path Area



Open Field Space



Exercise Equipment & Storage



Parking Lot



Football Field



Wooded Slopes



Football Bleachers



Sidewalks

ECOLOGY

SLOPE ANALYSIS

The topography of Fowler Park is indicative of the Allegheny Plateau. The park has several areas of steep sloping hillsides which are interrupted by a series of level plateaus. It is due to these steep slopes that the park is divided into an upper park space and a lower park space.

The upper park consists of the football field and lower field which is separated by a small hill. Below a central ridgeline are the lower park areas with the gym building, playground, pool and amphitheater. There is a smaller hill separating the Peace Garden and amphitheater from the other park features making these areas harder to access and feel less safe due to poor visibility. A small grassy slope separates the pool and bathhouse from the parking lot.

All of the significant grade changes presented in the park site pose numerous obstacles to development and improvements. For both construction and functional use, the various plateaus on the site are best for making improvements and adding new features. The steep slopes create challenges for accessibility and visibility within the park.

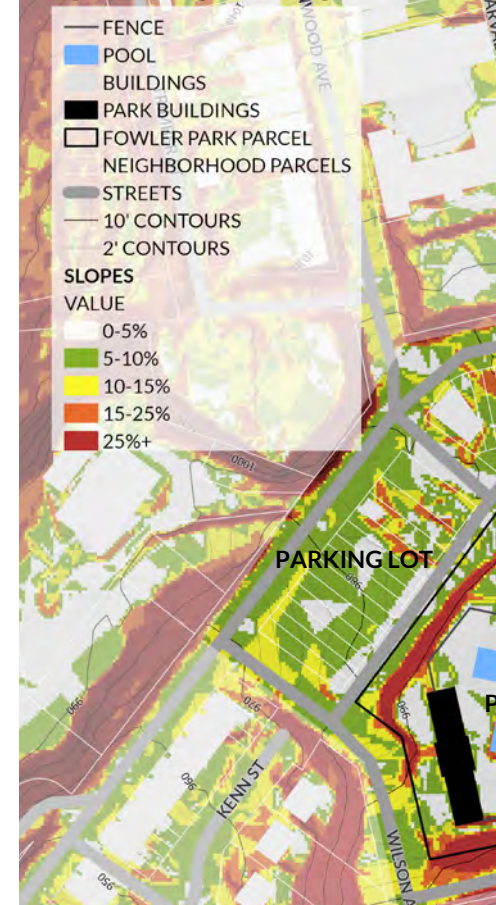
HYDROLOGY

With the severe topographical changes of the park site and the surrounding area the movement of water across the site is important to understanding where and how future development can occur. The watersheds shown in the map indicate where water is gathering and collecting from. There are two watershed areas impacting the park. The purple area is the largest watershed on the site collecting and transporting water from the surrounding neighborhood slopes as well as most of the park property. The area in green is taking water from the adjacent McIntyre and Kenwood neighborhoods and washing down into the lower section of the site. This watershed includes some of the park space around the existing bathhouse, pool, and playground.

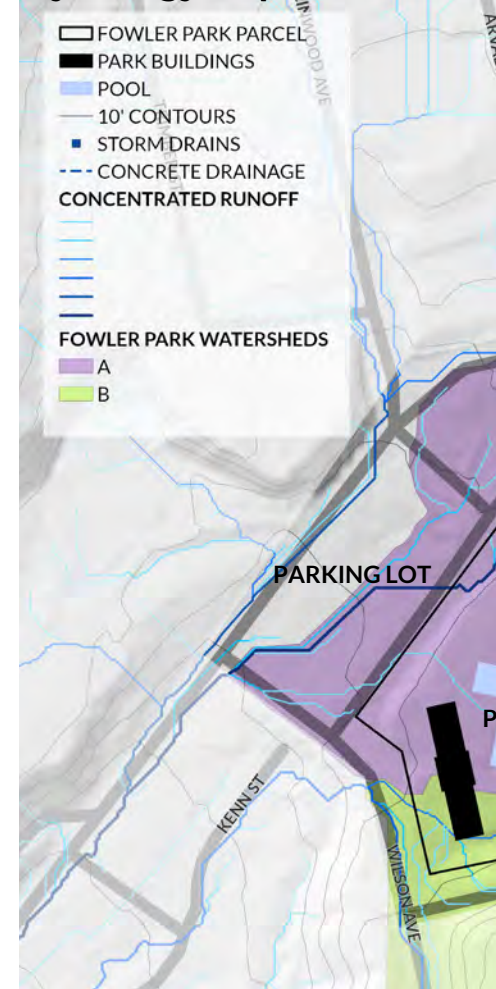
The concentrated runoff lines follow the most defined routes that stormwater runoff is traveling and accumulating. The darker the line, the more water accumulation in that area. Water comes into the park at the two upper corners off Canter Way, along both N. Charles Street and Hough Way. There most of the water is channeled around the football field. To the South the water continues to accumulate as it heads along the base of the Kenwood slope towards the lower park. In the lower park additional water flows into the park from the neighborhoods, then flowing into the Northwest area of the park property. All surface runoff flows to the corner of Wilson Avenue and N. Charles Street.

Developing improvements or new site features in areas where the water is directly flowing through the site will require additional planning, grading, and stormwater management strategies.

Slope Analysis Map



Hydrology Map



LANDCOVER

Fowler Park is pretty evenly divided into wooded areas and open turf spaces. The denser woodlands follow along the steep sloping areas of the site, with only small pockets intermixed in the open spaces. All the areas that are not heavily wooded are mowed lawns, including the two sports fields in the upper park, and the open park spaces in the lower park.

Trees are mostly varieties of maples and oaks, with a few Sweetgums and other deciduous trees mixed in. In many of the wooded areas the understory below the trees consists mostly of invasive plant species such as knotweed and privet.

SOILS ANALYSIS

The soils at Fowler Park are classified into two soil types. The site is mostly Urban Culleoka Complex, with Urban Culleoka Complex Slopes on steeper areas. Both types of Urban Culleoka Complex soils are derived from manmade or artificial material mixed with the native weathered sandstone and siltstone. The soil is a silty loam, well-draining, with a moderate water infiltration rate. This high level soil analysis documents that the soil types of Fowler Park are consistent with the surrounding area and are suitable for a wide range of development.

PNDI RESULTS

A draft Pennsylvania Natural Diversity Inventory was completed for the park property through the Pennsylvania Department of Conservation and Natural Resources. Based on the draft inventory there are no known impacts to threatened and endangered species and/or species of concern within the park property. The only area of concern was related to tree canopy impacts since the park is within the range of the Indiana bat. Due to the small size of the site, and the very limited disturbance of the tree canopy planned for any development there is no concern of impact to the Indiana bat population. As the plan advances beyond the planning stage any disturbance to the tree canopy should be carefully assessed for potential impacts.

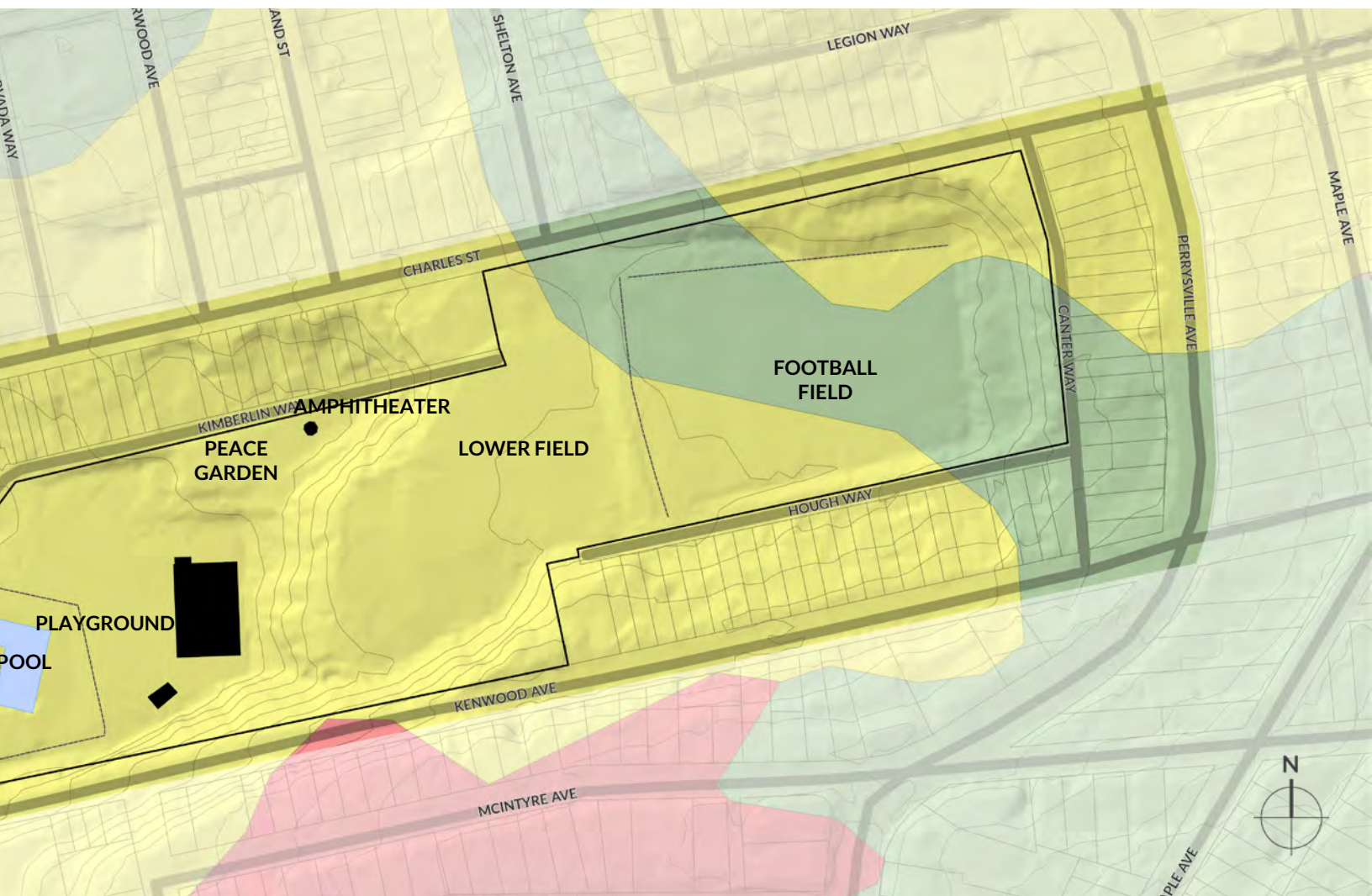
Full draft inventory is included in the appendix.

