

COMMUNITY DEVELOPMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1790

DATE: October 31, 2018

TO: City of Hudson Planning Commission for November 5, 2018 Regular Meeting

FROM: Kris McMaster, City Planner

Greg Hannan, Community Development Director

SUBJECT: Site Review for Phase II New Hudson Middle School Building and

Improvements, 77 N. Oviatt Street

ZONING: District 3: Outer Village Residential Neighborhood

PC Case No: 2018-4922

Project Introduction

Application has been received for the construction of the Hudson Middle School, two-story approximately 180,000 square foot, 1,275-student, Grades 6-8 built to the east of the current facility in the area currently occupied by baseball fields and other improvements at 77 N. Oviatt Street in District 3.

Planning Commission approved the Hudson Middle School conditional use and Phase I work on 7/12/2018 including: Establishing the building pad, relocating utilities, installing a portion of the underground stormwater detention system, installing stormwater pollution prevention measures; and installing fencing, and temporary drive/parking areas. The proposed full construction of the middle school anticipates foundation commencement in March 2019 with completion in July 2020. The applicant has indicated current enrollment is approximately 1,077 students. HCSD enrollment projections indicate a 10-year enrollment of 1,249 students, accounting for the anticipated increase in the current design of the school.

The subject property consists of several parcels that are currently under review by the city to be consolidated into one parcel. The parcels encompass, the Hudson Middle School, Eastwoods School, McDowell School, Evamere School and Athletic Fields that are surrounded by residential neighborhoods.

The Master Campus Plan Phases are summarized as follows:

Please note the proposed improvements to East Woods, McDowell, Evamere, and Ellsworth Hill Schools will be separately submitted to Planning Commission at a later date.

Phase 1 – (September 2018 – December 2018)

• Early Site work (already approved): scope includes erosion control installation, construction staging, utilities relocation, grading for middle school building pad, and installation of underground stormwater management system.

Phase 2- (March 2019-July 2020)

- Construction of Proposed Middle School March 2019 July 2020
- Construction of addition to the Ellsworth Hill Elementary for grades 1-2.

Phase 3- (August 2020 -July 2021)

- Existing Hudson Middle School to be used as swing space while renovations are being completed at East Woods and McDowell Elementary Schools
- Renovate East Woods and McDowell Elementary Schools

Phase 4- Existing Middle School Demolition/Final Site Work/Evamere Demo & Conversion (July 2021-July 2022)

- Demolition of Existing Middle School, Determine status of the 1927 portion
- Renovation and partial demolition of Evamere School convert to HCER and Central Offices
- Elementary Grades realigned:
 - o McDowell PreK and Kindergarten
 - o Ellsworth Hill First and Second grades
 - o East Woods Third through Fifth grades

The following information is attached to this report.

- 1. Application Phasing letter, submitted by John Peterson, GPD Group, for the project and description of proposed phases and timing of phases, dated September 10, 2018.
- 2. Letter regarding the Proposed Hudson Middle School -Final Development Plan, submitted by John Peterson, GPD Group, dated September 10, 2018.
- 3. Aerial view of Proposed HMS Final Development Plan, submitted by GPD Group, dated October 8, 2018.
- 4. Campus Master Plan, prepared by GPD Group, received October 30, 2018.
- 5. Proposed HMS Floor plan, submitted by GPD Group, dated September 10, 2018.
- 6. HMS Parking Calculations, submitted by GPD Group, dated October 5, 2018.
- 7. Memorandum from Shawn Kasson, Fire Marshal, dated September 20, 2018.
- 8. Letter from Assistant City Engineer, Nathan Wonsick, P.E., dated October 22, 2018.
- 9. Traffic Vehicular Access Summary per construction phase, submitted by GPD Group, dated October 8, 2018.
- 10. Dumpster location and screening submitted by GPD Group, dated October 19, 2018.
- 11. PC Decision for Conditional Use, Case No. 2018-4067, dated July 12, 2018.
- 12. PC Decision for Phase I Site Plan approval for the Early Site Work Scope of Improvements for the Proposed Hudson Middle School, Case No. 2018-4067, dated July 12, 2018.
- 13. Hudson Middle School Central Campus Civil Plans, submitted by GPD Group, dated October 4, 2018. (Separate attachment)
- 14. Boundary & Topographic Survey Consolidation, submitted by GPD Group, dated September 27, 2018. (Separate attachment in the Civil Plans Document)
- 15. Traffic Impact Report, submitted by GPD, dated October 8, 2018 pages 1-28 with figures of traffic phasing. (Separate attachment)

