



# Madison School Arts Center

Carter Redwood Theater

3401 Milwaukee St.

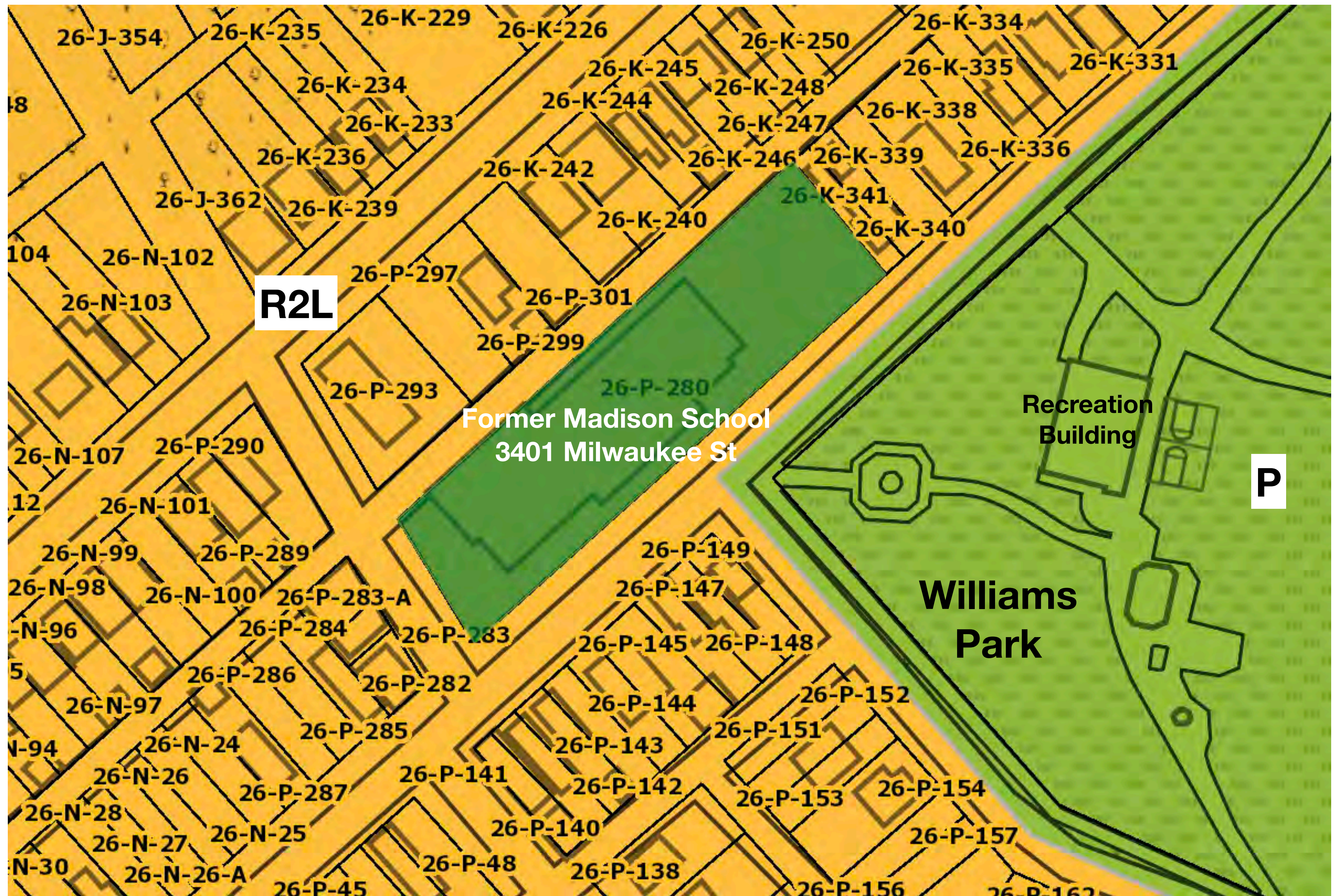
Owner/Developer: MCCLAYS, LLC

3515 Iowa Street  
Pittsburgh PA 15219









**MADISON SCHOOL ARTS CENTER  
3401 MILWAUKEE STREET**

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**Zoning Preapp Summary**

**Zoning District: R2L Non Conforming Use**

**RCO: SCHENLEY HEIGHTS COMMUNITY DEVELOPMENT CORP**

**Lot Number: 26-p-280 5th Ward**

**USE & OWNERSHIP HISTORY**

The Madison Elementary School was built in 1929. It designated as a local historic structure in 2009, was closed after the 2005-6 School year and sold to the Schenley Heights Development Corporation in 2014. The previous owner was not able to assemble the resources to convert the school to housing. In 2022, the school was sold to MCLAYS, LLC, a neighborhood owned development by Mark & Niecy Southers. Mark Clayton Southers is the executive director of Pittsburgh Playwrights Theater (PPT).