Landcover Map



Soils Analysis Map









03

RECOMMENDATIONS

VISION | PLAN | CONNECTIVITY | STORMWATER | ART

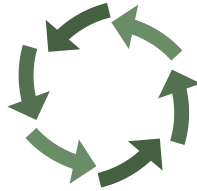
VISION

Develop a plan that revitalizes Fowler Park into an essential asset by providing amenities and features to meet the needs and desires of the neighborhood.

GOALS



Create **community consensus and support** for the future of the park



Improve **accessibility and circulation** throughout the park



Integrate **green stormwater infrastructure** into the park



Improve, and expand, **sports facilities** at the park



Ensure continued **care, maintenance, and safety** in the park

Fowler Park Plan



- Sports Field
- Lawn
- Meadows
- Rain Gardens
- Plantings
- Woodland



- 1. Charles & Wilson Pedestrian Entrance
- 2. Lower Parking Lot
- 3. Linwood Avenue
- 4. Charles Street Main Entrance
- 5. Fowler Bathhouse
- 6. Fowler Pool
- 7. Lower Playground & Pavilion
- 8. Community Gardens
- 9. Event Lawn
- 10. Basketball Court
- 11. Gymnasium
- 12. Lower & Upper Park Connection
- 13. Leland Entrance & Charles St. Parking

- 14. Upper Playground
- 15. Multipurpose Field
- 16. Walking Loop & Exercise Stations
- 17. Basketball Court or Mini Soccer Pitch
- 18. Charles & Shelton Entrance
- 19. Multipurpose Field Parking
- 20. Fowler Field Parking
- 21. Fowler Field
- 22. Charles & Canter Pedestrian Entrance
- 23. Kenwood & Perryville Pedestrian Entrance

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SCALE: 1" = 120'



PARK FEATURES

Utilizing the feedback provided from the community and advisory committee the project team developed the new plan for Fowler Park. The plan improves pedestrian access to and around the park, provides additional parking solutions, upgrades some existing facilities, and adds new facilities to meet the demands of the community.

1 Charles & Wilson Pedestrian Entrance

North Charles Street and Wilson Avenue converge at one of the main corners of the park. The new pedestrian entrance from this corner includes improved crosswalks to allow people to access the park from across the street and provide better connections to adjacent bus stops. Corner bump outs reduce crossing lengths and slows traffic. The corner will also feature an entrance sign nestled in rain gardens that continue up along the Charles Street sidewalk.

New sidewalks and curbs along Charles Street and part of Wilson Avenue provide improved conditions for pedestrians to not only access the park but move through the community.

2 Lower Parking Lot

Street Parking

Street parking along Charles Street is limited due to the numerous curb cuts for the existing parking lot. Relocating curb cuts to Wilson Avenue allows for up to nine street parking spaces along Charles Street between Wilson and Kimberlin. Corner bump outs help define and protect the new parking stalls.

Parking Lot

The parking lot is reorganized to provide 44 parking spaces including two accessible spaces as well as more pedestrian and greenspace. To allow for these changes it is recommended that the City vacate Kimberlin Way from Wilson Avenue to Kimberlin Street. By vacating this alleyway the parking lot can shift so that there is enough space for expanded sidewalks and rain gardens along Charles Street.

Within the lot are large parking islands that provide green spaces for shade trees to help reduce the urban heat island as well as to comply with city zoning code.

Stormwater

The parking lot is located at the lowest area of the site and provides the perfect opportunity to capture stormwater. A series of stormwater gardens line the ten-foot-wide buffer space between the sidewalk along N. Charles Street and the parking lot. In addition to the gardens, there is potential to include storage facilities below the parking lot to accommodate stormwater from larger areas of the lower park.

3 Linwood Avenue

Corner bump outs and improved crosswalks increase pedestrian safety and park access.

4 Charles Street Main Entrance

Pedestrian Access

The main pedestrian entrance to the lower park is located at the corner of N. Charles and Kimberlin. This corner is one of the existing main pedestrian entrances to the park, and the plan expands on this to enhance the user experience as they approach the park.

A brick wall, plantings, and entrance sign welcome park visitors while reflecting the history of the site as a brickyard. A ten foot wide path leads visitors into the park.

Lantern Plaza

Along the entrance path a small plaza creates a destination at the existing *Lantern* sculpture and provides seating for visitors. Footprints that are a part of the art piece are relocated as necessary.

Main Entrance Plaza & Gardens

Visitors can continue past the Lantern Plaza to the main entrance plaza. This plaza space connects the pedestrian entrances and the parking lot to the pathways that lead to amenities in the lower park space. Around the plaza rain gardens and landscaping welcome visitors. In addition the art piece *Stonehenge* is relocated to this plaza.

5 Fowler Bathhouse

Bathhouse improvements include updated dressing rooms, new restroom facilities, office spaces, and a community recreation space, as well as exterior repairs. The community recreation space includes games and activities for all ages, as well as flexible space for meetings and activities with small groups.

6 Fowler Pool

The pool, due to COVID and staffing problems has not been used since the summer of 2019. Prior to closing the pool was an active area of the park with daily visitors and swim classes throughout the summer season. The pool structure and mechanics all need to be updated and improved before reopening. In addition, the plan recommends replacing and expanding the pool deck and lawn area to provide more space for seating and a 16' x 20' pavilion.



Crosswalk Improvements



Stormwater Gardens



Parking Lots



Pool Improvements



Bathhouse Plan

7 Lower Playground & Pavilion

Just past the entrance plaza and adjacent to the pool area is the main play space and a 24' x 36' pavilion. A plaza with benches and grills connect the pavilion and the play space. There is potential for public art within this space.

The play space provides a variety of activities for a range of ages and includes grass mounds, a few in-ground spray features, a 2-5 year old play structure, a 5-12 year old play structure, swings, and benches. A small loop path provides space for a tricycle, bike, or scooter riding.

8 Community Gardens

Pittsburgh Project currently has some community garden plots in this location of the park. The plan includes an entrance off N. Charles Street with a crosswalk, parking lane bump outs, and a small entrance plaza. The main pathway connects to a pavilion that can be used to host classes and other programs related to the community garden. Adjacent to the pavilion are fenced in garden plots and a small food forest with dwarf or native fruit trees. On the opposite side of the path from the garden plots are wildflower meadows to support pollinators for the garden. Along Kimberlin Way is a small gravel space for maintenance and seasonal lay down space for the gardens.

9 Event Lawn

The event lawn includes a 16' x 20' pavilion that can be used as a stage for events. The large lawn space is slightly sloped and provides an open gathering space for community events or for larger groups to do activities. The main walkway provides access for vehicles that may need to access the event lawn space for events. Trees line the edges of the lawn space to provide shade and create a more defined space.

