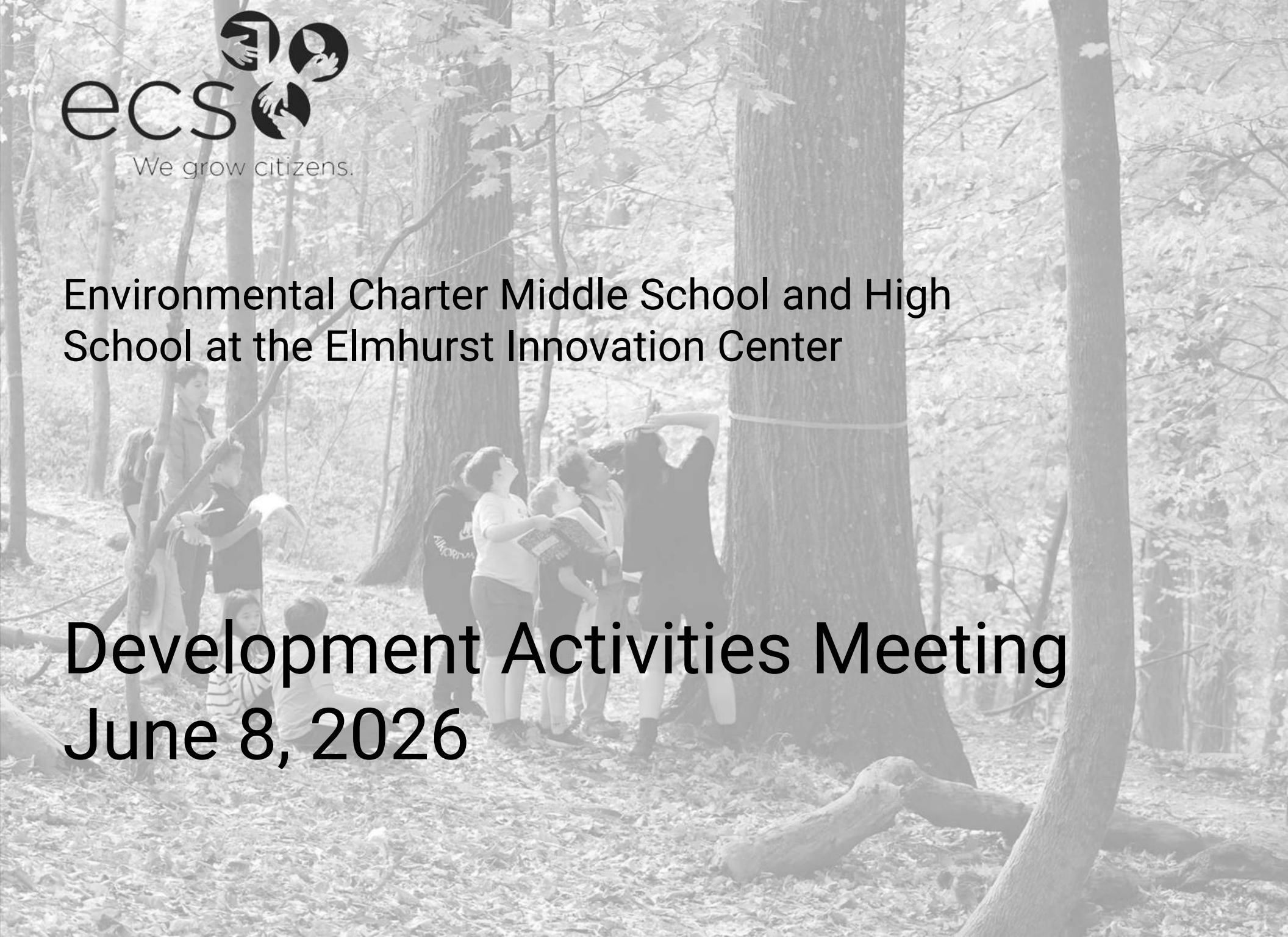


We grow citizens.