**BUILDING CONDITION & USE CONVERSION**

The condition of sale to McClAYS was based on finding a community serving arts-focused use. The Madison School is in good physical condition. The reuse of the historic structure for a community based arts center requires few changes to the structure both internally and externally. The School District maintained the building well and the building systems are able to be reused (Boilers, Power and Fire Alarm System are less than 20 years old.) This allows for a cost efficient reuse and lower tenant costs. The key modification required for the conversion is the need for an elevator to serve the upper two floors.

**PHASE 1: First Floor Occupancy**

As anchor tenant Pittsburgh Playwrights will use the first floor for its offices, studios and small 120 seat performance space in the former auditorium/cafeteria. A shorty run stair lift will be installed at from the auditorium level to the 1st floor level. This will provide access to the theater from inside and outside the building. The existing school Toilet Rooms will be rehabilitated to meet current ADA, UCC and ACHD codes. The theater will have a new fresh air HVAC upgrade to meet ASHRAE and current filtration recommendations.

**PHASE 2: Second Floor Occupancy**

Once the resources are assembled for an elevator, the upper floors will be leased to artists and small arts organizations. This will provide affordable, collaborative spaces using 14 former classrooms (they average 700 sf). The owner will begin the process of leasing out cultural arts spaces in each 18 former classrooms on the upper floors. Each classroom will be a dedicated studio that will often be occupied a solo artist/artisan (painters, sculptors, fabric artists, etc). In some cases, there may be studios dedicated to teaching with computer graphics and other technologies in a classroom style of 15-20 artists (these are designated as rooms 200 and 201 as multipurpose spaces).

**ZONING DEVELOPMENT REVIEW SUBMISSION # ZDR-2022-06282**

This Submission includes additional detail requested by the City. The Drawings attached show the scope of the site work and interior construction scope. It also includes information associated with its previous occupancy as a school. Historic review: No exterior work will be done in phase 1 or 2 except preparing the parking area and planting trees.

**VARIANCES REQUESTED**

- 1. USE VARIANCE REQUEST : Proposed: Cultural Services (general) in Residential R2L Zoning District.**
- 2. PARKING VARIANCE : 50 Required; 16 Provided; See Worksheet A.**
- 3. SIGNAGE: Proposed new sign to replace the existing PPS sign. Same size and location,**

**Zoning Code Referenced use categories**

***Cultural Service** means a museum or similar use engaged in the collection, display or preservation of objects of community or cultural interest in one or more of the arts or science. Cultural Service (Limited) means a Cultural Service with a gross floor area of less than 5,000 square feet. Cultural Service (General) means a Cultural Service with a gross floor area of 5,000 square feet or more.*

***Art or Music Studio** means an art studio, music studio or photographer's studio*

***Public Assembly** means open, partially enclosed or fully enclosed structure used or intended to be used primarily for spectator sports, entertainment events, expositions and other public gatherings. Typical uses include convention and exhibit halls, sports arena and amphitheaters.*

*Public Assembly (Limited) means a Public Assembly use with a capacity of less than 500 persons.*

## PARKING HISTORY & EXISTING CONDITIONS

Madison School faculty & staff in 2005-6 consisted of 34 existing PPS employees at the school (see staff list Exhibit A). No on-site parking was required. All staff would have either parked on street, walked, or used public transit. The students at the school often lived in the neighborhood. School bus drop-off was Milwaukee Street. The 400' of street frontage is still designated as a school bus zone (see photo P-1)

Within one block (on average no more than 300 feet) from the school there are an estimated 49 on street spaces. It should be noted that the school originally had a no parking zone around the entire school to accommodate school bus and parent drop off and pick up. It is prop[osed] to use the space directly in front of the school for shuttle or taxi drop for event parking when the 120 seat theater (formerly a 200 seat auditorium/cafeteria).