10 Basketball Court

Opposite the playground and event lawn is a full-size basketball court and the gymnasium. The park previously had multiple basketball courts, but currently only has one half court that is in poor condition. The area includes fencing, lighting, and player seating. A plaza space connects the court to the gym building. A drinking fountain, trash and recycling receptacles, and bike racks are located between the court and the playground. A stormwater swale runs between the court and the pool area.

11 Gymnasium

The structure for the gymnasium was constructed in 2011, but the interior was never completed due to insufficient funding. The community has a deep desire to complete this project and have a flexible indoor space. The gymnasium includes restrooms, locker rooms, storage spaces, bleachers, and a multipurpose court space. The court is sized for a full-size basketball court, but could be used for pickleball, volleyball, dodgeball, and numerous other sports as well as a flexible community event space. The gym connects to the outdoor basketball court and adjacent plaza through large rolling doors. Exterior repairs are also required.

12 Lower & Upper Park Connection

Currently, a deteriorated, narrow, overgrown path connects the lower park and the upper park. The plan proposes a new eight foot wide lighted path at a lesser grade to create a more welcoming connection. A new set of steps provide a secondary connection. Clearing out some of the understory along the path and steps opens up views while increasing safety.

A natural surface wooded trail connects the main pathway in the lower park to the multipurpose trail in the upper park. This trail offers an opportunity for visitors to experience natural features of the park by winding through the wooded slopes.



Lower Park Section



Play Mounds



Community Garden



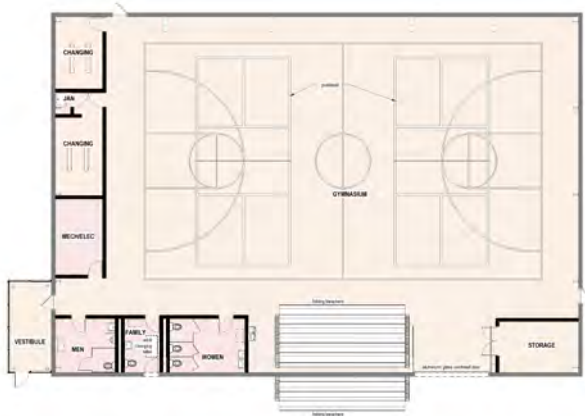
Splash Pad



Event Lawn



Playground



Gymnasium

LOWER PLAYGROUND & PAVILION

MAIN ENTRANCE PLAZA



13 Leland Entrance & Charles Street Parking

At the corner of Leland Street and N. Charles Street is a small pedestrian entrance that connects to the main park path, between the two park levels. This entrance includes a crosswalk and parking lane bump outs. A new parking lane is recommended along Charles Street by bumping into the park parcel. This lane extends from just past Leyland Street up to the Shelton Avenue intersection. This provides approximately 12 parallel parking spaces along the south side of N. Charles Street. The parking lane is bordered by a new sidewalk.

14 Upper Playground

A common statement from park users during public input was the need for some activities for younger siblings of children participating in sports in the upper field area since often whole families will attend practices and games. The upper playground includes a couple of smaller play structures targeted towards younger children. This space takes advantage of shade from mature trees.

15 Multipurpose Field

The park currently has a large multipurpose field below the football field. The space provides flexibility for a variety of sports and activities. The plan preserves most of the space, which is bordered by a walking path, exercise stations, and a 24' x 36' pavilion. Bike racks, a drinking fountain, and trash and recycling receptacles are located along the northern end of the field. Rain gardens at the lower end capture stormwater from the field and surround area. Potential for underground stormwater storage facilities exists at the field to capture runoff from adjacent facilities.

16 Walking Loop & Exercise Stations

An eight foot wide path loops around the multipurpose field and Fowler field. The section along the multipurpose field includes space for outdoor exercise stations. This path not only provides access to all the amenities in the upper park area but gives users the opportunity to walk, run, ride bicycles, or exercise. The looped path also features mile markers.

17 Basketball Court or Mini Soccer Pitch

The community requested to have a multipurpose court system that could include both basketball and a mini soccer pitch. Adjacent to the multipurpose field and parking lot is a court that could accommodate a mini soccer pitch (urban soccer) and basketball, or could be a singular court for either soccer or basketball. A soccer pitch offers more

opportunities for the local soccer organization's programs, while basketball can offer an activity for a wide range of users. A decision on the final function and layout of the court will be determined during the design phase on this section of the park.

18 Charles & Shelton Entrance

The main entrance to the upper park area is at the corner of N. Charles Street and Shelton Avenue. Public input revealed that this intersection is dangerous to both vehicles and pedestrians during large events in the upper park. A proposed raised intersection with corner bump outs increases pedestrian safety by slowing down traffic and shortening sidewalks. In addition, installation of crosswalk alert lighting can also improve pedestrian safety at this intersection. The entrance drive is flanked by landscaping and brick walls, similar to the lower park pedestrian entrance off N. Charles Street. The sidewalks from the intersection lead down into the park and connect to the main loop path in which all the upper park amenities can be accessed. The drive leads to two different parking areas, one at the multipurpose field and one adjacent to Fowler Field.

19 Multipurpose Field Parking

Something that was frequently requested by both the advisory committee and the community was parking for the upper park. During football season, and other big events in the upper park, parking is an issue.

A parking lot adjacent to the multipurpose field, multipurpose court, and upper playground accommodates 17 vehicles including two accessible spaces.

20 Fowler Field Parking

A parking lot adjacent to the improved Fowler field provides direct access to the field space and relieves some of the parking issues. The lot accommodates 22 vehicles include two accessible parking spaces.



Satellite Playground



Mini Pitch & Basketball Court



Multipurpose Field



Pavilion



Exercise Stations



Raised Intersection

21 **Fowler Field**

Fowler Field is currently a football field that is heavily used by the Northside Steelers youth football program. The field is predominately used for practices, which include a wide range of ages, and incorporates cheerleading practices as well. Often entire families will come to practices. The new field is reoriented to allow more space for the new parking lot, screened portable restrooms, a larger spectator area, 20' x 50' pavilion for concessions and storage, trash and recycling receptacles, and team areas. In addition, a six foot wide walking path circles the field and connects to the larger walking loop.

The field is sized for football, but can be used for recreation soccer as well. The entire field is fenced in to provide more secure access, new lighting is incorporated for use after dark, and the surfacing is upgraded to a sport grade natural grass. There is potential for underground stormwater storage at the west end of the field.

22 **Charles & Canter Pedestrian Entrance**

The park ends at the corner of N. Charles Street and Canter Way just a short distance from Perrysville Avenue. Since the Perrysville commercial area is nearby the plan recommends a pedestrian entrance to the park at this corner. The entrance includes improved crosswalk, a small plaza, park sign, and plantings with brick walls like the other park entrances. The plaza space leads to a large set of stairs that provide visitors access down the steep hillside to the park space below. The stairs end at the main walking path at Fowler Field.

23 **Kenwood & Perrysville Pedestrian Entrance**

To increase access and visibility to the park from Perrysville Avenue, a new entrance is proposed at the corner with Kenwood Avenue. Improvements include a small plaza with signage and a brick wall, landscaping, crosswalks, new sidewalks, and a new path leading down to the steps from Charles Street and Canter Way. This entrance takes advantage of existing City owned parcels that are proposed to be annexed to the park.