Environmental Charter Middle School and High School at the Elmhurst Innovation Center

Development Activities Meeting
June 8, 2026

Zoning District:

SP-1 (Pittsburgh Technology Center
Specially Planned District)

Original SP-1 PLDP 2005, updated 2020

Property:

Parcel No. 28-N-315 (515-775 Technology Drive)

Existing Building (Vacant):

Approved and Constructed in 2019 – 2020
80,000 square feet
3 Story building with 25,000 square feet of high-bay space on the ground floor

Intended Occupancy:

Designed for 519 (business) and 278 (factory)

Parking:

250 spaces in existing garage Parcel No. 11-S-62
Allocated for existing building

Proposed Use

Environmental Charter Middle School and High School

Students:

500 (anticipated growth to 650)

Faculty / Staff:

130-160

Intended Use for Reconfigured Interior Space (90,000 sf):

Classrooms	Gymnasium
Cafeteria	Maker Spaces
Visual Arts	Science Labs
Admin. Offices	Music

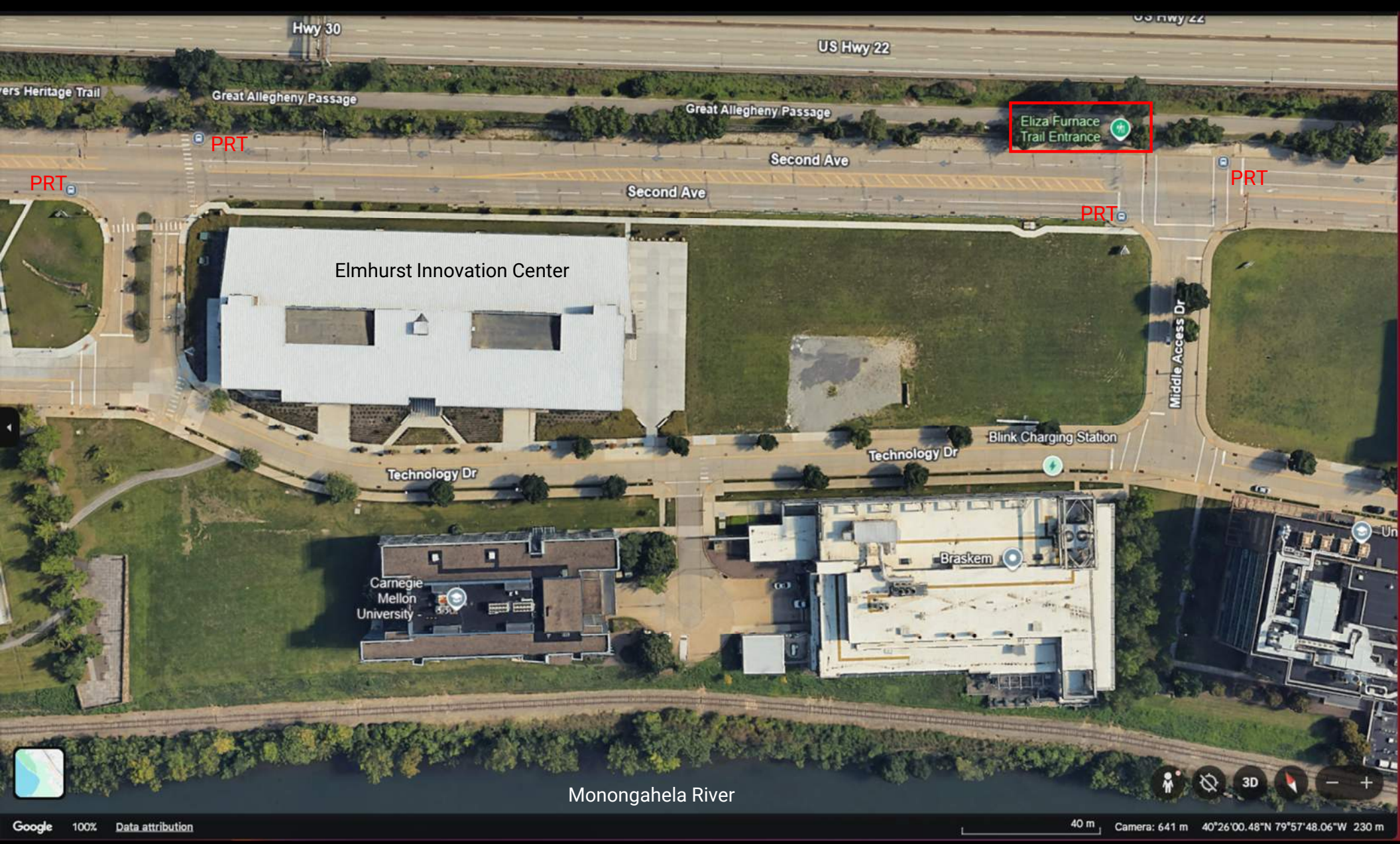
Student Transit:

Bus / Drop-off

Site Background, Existing Building and Proposed Use



Existing Site



Existing Site



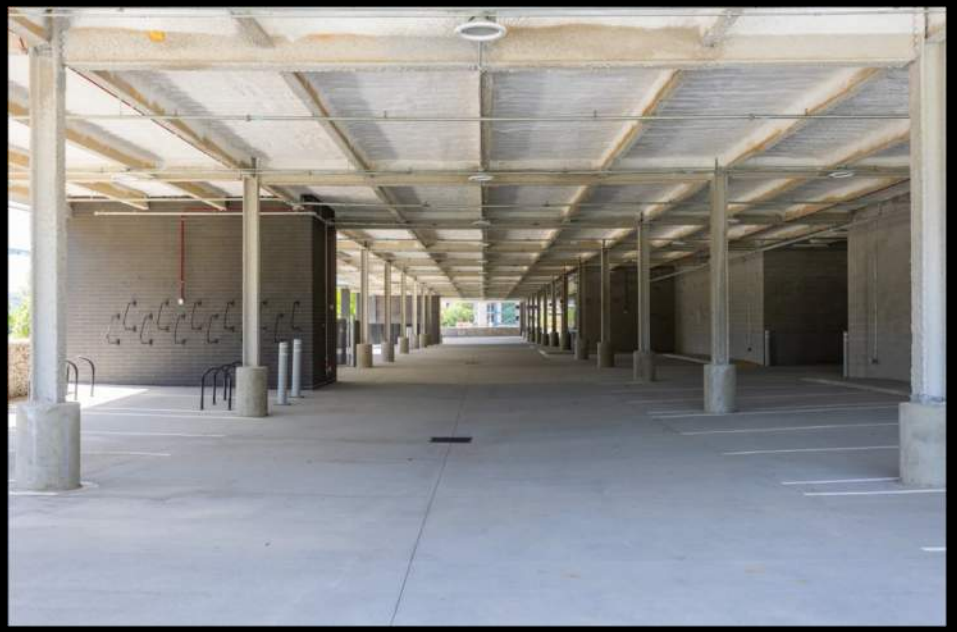






Existing Conditions









Existing Conditions