## EVENT PARKING & TRANSPORTATION CONSIDERATIONS

Typical Pittsburgh Playwrights Performance Season consists of 4 plays. Typical run is 12 performances at an average attendance of 60-70. The maximum capacity of the Theater with loose seating will be 120. Typical attendance by car (assuming 2 per car) would be around 35. Allowing for walking, transit and car service, the typical parking demand would be around 30 spaces, **There is a bus stop across the street from the main entry.**

Pittsburgh Playwrights has experience managing event parking at two different locations in the Hill District on Bedford Ave at the August Wilson House and on Wiley Avenue for outdoor performances. Car Services are also commonly used for transportation from downtown to the Hill.

Future Offsite Parking: The owner is considering acquiring future additional parking on a nearby vacant lot in Phase 2 (upper floor studio tenant occupancy). Full occupancy of the upper floors as studios (typical artists studios are 1-2). There are 18 studios per space (about the same size as a studio), the parking demand for the upper floors would be an additional 22 for Phase 2 (*See Worksheet A attached*).

Shuttle Services: PPT has demonstrated its ability to manage traffic for its August Wilson Plays.

### Chapter 914 Checklist

- Narrative to DOMI for loading / unloading activities provided.
- Curb Cut application to be submitted as per drawings.
- Transportation Development Review (More than 10 spaces)
- Site Plan Review See Site Plan.
- Parking Demand Analysis not required.
- Provided floor area for each use in application see drawings.
- Bicycle Parking, Sec 914.05 Provided. 8 spaces see drawing for location.
- Off Street Loading, Sec. 914.10 Door be provided in Phase 2 to access the parking area.

## ALTERNATE ACCESS AND PARKING PLAN & LOADING

### 914.01.B.3 Change of Occupancy

*Off-street parking and loading facilities shall be provided for any change of occupancy or manner of operation that would, based on Parking Schedules A or B (Sec. 914.02.A and Sec. 914.02.B) or the Off-Street Loading Schedule of Sec. 914.10, result in a requirement for more parking or loading spaces than the existing or more recent use. Additional parking or loading spaces shall be required only in proportion to the extent of the change, not for the entire building or use.*

Based on 914.01.B.3 Change of Occupancy the conversion of classrooms to artists' studios and a small 120 seat theater does not have a negative impact on the density of parking demand when compared to the original school use. A detailed narrative of proposed uses is as follows:

### Phase 1: First Floor Occupancy

**Theater (Rooms 102-106):** For Pittsburgh Playwrights tenancy of the first floor (Phase 1) the existing flat floor auditorium/cafeteria on the first floor will be converted to a flexible black box theater with adjustable seating bleachers for up to 120. This number correlates with outdoor performance spaces at the August Wilson House, where Pittsburgh Playwrights has traditionally staged August Wilson Plays in the back yard. The Madison School will also provide an alternative "rain date" location for outdoor performance throughout the Hill District.

### Studios:

#### Costume Studio Green Room

In addition, there are 6 former classrooms averaging 700 Sf to be used as studio and support space for PPT such as costume and set design/production. These spaces will also store materials for theatrical productions such as furnishings and backdrops.

### Onsite Parking

The former playground will provide a minimum of 20 standard sized spaces including 2 accessible spaces one of which can accommodate van parking that are located adjacent to the accessible route and entrance on Milwaukee.

### Loading Facilities

In Phase 2, A loading dock door will be created opening on to the parking lot. The center of the lot will allow flexible staging and loading capacity for theatrical equipment as well as additional service parking for staff vehicles and trucks that serve PPT and artist tenants. This will provide up to 6 additional on site spaces *without* valet for a total of 19 for an event.

**CERTIFICATE OF OCCUPANCY**  
CITY OF PITTSBURGH

App 1994 No. 73692 '97 JUN 13

Location 3401 Milwaukee Street Ward 5

Permitted Occupancy One individual letter and logo school identification sign totaling 29.6 sq. ft. (Non-illuminated).

Owner BOARD OF PUBLIC EDUCATION Lessee MADISON ELEMENTARY SCHOOL  
341 S. BELLEFIELD AVENUE  
PITTSBURGH PA Address Address

Installer: Burton Signs

Permission is hereby granted for the occupancy above described.