Football Field



Bench



Spectator Seating



Stairs



Pavilion with Concessions and Storage



Brick Walls at Entrances

ACCESS & CIRCULATION

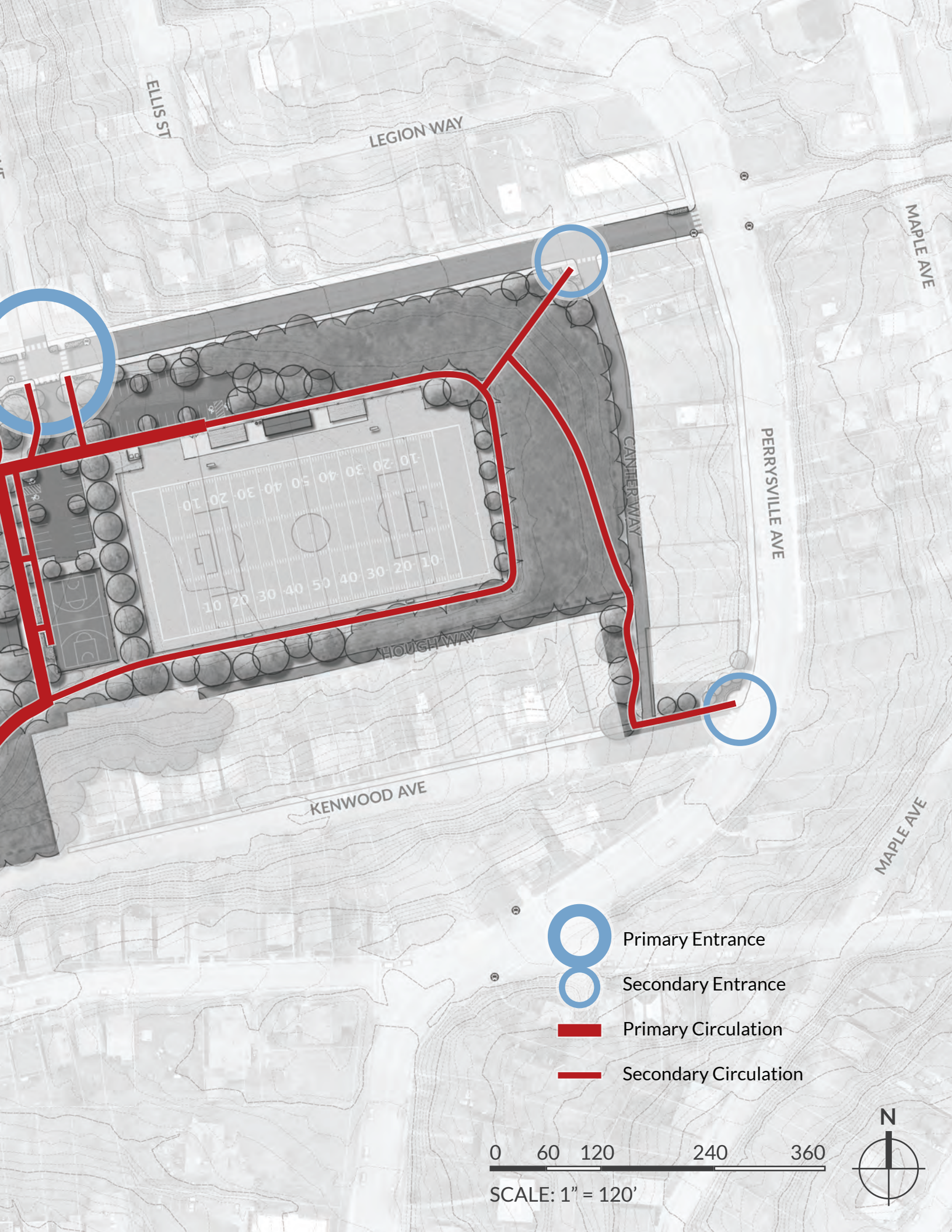
In addition to enhancing and expanding park facilities, this plan recommends improving connectivity to and within the park. The goal is to create a more welcoming and accessible park for those arriving by bus, bike, car, or walking. A secondary goal is to increase functionality for maintenance vehicles.

Park entrances are located near bus stops when possible (crossings and bus stop locations will be further assessed in the future design phases). Additional entrances are located at all major corners of the park. Crosswalks, and in some cases curb bump outs, are located at each entrance to increase pedestrian safety. Due to high traffic on Charles Street, a raised intersection with crossing lights is proposed at the primary entrance to the upper park at Shelton Ave.

Signs, and in some cases brick walls, greet visitors at each entrance.

A primary circulation spine runs through the park, connecting the lower and upper park facilities with pockets of bike parking along the way. A primary walking loop in the upper park provides access to a pavilion, exercise stations, and the multipurpose field. The primary circulation paths also provide access for maintenance vehicles. Secondary circulation routes connect all other facilities and secondary entrances.





LIGHTING

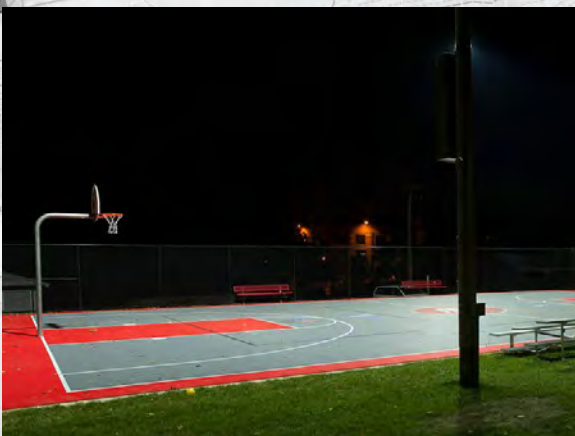
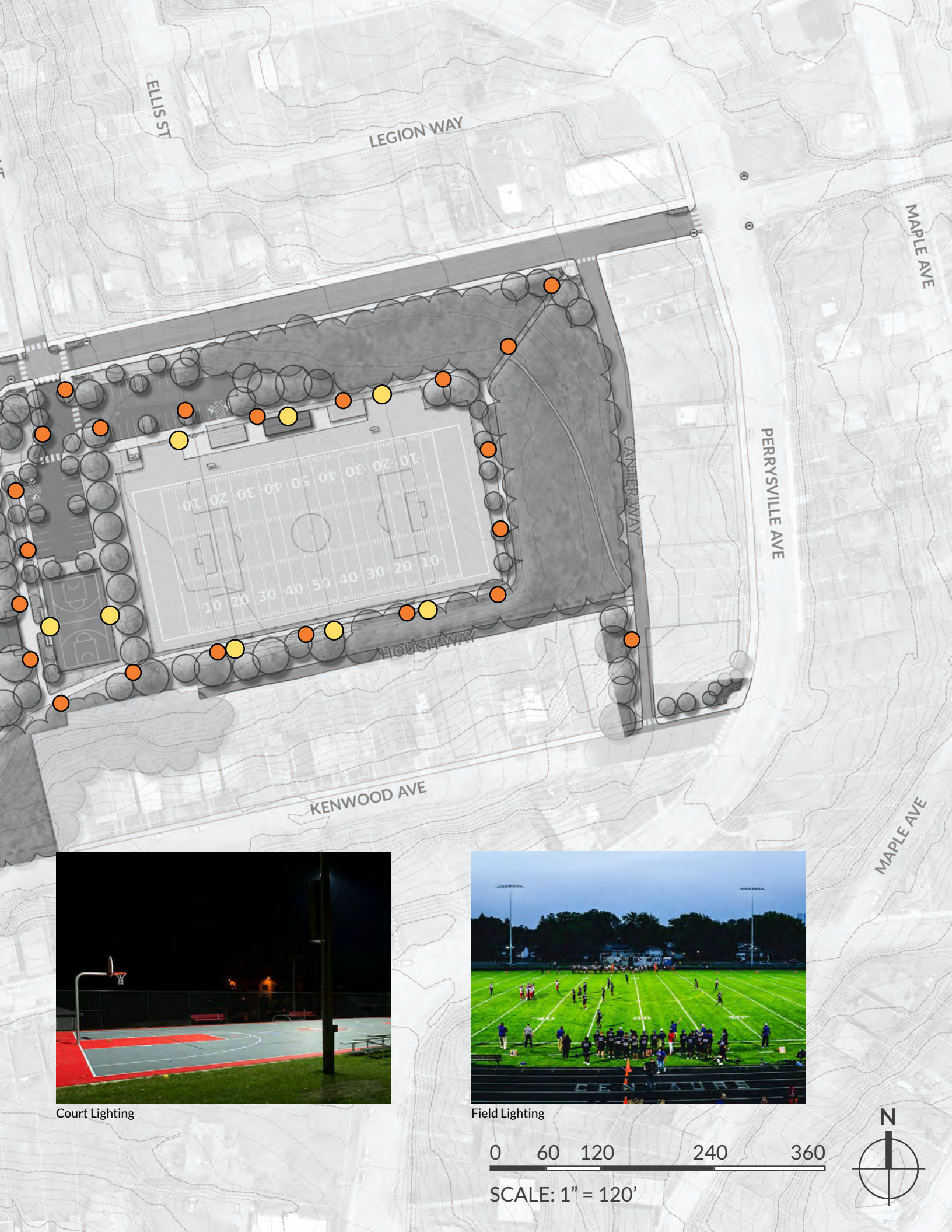
To increase safety lighting is proposed throughout the park along pedestrian circulation paths as well as within the play spaces and parking lots. Sports lighting is proposed for the courts and football field. Building lights on the bathhouse and gym building provide supplementary lighting.



Pedestrian Lighting

- Pedestrian Lighting
- Building/Feature Lighting
- Sports Lighting

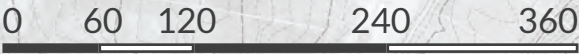




Court Lighting



Field Lighting



SCALE: 1" = 120'



STORMWATER

OBJECTIVES

Stakeholder engagement and site analysis revealed stormwater generally to be more of an opportunity and interest rather than a leading issue and challenge for Fowler Park and the neighborhood immediately adjacent to the park. As such, the recommended strategies for working with and addressing stormwater management focus on integrating three primary objectives while leaving open opportunities for at least one secondary objective.