Applicable Zoning District Standards, Section 1205

Staff compared the proposal to applicable zoning district standards. We comment on the following:

Pedestrian/Bicycle Pathways and Linkages: Interconnections of pedestrian and bikeway systems have been proposed. Staff recommends the following additional items based on the campus master plan:

- 1. East-West pathway: A continuous pedestrian access of eight-foot width has been proposed to run from Oviatt Street to North Hayden Parkway. Staff understands this pathway will be further designed and incorporated into the upcoming East Woods and McDowell plan submittals.
 - a. Question if the through route would be more appropriate on the south side of the Middle school drive to provide a more direct route and to accommodate drop offs. The pathway north of the access drive could be reduced to a typical sidewalk width.
 - b. As this pathway goes east towards East Woods school suggest locating south of the tree line to preserve the existing trees and to provide separate from the driveway for path users.
- 2. Strengthen the east west campus access south of Lavelli Field by extending the existing multipurpose path eastward to North Hayden Parkway. Completing this pathway in the current phase will improve access to the Middle School during the East Woods and Evamere renovations.

<u>Location of Parking</u>: Submitted site plan meets the applicable parking requirements.

Applicable Use Regulations, Section 1206

Schools are permitted as conditional uses within District 3. The project received conditional use approval on July 12, 2018. The application is subject to compliance with the general use standards of Section 1206.02 and the following use specific standards:

- (1) The parking area for the use shall be a minimum of fifty (50) feet from adjacent properties used for residential purposes. Proposed plan meets this requirement.
- (2) Safe areas for pick-up and discharge of persons shall be provided. Proposed plan meets this requirement.
- (3) Adequate provisions shall be made for access by emergency medical and fire vehicles on two (2) sides of the building. Applicant has provided a paved access drive to the south of the new building for full fire vehicle access around the perimeter of the building.

The proposed use is in general compliance with the above general standards and use specific standards. Staff notes the general scale and intensity of the proposed use is compatible with the current school facility, access points, and support facilities.

Applicable Zoning Development and Site Plan Standards, Section 1207

Staff compared the proposal to zoning development and site plan standards to the plans submitted on September 10, 2018 for Phase II construction of the Middle School. Staff comments on the following:

<u>Maximum impervious surface coverage</u>: The Proposed Middle School and Master Campus Plan is proposed to minimally increase the existing impervious surface coverage from 30% to 32% (60% maximum is permitted).

<u>Wetland/Stream Corridor Protection</u>: No suspect wetlands or stream corridors have been identified on the subject property.

Landscaping:

- 1. Bufferyard D (25 feet depth) is required between schools and single-family development. As the use is existing, staff has applied the requirement to all areas of new development.
 - a) Incorporate the Bufferyard along south property line adjacent to the properties along Elm Street and the proposed staff parking lots. A forty-foot depth landscape screen (Bufferyard D) has been added along the new parking lot west of the school along south property line. Staff recommends reducing the number of bushes and ornamental plantings and increasing the amount of evergreen plantings to provide a denser buffer. The buffer adjacent to 165 Elm Street is specifically in need of additional evergreen plantings.
 - c) Incorporate a Bufferyard D west of bioretention area Site Plan C-121 and Landscape Plan L-101.
- 2. Parking lots: For every ten (10) parking spaces or fraction thereof, the applicant shall provide not less than one hundred sixty (160) square feet of interior island landscaping. Applicant has indicated the west and south curb area of the bus lot is used for curbside student drop off at arrival times in the morning. In lieu of interior island landscaping, additional landscaping has been added to the bus parking lot area to the north and outside of the south and west sidewalks as shown on Plan Sheet L-101. Staff is acceptable with the plan.
- 3. Dumpster enclosures are required to be screened. Proposed screening is acceptable.