*[Signature]*  
Chief, Bureau of Building Inspection

*Last known Certificate of Occupancy*

**MADISON ELEMENTARY FACULTY & STAFF - 2005-2006**  
Ms. Victoria Burgess, Principal

NAME	DEPARTMENT	ROOM NUMBER
Ms. Barbara Atkinson	Paraprofessional	
Mrs. Shelley Baker	School Secretary	Main Office
Mrs. Delores Bopyko	Schenley H. Head Start	
Ms. Louise Braun-Wam -F	Physical Education/Health	209-Lincoln-M,T,Wpm
Mrs. Marie Briedkreutz	Learning Support	05
Ms. Victoria Burgess	Principal	Main Office
Ms. Susan Darcey	Musie Choir	105 Hw. Mon.-M-Wam
Mg Deanna Edwards	Psychologist	303
Ms. Marquette Evans	Second Grade	108
Ms. Ellen Fields	Schenley H. Head Start	
Ms. Tawnya Ford	Fifth Grade	212
Ms. Kathy Gallagher-M-T	Lib. - W	210 Vann - W-Fri
Ms. Tisha Goodman	Fifth Grade	211
Ms. Brea Grady	Learning Support	05
Ms. Ann Horst - Wed.	Nurse	105
Ms. Malik James -Th, Fri	Information Processor	102-W Lib-M,T,bi-W
Ms. Theda Jemison - Tues.	Developmental Advisor	100/8476-Arling Mill-M,T
Ms. Sahara Johnson	Cafeteria	113
Mr. Robert Karstedt-M-Wam	Art	213 Leming - Wpm-Fri
Ms. Amanda Kovalcik	Fourth Grade	207
Ms. Gale Marrow	First Grade	115
Ms. Kathy Michelotti	Emotional Support	306
Ms. Loretta Miller	Kindergarten	112
Ms. Barbara Payne	Emotional Support	306
Ms. Melissa Pickett	Second Grade	109
Ms. Pat Rygalski	Reading Coach	203
Ms. Joanne Rice	Cafeteria	113
Mrs. Roslyn Scales	Pre-K	07
Mr. Eric Smith	Custodian	8475
Ms. Lisa Stewart	Head Start	111
Ms. Norrine Taylor	Instrumental Music	303
Ms. Brenda Tossi	Speech Therapist	204
Mr. Keith Williams	Custodian	8475
Ms. Maria Wilson	Head Start-Para	111
Ms. Jessica Yamber (Pitt)	Pre-K	07
Ms. Cindy Young-Smith	Third Grade TFL Teacher	215
	Computer Lab	305
	Science Lab	302


*Last known PPS Staff and Faculty list (37)*

Use/Requirements	Notes	Code Section
R2-L - Public Assembly (Limited)	Not Permitted, Need Variance	911.02
R2-L - Public Assembly (Limited)	Site Plan Review Procedure Required	922.04
R2-L - Public Assembly (Limited)	<b>Proposed Alternative Access and Parking Plan</b>	914.02.B
Lot Size	2.0248 Acres	
Site Plan Review (\$750 fee)	Needed for any development subject to Residential Compatibility Standards, any property without a valid certificate of occupancy	916
Landscape Plan	Required by Site Plan Review Process	
ZBA – Public Hearing Required (\$550 fee)	Needed for any request that requires a Variance from Zoning Code	(Use/Parking Count)
DOMI – Transportation Development Review	Curb Cut, Pole Permit, Sidewalk Repair, Street Trees (DPW + DOMI) (Applications for DOMI permits are included at the end of this Site Notes packet)	
Parking Area	~9,696 SF (shed occupying some of this space) – <b>Proposed Alternative Access and Parking Plan</b>	914
Bicycle Parking	Bicycle Parking Requirement for 6,001-20,000 SF = ONE space. A space is defined as a 4' X 6' space for locking up two bikes. NOT required for: Low Occupancy Facility means a building or use with limited customer or non-employee contact and less than one (1) employee per every ten thousand (10,000) square feet of gross floor area.	914.05.A(5) & 914.05.D
Parking Area Perimeter	~393 FT <b>Existing Fence to repaired and painted</b>	918
Screening	Refuse Receptacles, Open Storage/Structures, Loading Docks/Service Yards/Ext Work Areas, Off-Street Parking Areas. Alternative Compliance may be pursued for the 375 SF of landscaping required for the proposed 15 off-street parking spaces.	918.03 918.06 – Alternative Compliance 922.08 – Administrator Exception
Lighting	Light poles and fixtures shall be LED and shall comply with the City of Pittsburgh Downtown Standard. (922.04) Any light or combination of lights that casts light on a public street shall not exceed one (1) foot-candle (meter reading) as measured from the centerline of such street. Any light or combination of lights that cast light on a lot zoned R1D, R1A, R2, R3, RM, or H shall not exceed 0.4 foot-candles (meter reading), as measured no more than three (3) feet inside the lot line of a lot that is zoned R1D, R1A, R2, R3, RM, or H.	916.07 and 922.04
Tap-In Plan	<b>No Changes to Plumbing; No Sprinklers. Stormwater piping to be inspected and repaired as needed.</b>	Attend PWSA Pre-Development Meeting
Street Trees: Milwaukee Avenue: 379.41/30 = 13 Trees Orion Street: 101.47/30 = 3 Trees	Must provide at least one (1) street tree for each thirty (30) linear feet of property adjoining a public street. Street trees shall be planted between the sidewalk and street curb. <b>Proposed 4 Canopy Trees next to property line to extend life of tree and 2 Ornamental Trees at entry terrace.</b>	918.02 and DOMI/City Forester  918.06 – Alternative Compliance 922.08 – Administrator Exception