Primary Objectives

- Meet and exceed state and local requirements for stormwater management of proposed park redevelopment
- Develop a distributed network of stormwater management features that meet the stormwater management requirements of each phase of park development and while also locating stormwater management nodes strategically where maintenance access is convenient.
- Integrate stormwater management seamlessly and aesthetically into the park landscape to create multifunctional, high-performing park, and easily maintained public spaces.

Secondary Objective

- Leverage the open space of park and its position within the neighborhood topography to capture and manage off-site stormwater efficiently through funding and planning partnerships with the Pittsburgh Water & Sewer Authority and ALCOSAN.

ELEMENTS

To achieve these objectives the plan for Fowler Park employs four stormwater feature typologies that work in concert to provide drainage, flood protection, filtration and storage of stormwater. Please note that a robust geotechnical report is required to determine whether stormwater can also be infiltrated on site.

Bioswales

Long linear vegetated swales or shallow channels in the landscape that intercept, filter, and convey stormwater runoff to other system elements.

Rain Gardens

Shallow depressions or basins with specially-amended soils that capture and retain stormwater at the surface. Native perennials preserve the soils porosity, evaporate excess moisture, and provide pollinator habitat.

Curbed Stormwater Planters

Shallow stormwater planter beds with curbed vertical edges that fit easily into tight spaces along parking lots, roadways, and other urban hardscapes to capture and filter stormwater runoff.

Subsurface Stormwater Storage Chambers

Underground chambers with large void spaces that collect, store, infiltrate, and/or slowly release large volumes of stormwater. They can be hidden below paved areas, recreational fields, and even integrated among new or existing structures. Maintenance and operation of these chambers is easiest when the stormwater is first filtered through bioswales, rain gardens, or other pre-treatment strategies.

POTENTIAL OFF SITE CAPTURE

Three prime opportunities exist to collect stormwater cost-effectively from surrounding neighborhood streets to be managed within the park without diminishing the park's primary functions. The subsurface storage systems at the Lower Parking Lot, Fowler Field, and the Multipurpose Field & Court could be easily expanded to accommodate additional flow intercepted from Charles Street and connecting streets beyond. Further study is required to determine the full extent of potential capture, associated benefits, and costs.



Bioswale



Curbed Stormwater Planters

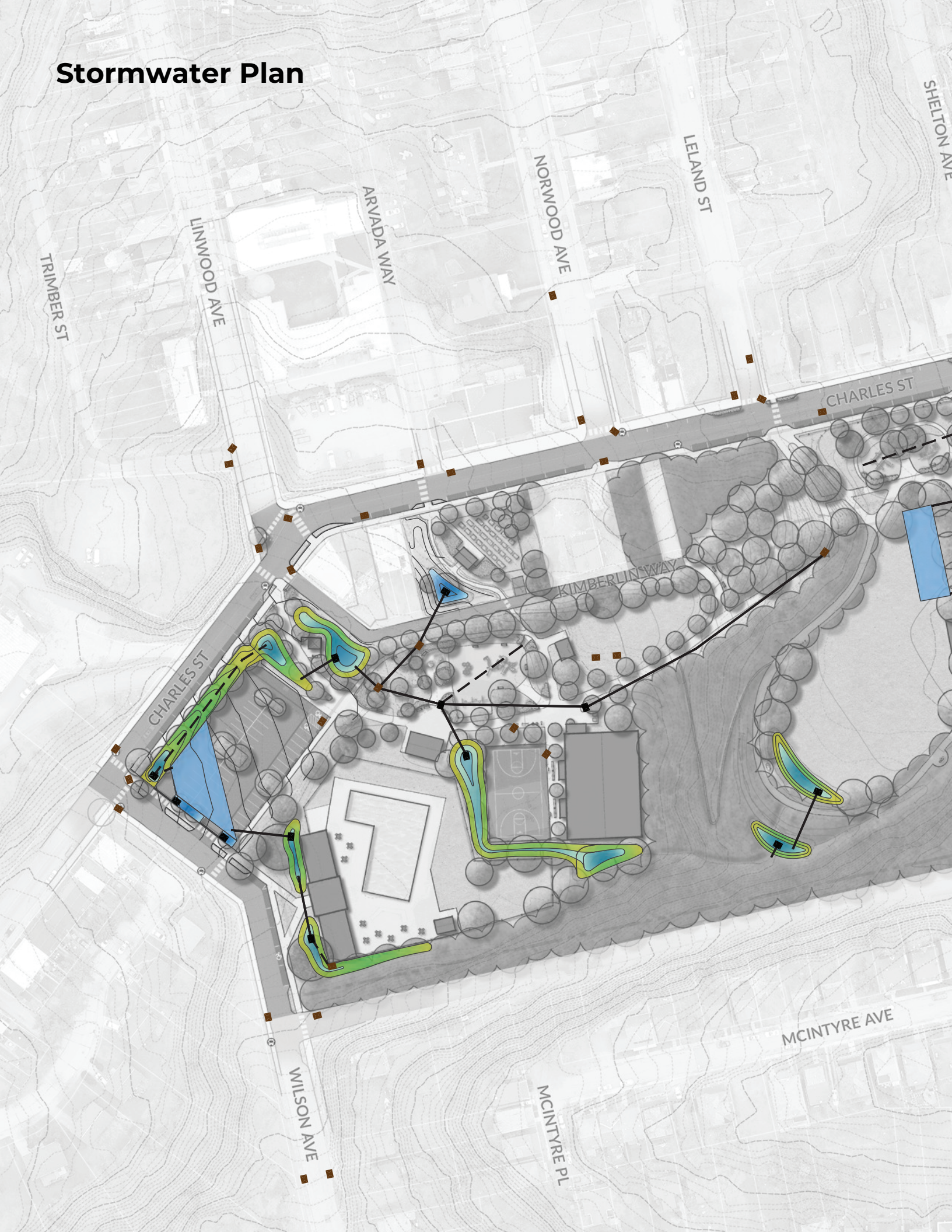


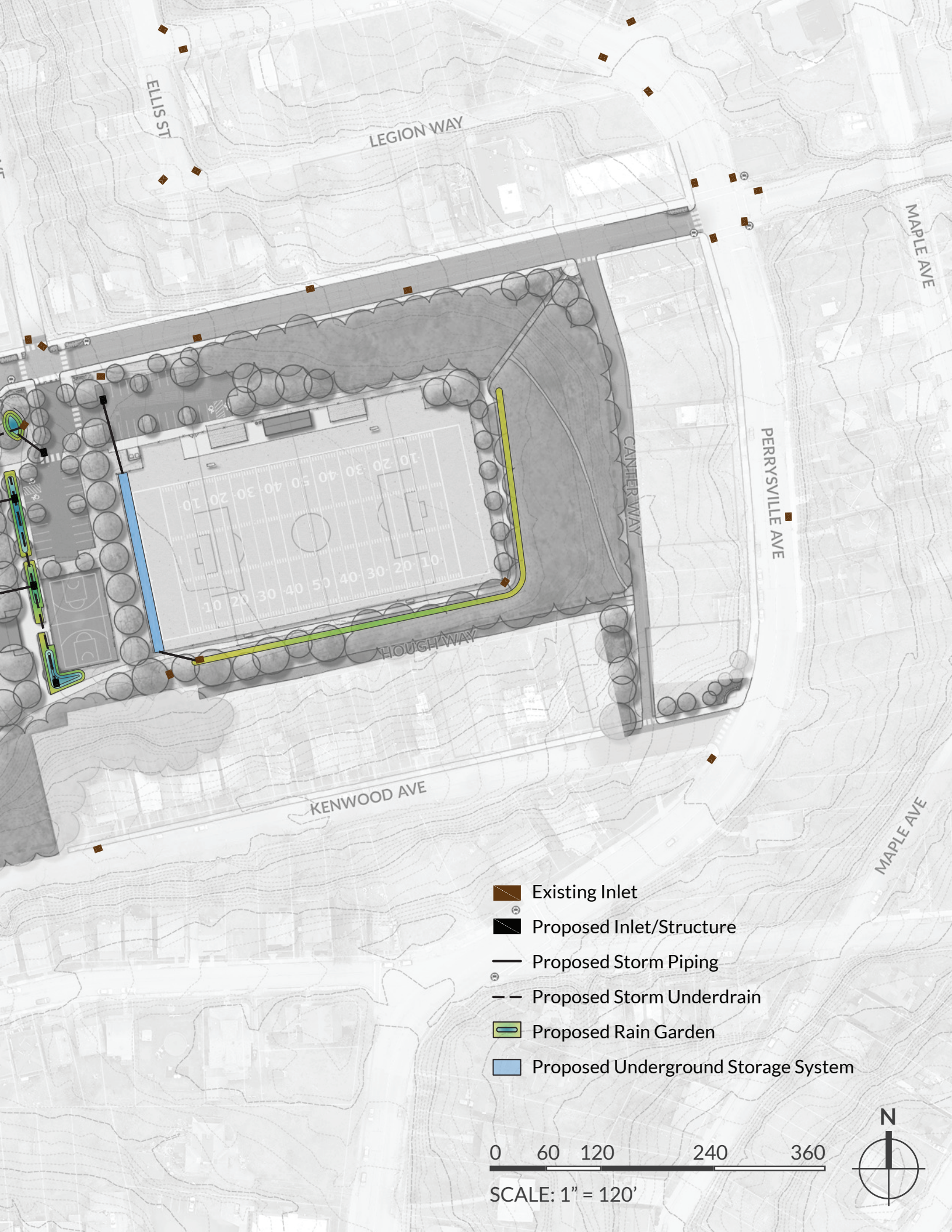
Rain Gardens



Subsurface Stormwater Storage Chambers

Stormwater Plan





- Existing Inlet
- Proposed Inlet/Structure
- Proposed Storm Piping
- Proposed Storm Underdrain
- Proposed Rain Garden
- Proposed Underground Storage System