1 A200 FIRST FLOOR PLAN
1/16" = 1'-0"

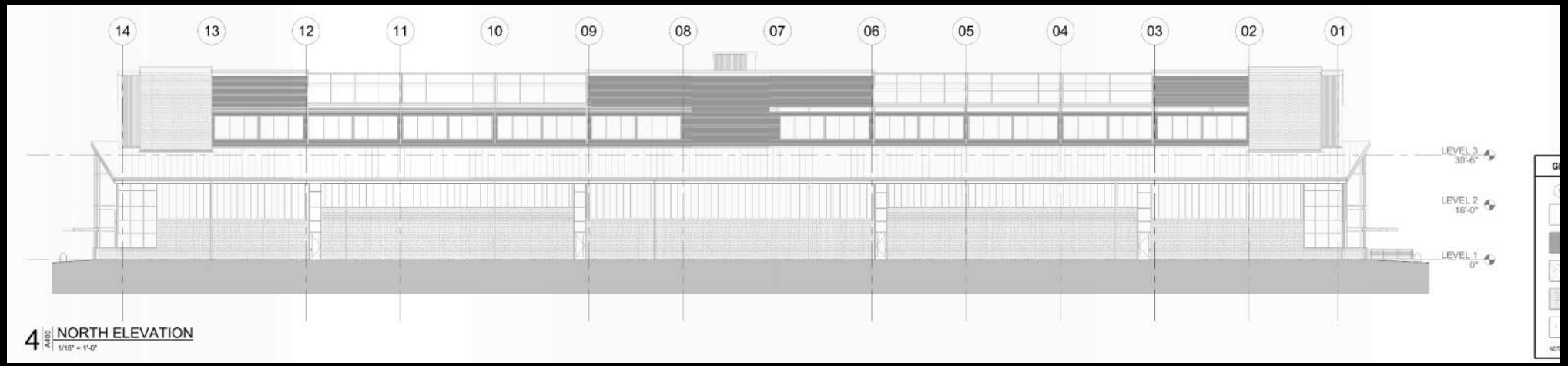
Preliminary Floor Plans



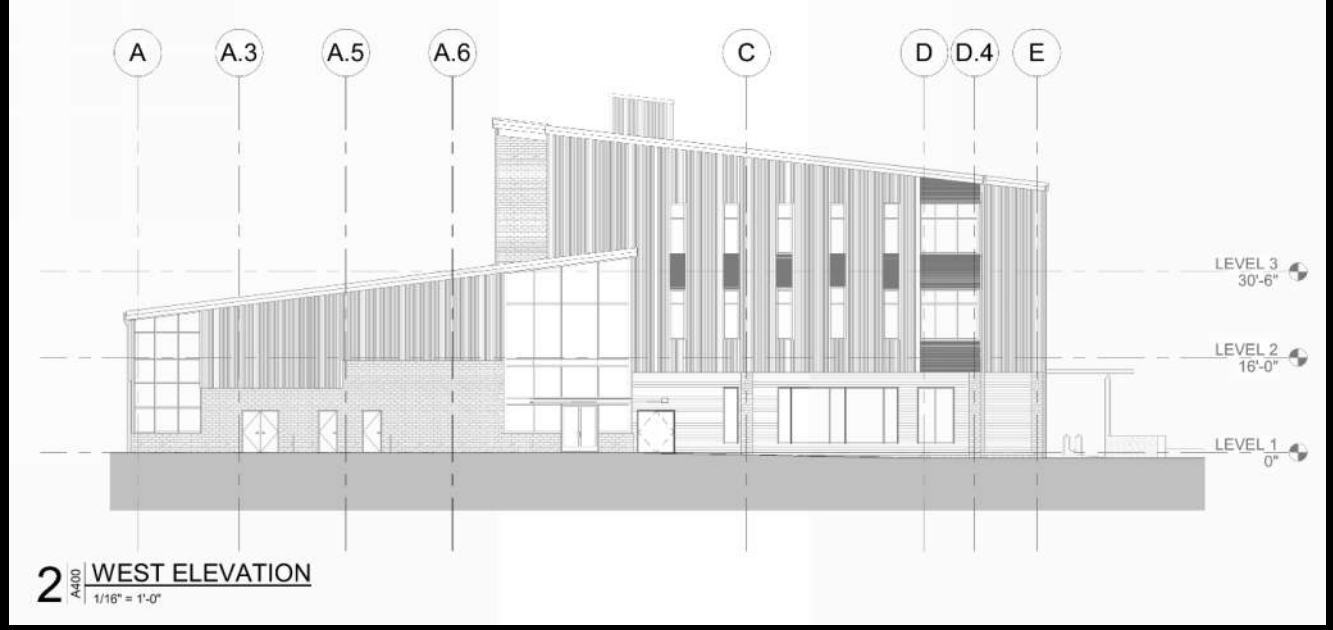
2 SECOND FLOOR PLAN
1/16" = 1'-0"