Stormwater Management: To respond to downstream storm water needs, the Engineering Department has requested proposed storm water management system be designed to an increased standard requiring a 25 year post developed peak discharge to be a 1-year pre-developed peak discharge. Stormwater Management Plan has been approved within the Phase I.

Parking:

- 1. Count Middle School-Two spaces per classroom, plus one space for every 3 (three) seats in the largest assembly hall. The Proposed Middle School will contain 48 Core Curriculum Classrooms and 3 Special Education Self-Contained Classrooms. The largest assembly hall is the main gymnasium will have seating for 800 spectators. Minimum parking shall be 369 spaces (51 classrooms x 2 = 102 spaces; 800 spectator/3 = 267 spaces; 102 + 267 = 369 spaces). Proposed parking spaces of 385 exceeds the requirements by 16 spaces.
- 2. Stall Dimensions Submitted plan is acceptable.
- 3. Parking is required to be 50 feet from adjacent properties used for residential purposes. Submitted plan meets this requirement.

Traffic Impact: Applicant has submitted a revised Traffic Impact Study Review, dated October 8, 2018. The study analyses traffic conditions during the interim years of the construction phases as well as the final built conditions. The Traffic Impact Summary Notes: "Passenger cars for the new middle school will now enter the site via Oviatt Street once the final driveway connection to the drop-off/pick-up loop is completed. Upon exiting the loop, they will continue to have the option to exit back to Oviatt Street or up to /Franklin Street. Buses for the new middle school will continue to utilize the new bus drop-off pick-up area and enter and exit via Hayden Parkway to maintain separation from passenger vehicles. The change in school traffic patterns can be accommodated throughout the study area without resulting in any degradation when compared to existing conditions."

Nate Wonsick, P.E., Assistant City Engineer notes the following conditions related to the traffic study:

- 1. Law Enforcement Officers will be used at the S.R. 303 construction entrance as directed by the City of Hudson during major events that will cause a traffic increase. The City will provide a list of events and will contact the representative who the schools designate to receive the call/information.
- 2. Note that all proposed parking and access restrictions signs will need to be approved by City Council.
- 3. A post-construction traffic study will be required to verify the actual levels of service at the intersections studied in the traffic report. Any areas that require improvements shall be completed by the schools.
- 4. There shall be a separate traffic study done for the construction at Ellsworth Hill Elementary School.

<u>Exterior Lighting</u>: Revised exterior lighting requirements per Section 1207.14. Proposed plan meets the approved code.

<u>Engineering</u>: Assistant City Engineering, Nathan Wonsick, P.E., has submitted a preliminary review letter dated October 22, 2018 regarding review of the full improvement plans.

Fire Department: Fire Marshal, Shawn Kasson is acceptable with the proposed plan.

<u>Architectural Design Review</u>: The architectural design will be reviewed for compliance with the architectural and design standards by the Architectural and Historic Board of Review.

Findings:

The staff finds that the application complies with the purposes and intent of the code and community plans, regulations that minimize land disturbance and protect environmental features, and other applicable development regulations as specified in Section 1204.04 except as discussed above and recommended below

Required PC Action, Chapter 1203.09(g)(3)

The PC shall consider the development application, the staff report, and then take final action. PC shall approve, approve with conditions, or deny the application based on its compliance with the appropriate review standards. All decisions of the Commission shall be based on findings of fact related to the relevant standards of the Code.

Site Plan Recommendation:

Approve the application for Phase II site plan approval for the construction of the Hudson Middle School at 77 N. Oviatt Street per Case No. 2018-4922 according to plans submitted on September 10, 2018 and subject to the following conditions:

- 1. The comments of Fire Marshal, Shawn Kasson must be addressed per his submitted memorandum, dated September 20, 2018.
- 2. The comments of Assistant City Engineer, Nathan Wonsick, P.E., must be addressed per the October 22, 2018 correspondence.
- 3. Relocate the through pathway connecting Oviatt Street and North Hayden Parkway to follow the south side of the Middle School drive.
- 4. Extend the multipurpose path on the south side of Lavelli Field eastward to North Hayden Parkway as part of the current improvements.
- 5. Revise the landscaping plan to address the following:
 - a. Reduce the number of bushes and ornamental plantings and increase the amount of evergreen plantings to provide a denser buffer.
 - b. Incorporate bufferyard plantings west of the bioretention to the north of the Oviatt Street entrance drive.
- 6. Submit a post-construction traffic study to verify the actual levels of service (LOS) at the roadway and intersections studied in the traffic report dated October 2018 in the first October after the final building is constructed and all classroom shifts are finalized. The post-construction study shall compare the pre-developed roadway and intersection LOS to verify compliance with Hudson Land Development Code Chapter 1207.11 Adequate Public Facilities. Per the Hudson LDC, any roadways or intersections with a pre-developed LOS C shall remain at or above LOS C after all construction. Any roadways or intersections with a pre-developed LOS D or below, shall maintain or improve the pre-developed LOS after construction. The property owner shall pay for any improvements to any roadways or intersections that are required to meet the LOS requirements as a result of the HCSD Central Campus improvements as documented in the post-construction traffic study.
- 7. The applicant shall install silt fencing and/or polypropylene fencing to mark and protect the approved clearing limits, which shall be maintained by the applicant.
- 8. Satisfaction of the above conditions prior to scheduling of a preconstruction meeting with City Officials and no clearing or construction of any kind shall commence prior to the issuance of a Zoning Certificate.



Akron Office

520 South Main Street Suite 2531 Akron, OH 44311 tel 330.572.2100 fax 330.572.2101 www.gpdgroup.com

September 10, 2018 2018098.01

Hudson City School District New Hudson Middle School Phasing Plan

For the construction of the new Hudson Middle School, we propose the following phasing plan and schedule to serve the Hudson City School District and Community for timely implementation of the work outlined in the Master Facility Plan and successful campaign for the \$81.55M bond issue passed in November 2017. Work to other Central Campus buildings is included in the phasing plan as the overall schedule and phasing relies on work to other buildings.

Phase 1 – Early Sitework (September through December 2018)

- Phase 1 has been approved by Planning Commission and permits have been issued by Engineering.
- Install construction fence for the limits of work. Current Middle School traffic and drives are maintained.
- Install Stormwater Pollution Prevention (SWPP) measures as per Summit Soil & Water Conservation District (silt fence, inlet protection, sediment basin, concrete washout pit, as applicable).
- Site demolition, including; clearing and grubbing, removal of baseball field structures/fencing, stripping/stockpiling/haul-off of topsoil.
- Install a paved, 2-lane temporary construction access drive from SR303 to the southeast
 of the proposed school. A gate will be installed at the SR303 entrance to limit use for
 construction traffic.
- Install gravel temporary parking lot/laydown area to the south of the new building, west
 of Lavelli Field.
- Install underground stormwater detention field. Install gravel to subgrade for use as contractor parking/laydown area. Completion of detention system for full operation to be developed in later phases.
- Install Stormwater drainage structures, pipe and water quality measures as practical and as needed for the Phase 1 work.
- Develop building pad elevation, utilizing suitable soils from detention area and other offsite sources. Pad to be cement-stabilized.
- Relocate/install utilities;
 - Relocate primary electrical line currently running through building pad from north of Elm Street residences to Franklin Street to the north.
 - Relocate electrical service and fiber serving the existing school building (later to be demolished).
 - o Install public water service, creating a loop from the end of Elm Street to Franklin Street.
 - Install conduits for future electrical and communications services.
 - o Installation of sanitary service to be part of building construction in Phase 2.
- Temporary seed disturbed areas and complete work December 2018.

Phase 2- Build the new Hudson Middle School (March 2019 through July 2020)

- Maintain SWPP measures through the winter as needed.
- Start foundations March 2019.
- Building construction March 2019 through July 2020. July 2020 occupancy.
- Complete sitework within the Phase 2 limits, including; landscaping, Stormwater detention and water quality measures.
- Existing middle school building and site operations maintained throughout new middle school construction.
- Concurrently, an approximately 16,500 s.f. addition to Ellsworth Hill Elementary will be built for Grades 1-2 realignment.