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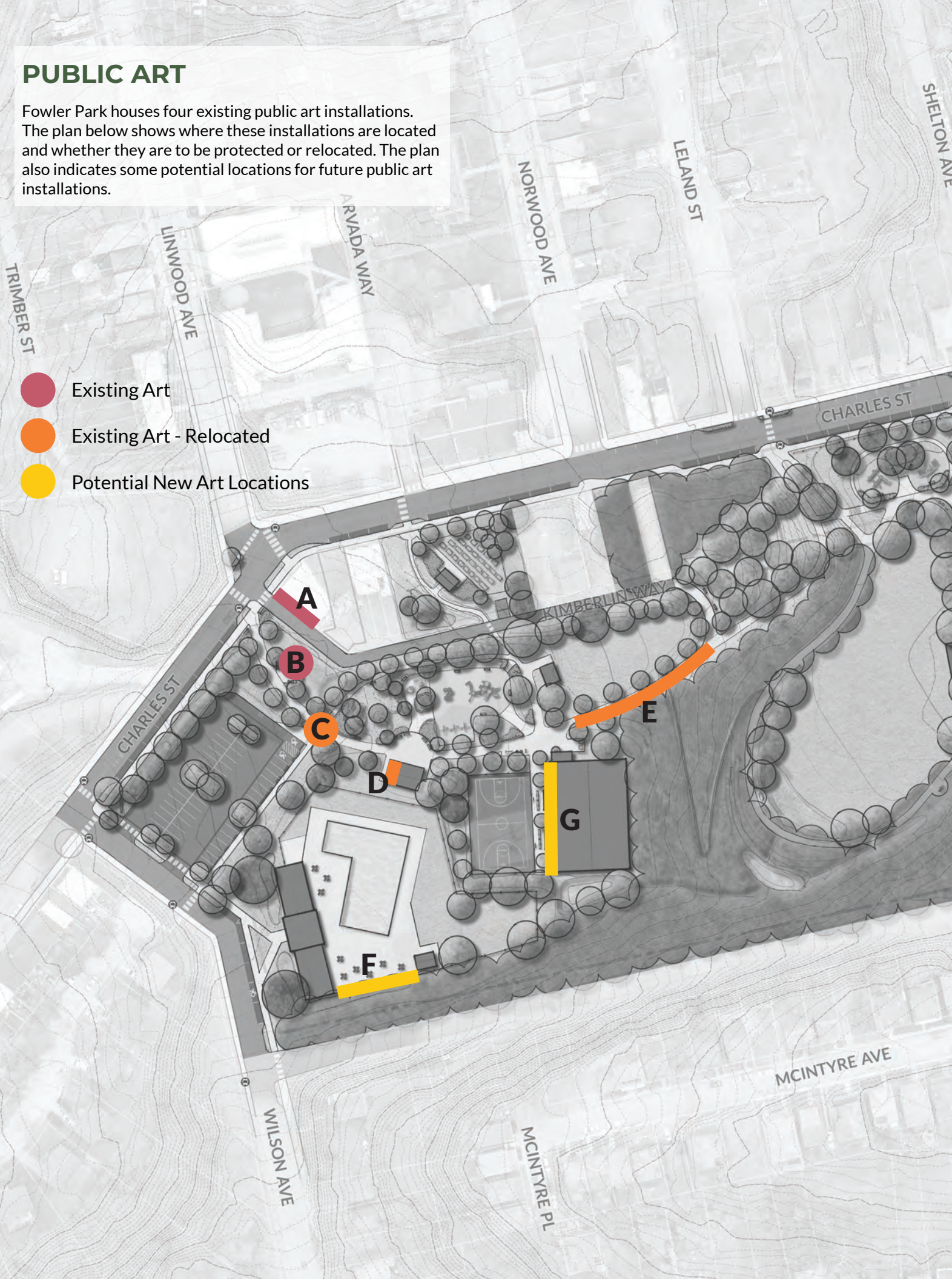
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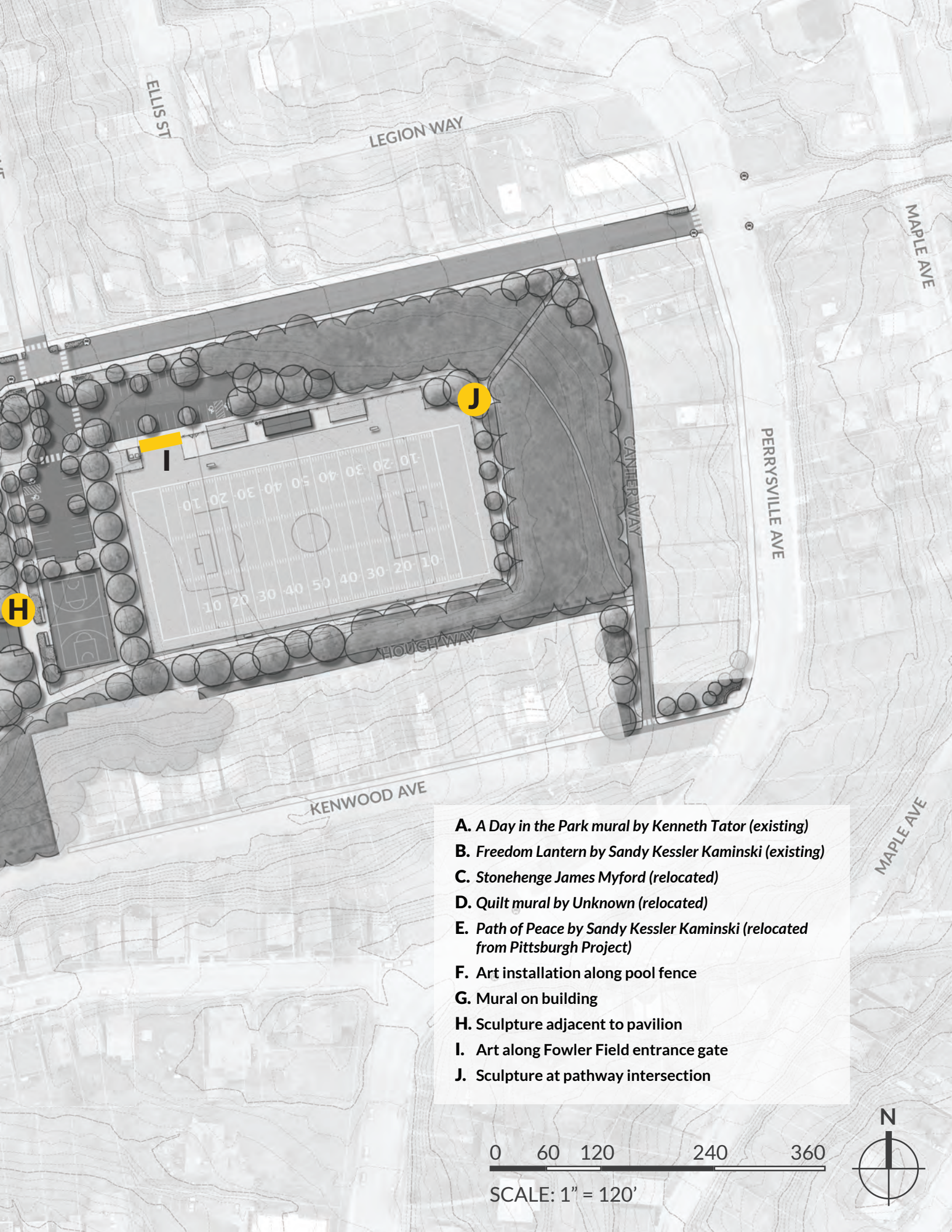


PUBLIC ART

Fowler Park houses four existing public art installations. The plan below shows where these installations are located and whether they are to be protected or relocated. The plan also indicates some potential locations for future public art installations.