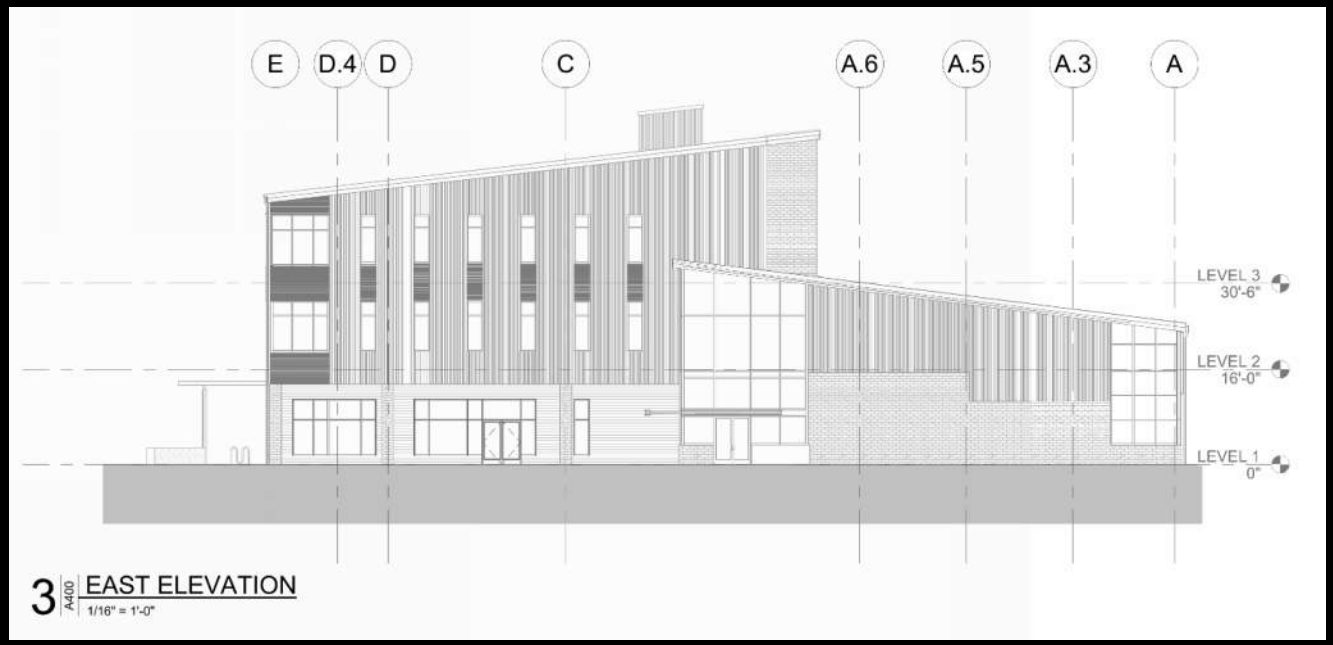
Preliminary Floor Plans



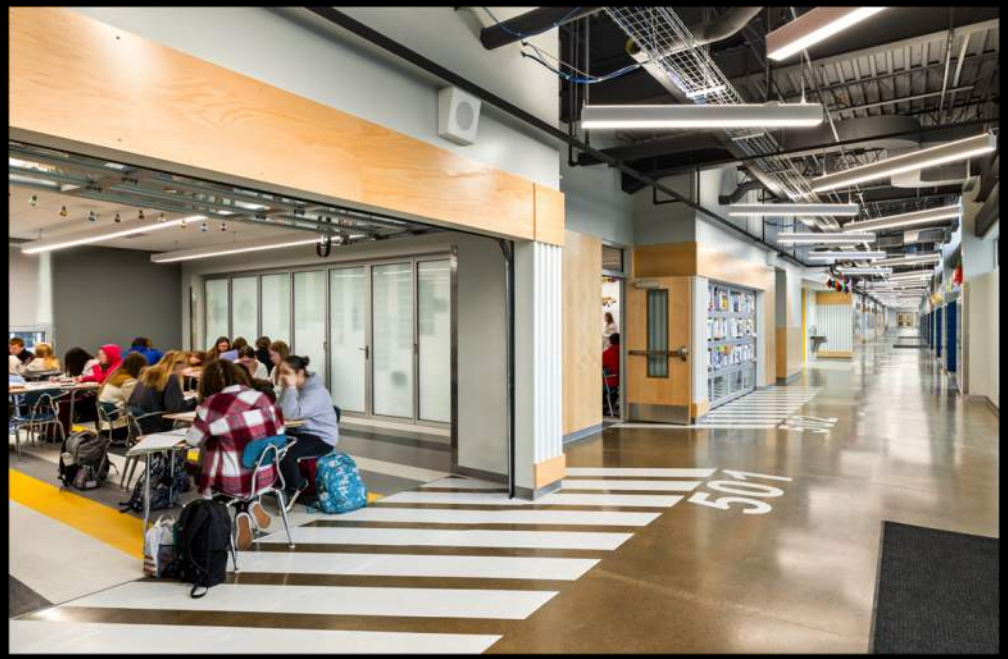


Preliminary Elevations





Preliminary Floor Plans





Interior School Design Imagery