Sign to be replaced with new sign (laser cut metal logo and letters (match existing heights):

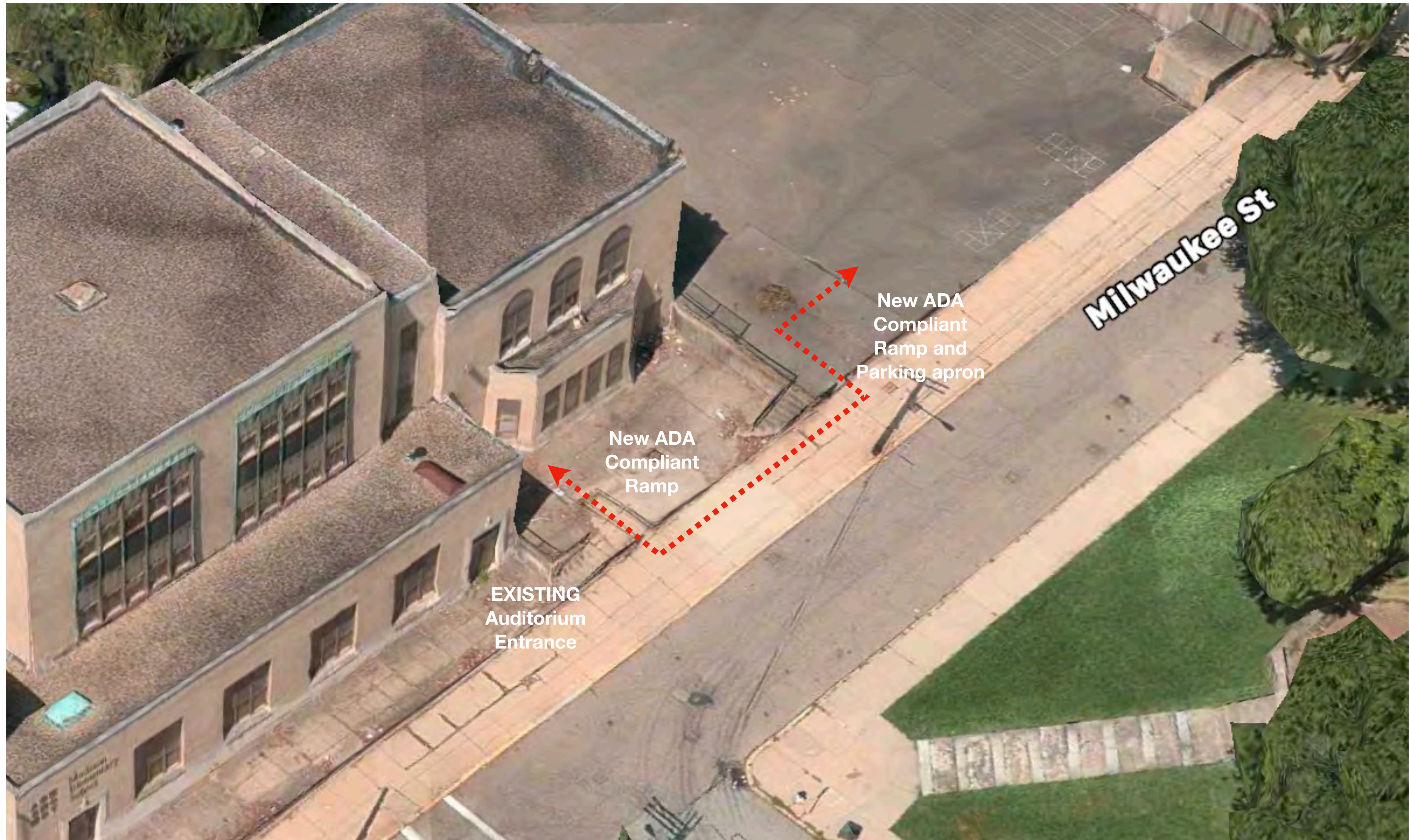


**Carter Woodson  
Redwood Theater**  
*At the Madison School Arts Center*









**ACCESSIBLE ROUTE (With New Ramps)**



## Curb Cut – DOMI Transportation Development Review

Curb cut in the parking lot will be required. There is a pole located in the area making it difficult to provide adequate radius - curb cut may need to shift up the hill a bit, but there are also some PWSA water pits with lids in the sidewalk where the curb cut would be those will likely need to be adjusted. The current reveal on the sidewalk is at the lower level of allowable, probably at the 4 inch level. Will measure to confirm. Also, gas valve in the same area & portion of the retaining wall & some fencing will need to be removed to get the adequate throw distance into the parking lot. Decision will have to be made whether or not a sidewalk ramp be installed to make up this elevation difference or if a ramp inside the parking lot be built up to accommodate the fact that the parking lot is reasonably level whereas the sidewalk that we would be crossing for a curb cut.