- Existing Art
- Existing Art - Relocated
- Potential New Art Locations





- A.** *A Day in the Park mural by Kenneth Tator (existing)*
- B.** *Freedom Lantern by Sandy Kessler Kaminski (existing)*
- C.** *Stonehenge James Myford (relocated)*
- D.** *Quilt mural by Unknown (relocated)*
- E.** *Path of Peace by Sandy Kessler Kaminski (relocated from Pittsburgh Project)*
- F.** *Art installation along pool fence*
- G.** *Mural on building*
- H.** *Sculpture adjacent to pavilion*
- I.** *Art along Fowler Field entrance gate*
- J.** *Sculpture at pathway intersection*

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SCALE: 1" = 120'







04

IMPLEMENTATION

PHASING & COSTS | NEXT STEPS | MAINTENANCE

PHASING & COSTS

Community and study committee input helped to determine the following priorities for improvements within the park

PHASE 1

- Charles & Wilson Pedestrian Entrance
- Charles Street Main Entrance
- Fowler Pool

PHASE 2

- Gymnasium
- Basketball Court
- Upper Playground

PHASE 3

- Fowler Field
- Charles & Shelton Entrance
- Leland Entrance & Charles Street Parking
- Kenwood & Perrysville Pedestrian Entrance
- Charles & Canter Pedestrian Entrance

PHASE 4

- Fowler Bathhouse

PHASE 5

- Lower Playground & Pavilion
- Event Lawn
- Lower & Upper Park Connection

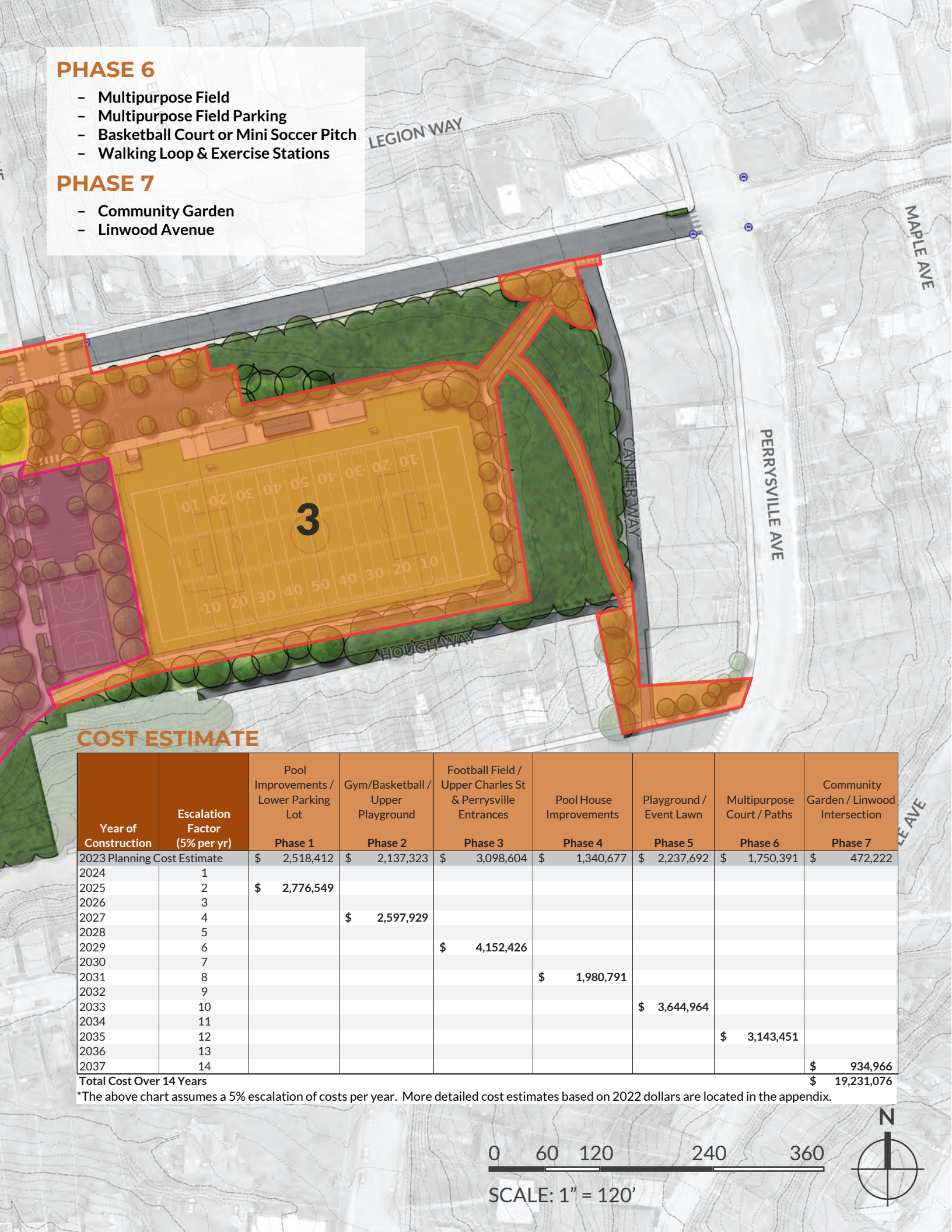


PHASE 6

- Multipurpose Field
- Multipurpose Field Parking
- Basketball Court or Mini Soccer Pitch
- Walking Loop & Exercise Stations

PHASE 7

- Community Garden
- Linwood Avenue



COST ESTIMATE

Year of Construction	Escalation Factor (5% per yr)	Pool Improvements / Lower Parking Lot Phase 1	Gym/Basketball / Upper Playground Phase 2	Football Field / Upper Charles St & Perryville Entrances Phase 3	Pool House Improvements Phase 4	Playground / Event Lawn Phase 5	Multipurpose Court / Paths Phase 6	Community Garden / Linwood Intersection Phase 7
2023 Planning Cost Estimate		\$ 2,518,412	\$ 2,137,323	\$ 3,098,604	\$ 1,340,677	\$ 2,237,692	\$ 1,750,391	\$ 472,222
2024	1							
2025	2	\$ 2,776,549						
2026	3							
2027	4		\$ 2,597,929					
2028	5							
2029	6			\$ 4,152,426				
2030	7							
2031	8				\$ 1,980,791			
2032	9							
2033	10					\$ 3,644,964		
2034	11							
2035	12						\$ 3,143,451	
2036	13							
2037	14							\$ 934,966
Total Cost Over 14 Years								\$ 19,231,076

*The above chart assumes a 5% escalation of costs per year. More detailed cost estimates based on 2022 dollars are located in the appendix.

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SCALE: 1" = 120'



STORMWATER PHASING

The seven phases of park redevelopment will each require stormwater management as described below.

Phase 1

Charles Street Main Entrance, Lower Parking Lot, Charles & Wilson Pedestrian Entrance, and Fowler Pool

A combination of rain gardens and curbed stormwater planters flank the main parking lot and provide pretreatment for a large bank of underground storage chambers below the parking lot. Since this phase is located at the lowest elevation within the park, the storage chambers are sized to accept additional runoff from Phases 4 and 5. This may also save on costs and maintenance by consolidating stormwater facilities.

As mentioned in the Recommendations chapter, an opportunity also exists to expand the size of the underground chambers to accommodate stormwater runoff from surrounding streets. Further study is required to determine the increased cost to Phase 1.

Phase 2

Gymnasium, Basketball Court, & Upper Playground

Each of the proposed and existing impervious improvements will be managed by adjacent rain gardens.

Phase 3

Fowler Field, Upper Charles St. & Perrysville Entrances

Runoff from the field, entrances and hillsides are intercepted by a bioswale that wraps the southern and eastern boundary of the field and conveys excess stormwater to underground storage at the western end of the field.

As mentioned in the Recommendations chapter, an opportunity also exists to expand the size of the underground chambers to accommodate stormwater runoff from surrounding streets. Further study is required to determine the increased cost to Phase 3.

Phase 4

Pool House Improvements

The existing roof of the pool house will be managed by the Phase 1 stormwater system.

Phase 5

Lower Playground and Event Lawn

Runoff from these proposed features is captured within a small pipe network along the primary circulation path to connect with the rain gardens and underground storage of Phase 1.

Phase 6

Multipurpose Field, Basketball Court or Mini Soccer Pitch, Parking, and Walking Loop

Runoff from the new court and parking lot will be captured by adjacent rain gardens. It will then overflow into subsurface storage in the multipurpose field. Runoff from the field drains to two rain gardens to the southwest corner.

As mentioned in the Recommendations chapter, an opportunity also exists to expand the size of the underground chambers to accommodate stormwater runoff from surrounding streets. Further study is required to determine the increased cost to Phase 6.