Interior School Design Imagery

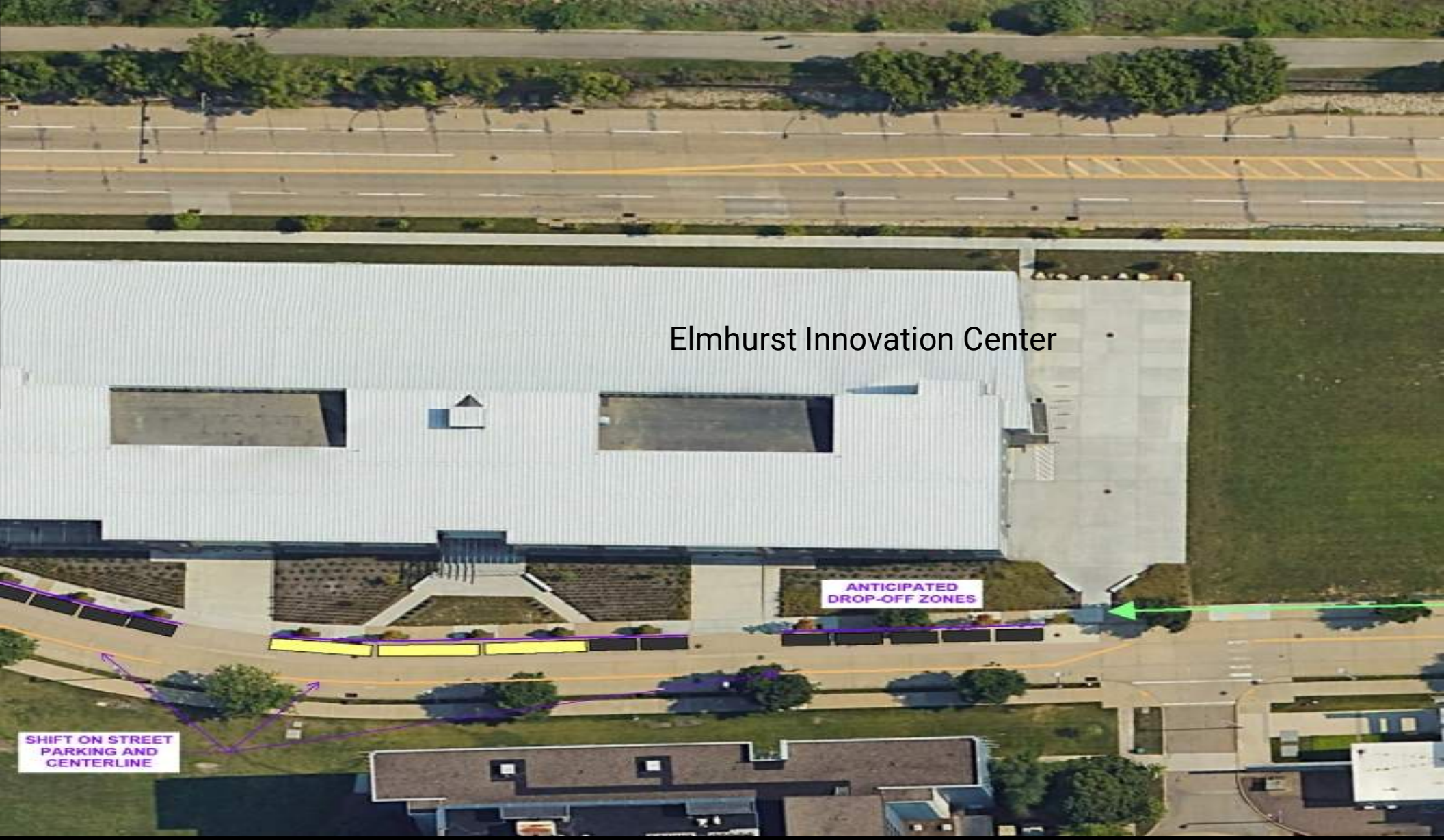




Interior School Design Imagery



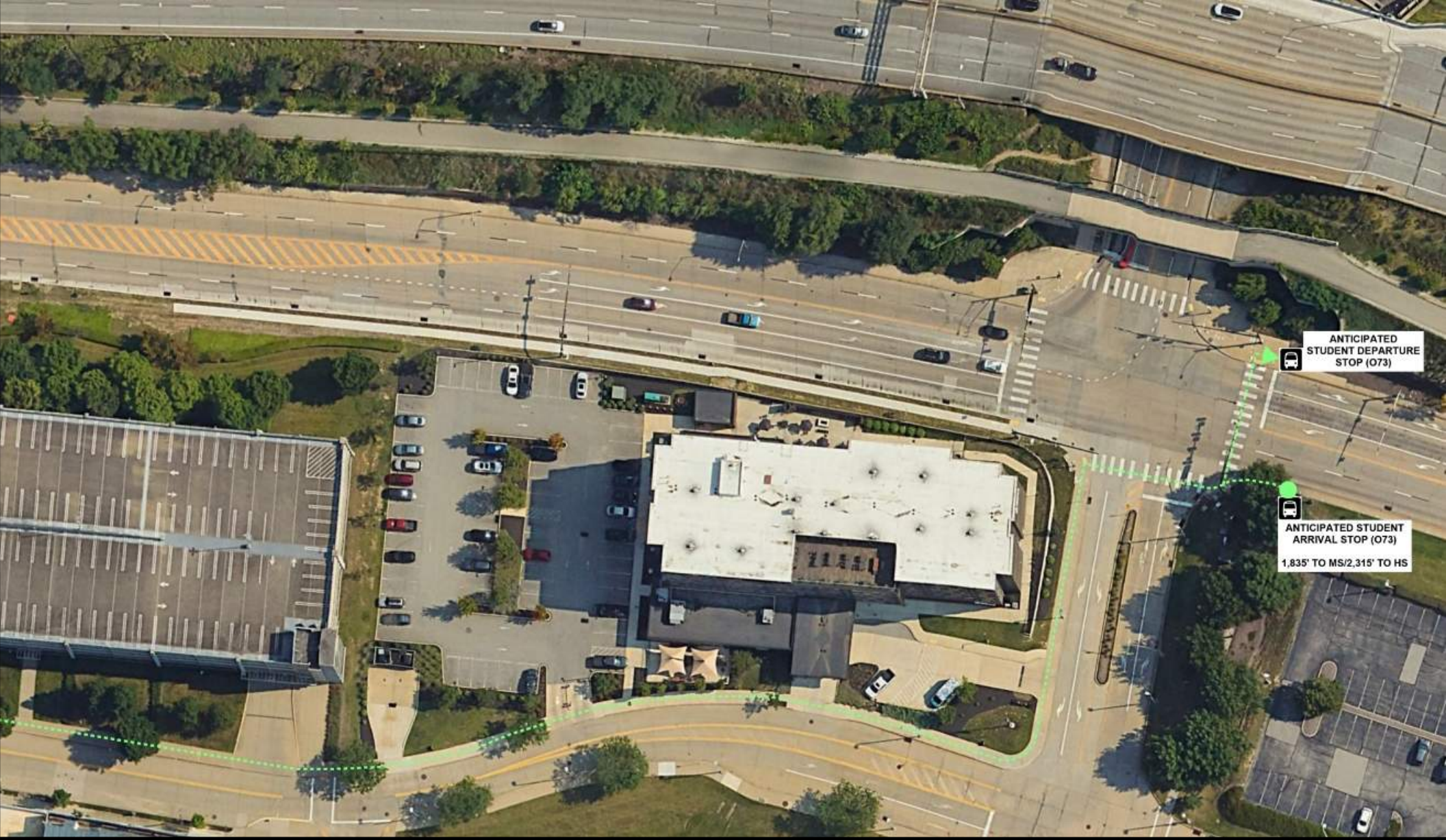
Suggested Site Adjustments



Suggested Site Adjustments



Suggested Site Adjustments



Suggested Site Adjustments

Parent drop off and pick up - 100 Students per day
Yellow buses - 3-5 per day
PRT routes: *Future proposed PRT improvements are italicized*