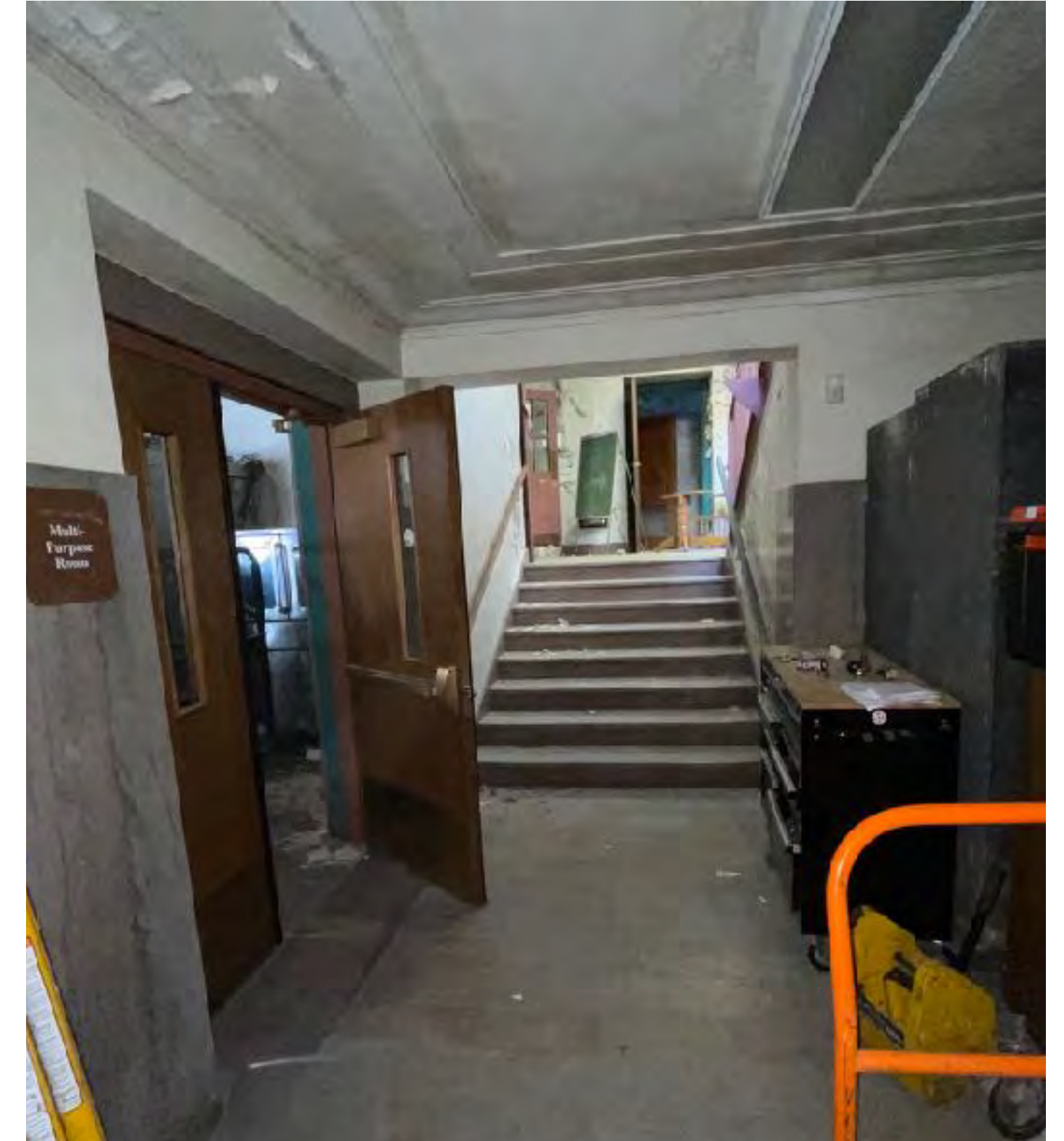
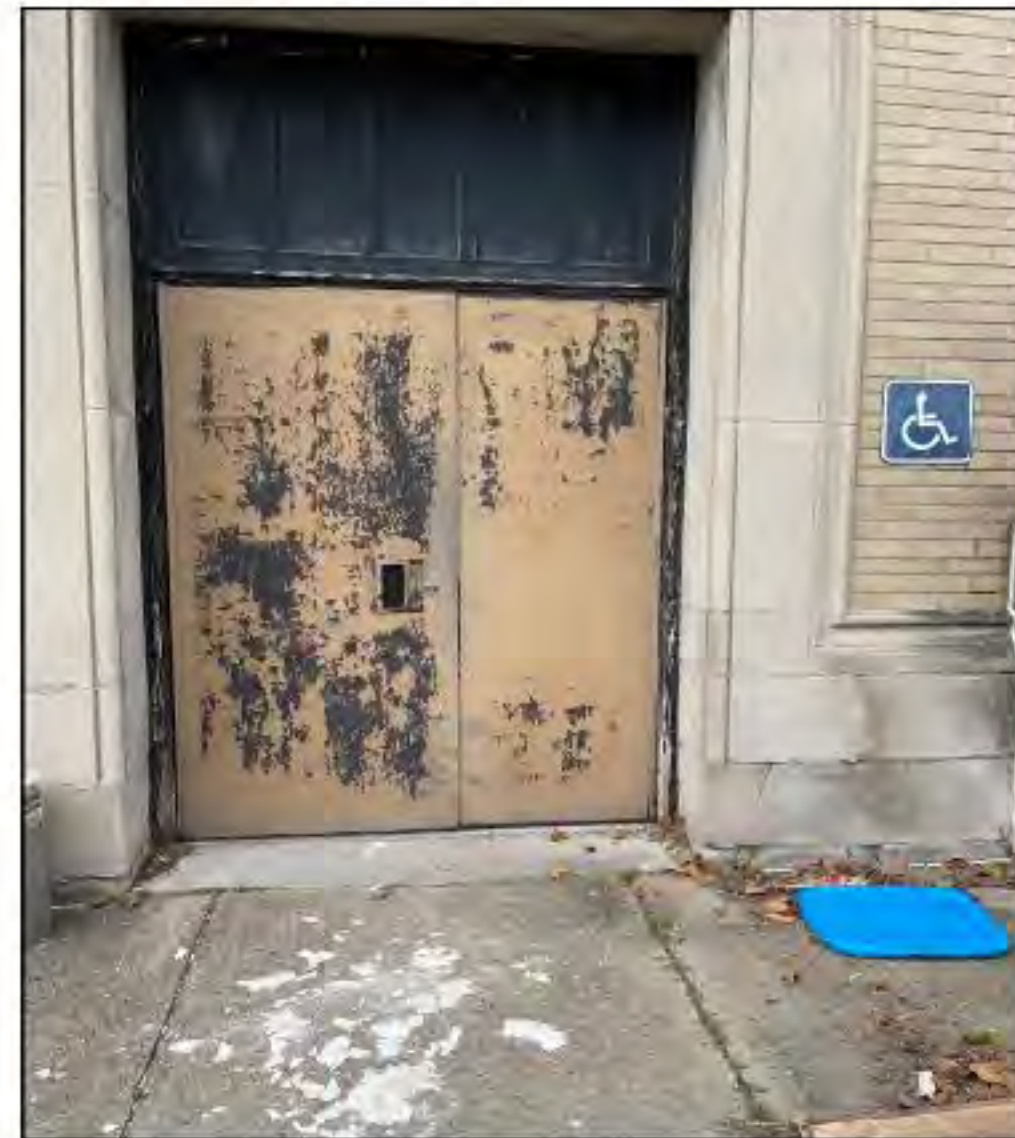




**EXIST RAMP**

ADA Access

Photos depict lower ADA access point to auditorium level, as well as ADA auditorium entranceway.