Phase 7

Linwood Intersection & Community Garden

A small rain garden at the lower southwestern corner collects runoff from the gardens.

IMMEDIATE NEXT STEPS

Prior to Phase 1 construction at Fowler Park, the City and partner organizations are recommended to take the following steps:

1. Currently, parcels 46-B-29 and 46-B-289 are the only City owned parcels that are zoned P for Parks and Open Space. To make future development processes easier, annex and rezone the following City owned parcels as Parks and Open Space to officially expand the park boundaries:
 - 0046-E-00053-0000-00
 - 0046-E-00052-0000-00
 - 0046-E-00053-000A-00
 - 0046-E-00053-000B-00
 - 0046-E-00053-000C-00
 - 0046-E-00051-0000-00
 - 0046-E-00050-0000-00
 - 0046-E-00049-0000-00
 - 0046-E-00048-0000-00
 - 0046-E-00047-0000-00
 - 0046-E-00045-0000-00
 - 0046-A-00106-000A-00
 - 0046-A-00106-000C-00
 - 0046-A-00105-000A-00
 - 0046-A-00104-0000-00
 - 0046-A-00102-0000-00
 - 0046-A-00101-0000-00
 - 0046-A-00099-0000-00
 - 0046-A-00098-0000-00
 - 0046-A-00097-0000-00
 - 0046-A-00092-0000-00
 - 0046-A-00091-0000-00
 - 0046-A-00089-0000-00
 - 0046-A-00088-0000-00
 - 0046-A-00087-0000-00
 - 0046-A-00086-0000-00
 - 0046-A-00085-0000-00
 - 0046-A-00084-0000-00
 - 0046-F-00056-0000-00
 - 0046-F-00051-0000-00
2. The Pittsburgh Project owns two “missing teeth” parcels along Charles Street between the parking lot and Kimberlin Street. Start discussions with the Pittsburgh Project to acquire the following parcels located on Charles Street:
 - 0046-E-00046-0000-00
 - 0046-E-00044-0000-00
3. After acquisition of the Pittsburgh Project parcels, work to vacate the section of Kimberlin Way between Wilson Avenue and Kimberlin Street. This will allow for DCNR funding to be spent on improvements to the parking lot as it expands into Kimberlin Way. DCNR funds cannot be used on improvements within a Right-of-Way.
4. Work with partner neighborhood organizations to mobilize volunteers and/or work with Allegheny Goatscape to manage invasive species, particularly found on the hillsides. Use an aggressive native shade tolerant seed mix to stabilize hillsides where invasives have been removed. Work with Tree Pittsburgh to plant saplings on hillsides that will not be affected by grading associated with future phases. Starting invasive species management before the first phase will reduce the chances of them spreading during construction and taking over after new park improvements are installed. Invasive species management should occur over several years to totally remove the plants. It should not be associated with a construction phase. However, steps should be outlined in the specs to reduce potential spread of invasive species and their seed bank during construction.
5. Work with neighborhood organizations to host volunteer park cleanup days. Discuss the potential of creating a Fowler Park subcommittee or a Friends of Fowler Park group to help support ongoing cleanup efforts.
6. During the park planning process many community members mentioned that the park used to be called Pleasant Valley Park and some even refer to it as PV. There is a desire to change the park name. We recommend that Perry Hilltop Citizens Council take the lead to host a community forum to discuss changing the name of the park. Guidelines for name changing can be found at the City’s Naming Commission website at: <https://pittsburghpa.gov/dcp/naming>.

MAINTENANCE, OPERATIONS, & REVENUE

MAINTENANCE

The following chart describes the estimated annual hours and staffing costs for maintaining Fowler Park once the entire plan is implemented.

Fowler Park Maintenance Estimate							April-October (28 weeks)		
Maintenance Task	Qty.	Unit	Hrs. per Unit	Times per week	Weeks per season	Total Hours			
Mowing, 60" riding mower	3.5	AC	0.8	1	28	78.4			
Trim mowing	1	EA	4	1	28	112			
Restroom cleaning	2	EA	0.5	2	28	56			
Meadow mowing	0.7	AC	0.8	1	1	0.56			
Rain garden Maintenance	1	EA	1	1	4	4			
Litter-general	1	ALL	0.5	2	28	56			
Trash / recycling collection	20	EA	0.2	2	28	224			
Facility check / cleaning/maintenance	3	EA	0.5	2	28	84			
Trail maintenance	3	MI	1	0.25	28	21			
General landscaping	1	EA	3	1	15	45			
Spray w/truck sprayer	1	HR	8	1	3	24			
Fertilize with tractor	1	HR	3.5	1	2	7			
Aerify ground	5	AC	1	1	1	5			
Trim trees	100	EA	0.5	1	1	50			
Miscellaneous maintenance	1	EA	2	1	52	104			
Swimming Pool Maintenance May-August)	1	EA	0.5	1	16	8			
Community Gym Maintenance(9,228.01 SF)	1	EA	1	4	52	208			
Basketball Court(1,469.07 SY) Blow Courts/Install nets	2	EA	0.5	1	28	28			
Pavilion Maintenance	6	EA	1	4	28	672			
Natural Turf Football Field	1.79	AC	0.8	1	28	40			
Clean Catch Basins	5	EA	1	1	1	5			
Clean Gutters	1	EA	1	1	4	4			
Snow Removal	1	EA	1	1	13	13			
Playground Inspections	2	EA	0.5	1	28	28			
Stormwater Maintenance									
Total Annual Labor costs using Maintenance Staff						1877	\$26.08	\$48,954	
50% of staff time by FT Maintenance Staff						939	\$26.08	\$24,477	
50% of staff time by PT seasonal						939	\$15.00	\$14,078	
Total Labor Costs with 50/50 FT/PT split							\$38,555		

The following chart describes the annual estimated costs for maintenance materials and supplies fro Fowler Park once the entire plan is implemented.

Maintenance Materials and Supplies	Annual Cost
Utilities	\$3,000
Water and Sanitary System	\$1,500
General Repairs and Maintenance	\$5,000
Trail Maintenance Supplies	\$1,000
Building Materials and Supplies	\$3,000
Small Tools / Minor Equipment	\$500
Equipment Repairs / Supplies	\$1,000
Total Maintenance and Operations Supply Costs	\$15,000

INVASIVE SPECIES MANAGEMENT

Invasive species have taken over several of the hillside areas within the park. We recommend that the City start invasive species management within the park over the next five to seven years until invasives are eradicated. Volunteers and organizations such as Allegheny Goatscape can help to mechanically remove invasive plants and dense understory plantings to prepare for future development and to open up views between the upper and lower park areas. See Immediate Next Steps for more information.

OPERATIONS

The following chart describes the annual estimated cost for operating Fowler Park once the entire plan is implemented.

Master Site Development Operations Plan at Fowler Park					
Operations Task	Staff	Hour per week	Hourly Rate	Weeks per Season	Total Wage
Pool Manager	1	40	\$20.00	12	\$9,600
Head Lifeguard	1	40	\$18.00	12	\$8,640
Lifeguards 1:1500 sq ft	10	30	\$17.00	12	\$61,200
Life guard certification	10	EACH	\$250.00		\$2,500
Pool Maintenance	2	14	\$18.00	12	\$6,048
Gym Staff	1	30	\$13.00	52	\$20,280
Administration Support	1	5	\$20.00	52	\$5,200
Rec Center Staff Ratio: 12:1 (Over 6 years old)	2	25	\$13.00	52	\$33,800
Supplies					\$25,000
Staffing and Supplies Estimate					\$172,268

Assumptions:

- **Lifeguard staffing estimate is a starting point. Adjustments will need to be made for other factors of special events/programs
- ** Staffing requirements need to adjust based on pool hours. Estimate pool hours is 50 hours a week.
- **Community Open Gym 4 days x 5 hours=20 hours/week
- **Private rentals 2 days x 4 hours=10 hours/week
- **Summer Rec Center Mon-Fri 9AM-7PM plus open & close = 11 hours
- **Fall/Winter Rec Center Mon-Fri 11AM-7PM plus open & close= 9 hours

REVENUE

The following chart describes the potential annual revenue from fees and rentals for Fowler Park once the entire plan is implemented.

Potential Income Streams					
	Quantity	Per Week	Rate	Weeks per Season	Total Wage
Community Pool Season Passes	30		\$60		\$1,800
Community Pool Walk In Fees (per day)	50	1	\$5	12	\$3,000
Gym rentals (per hour)	10	1	\$10	50	\$5,000
Pavilion Rentals	3	2	\$162	12	\$11,664
Rec Room Rentals (per day)	1	1	\$25	12	\$300
Football Field Rental					\$0
Multipurpose Field Rental					\$0
Potential Income Estimate					\$21,764