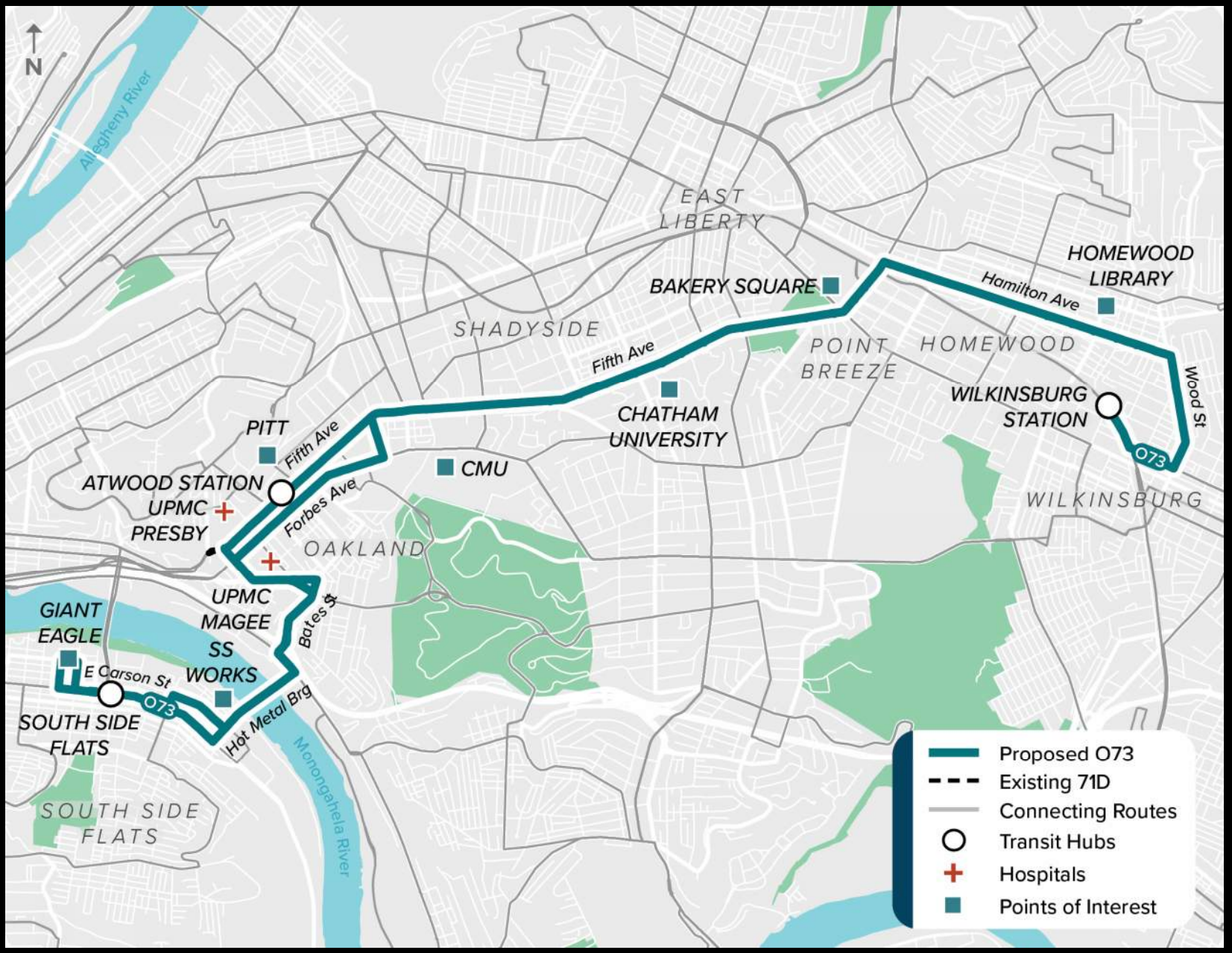
- 53/L Homestead Park every 60 minutes *(D53 every 60 minutes)*
- 56 Lincoln Place every 40 min. *(D56 every 40 min.)*
- 57 Hazelwood every 45 min. *(D57 every 30 min.)*
- 58 Greenfield every 45-60 min. *(D58 every 30 min.)*
- *O73 Proposed Wilkinsburg (71D Extension)*

School in session between late August and early June
Student Arrival Time: 7:15 to 7:30
Student Dismissal: 3:30 to 4:00

Ater School Robotics and Music:
100 students and 12 staff

Per the agreement with the URA there are 250 reserved parking spaces in the garage on the west side of the Innovation Center available for lease negotiation.

Transit



PRT – O73 (Every 20 minutes M-F)

Uses permitted in SP-1 District:

Laboratory/Research
Manufacturing/Assembly
Office Uses
Parking Structures
Hotel/Motel
Restaurant
Retail sales/services
Multi-Unit Residential
Accessory Uses

Proposed Use:

Middle and High School

Existing Vacant Building:

Complies with all site development guidelines for SP-1 District.

Requested Relief:

Use variance, consistent with educational, research and residential uses permitted in SP-1 District.

Zoning Considerations