**LOBBY ROOM 101**



**FUTURE RAMP LOCATION**



Inlets

Many of the inlets around the building appear to have snouts to prevent vapor intrusion so these are doubling as vents. Should we have these CCTV-ed and/or jetted clean? Probably necessary for renovations in the future but maybe not for Occupancy Permit



# Stormwater Requirements – Code: Chapter 1301 & City of Pittsburgh Stormwater Design Manual

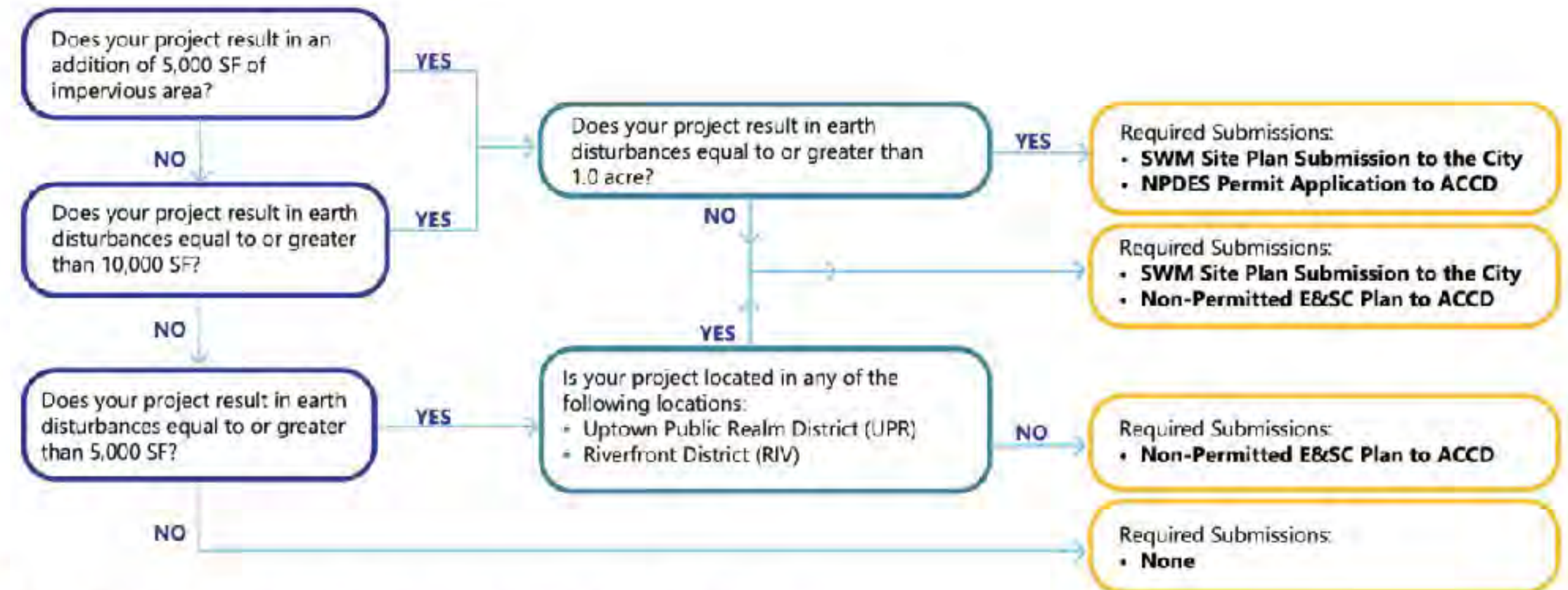
The 2.0248 site, which side is almost entirely impervious, may be exempt from submitting a stormwater management site plan. The proposed disturbed area will be less than 10,000 SF, which does not meet the criteria for regulated activity.

However, the Environmental Mapping shows the site is an Undermined Area with sections of the parcel included in the 2015 Tree Canopy Designation. The site area located at the corner of Milwaukee and Orion is in a Steep Slope Overlay, and the parcels adjacent to the northeast boundary of 26-P-280 are in a Steep Slope Overlay.

The Planning department will need to be engaged if we need to consider doing some kind of borings through the parking lot to determine infiltration rates if required to achieve some type of infiltration as part of the stormwater strategy for an environmental overlay.

Drainage – Stormwater Structures

Examples of the stormwater structures in the parking lot likely warranting a cleaning of the systems.



**Figure 2.1.** Regulated Activities and Required Submissions Flow Chart