Phase 3 – Interim Year (August 2020 through July 2021)

- Existing Hudson Middle School to be used as swing space while East Woods and McDowell Elementary Schools are renovated. Existing parking and drives are maintained.
- Interim traffic plan has been developed for safely serving both occupied schools. The Traffic Study prepared by GPD outlines several potential options.
- Middle school parking utilizes stone lots (possibly temporarily paved), bus lot.
- Renovate East Woods and McDowell, including sitework for reconfiguring drives and parking for safe car/bus traffic separations and sufficient parking.
- Ellsworth Hill Elementary School work completed, realigned for Grades 1-2.

<u>Phase 4 – Existing Middle School Demolition/Final Sitework/Evamere Demo & Conversion (July 2021 through July 2022)</u>

- East Woods and McDowell return to renovated facilities, grades realigned (EW grades 3-5, McD Grades PK-K). Evamere Elementary School vacated.
- Abate/Demolish existing Hudson Middle School, retaining 1927 portion.
- Install staff parking lot west of new middle school.
- Complete drive to Oviatt Street.
- Realign drive at end of Franklin Street to the east.
- Demolish auto tech/maintenance building and existing parking lot, converting to greenspace
- Complete all Stormwater detention and water quality measures.
- Parking lot to the north of Malson Field to remain as current.
- Remove temporary construction access drive/fencing and restore athletic fields.
 (Potentially remove access drive sooner, depending on middle school demolition debris hauling route).
- Complete Middle School landscaping.
- Partial demolition of Evamere Elementary School, renovating approximately 21,000 s.f. for District Offices and HCER.
- Complete remaining Central Campus site improvements (greenspace, playgrounds, and athletic fields).
- Understand status of 1927 portion of middle school and repurposing.



Akron Office

520 South Main Street Suite 2531 Akron, OH 44311 tel 330.572.2100 fax 330.572.2101 www.gpdgroup.com

Ms. Kris McMaster City Planner City of Hudson Community Development 115 Executive Parkway, Suite 400 Hudson, OH 44236

September 10, 2018 2018098.01

RE: Hudson City School District
Planning Commission Submission
New Hudson Middle School – Final Development Plan
77 N. Oviatt Street

Dear Ms. McMaster:

On behalf of the Hudson City School District, we are submitting the final development plan for the new Hudson Middle School for approval at the October 8, 2018 Planning Commission meeting. The Phase 1 Early Site Package has been approved by the Planning Commission as well as Engineering with construction starting this week. Subsequent phase submission for Engineering review will be submitted by phase. We anticipate the Phase 2 Building Package (with related sitework) to be submitted in January 2019 for Engineering review. The final phase existing building demolition/final sitework package will be submitted at a later date when the existing building swing space use for Grades 3-5 is concluding. Documents include;

- Final development plan site plan presentation drawing
- Site Survey
- Updated project phasing plan
- Revised School Traffic Management Plan
- Updated Phasing Plan narrative
- Floor plans
- Online application
- Site photographs

In anticipation of upcoming submissions for permitting, we are also providing documents for preliminary Engineering review, including;

- Landscaping plan with plant list
- Site lighting plan with photometrics, including fixture cut sheets
- Civil drawings for overall Middle School development

Project Description

The new Hudson Middle School will be a 2-story approximately 180,000 square foot, 1,275-student, Grades 6-8 facility built to the east of the current facility in the area currently occupied by baseball fields. The building will be of traditional architectural style, suitable to the context of the neighborhood and the City of Hudson, as per the materials developed for the Master Facility Plan bond campaign (Architectural & Historic Review Board submittal to be later).

The new Hudson Middle School is the first phase of the overall redevelopment of the Central Campus facilities. In later phases, East Woods and McDowell Elementary Schools will be renovated and site circulation/parking reconfigured, then decommissioning of Evamere Elementary School with partial demolition and conversion to District offices and spaces for HCER.

The final development site plan for the new facility places the new building with the main entrance directly on the axis of Franklin Street to the north, affording a formal presence on the site. As one of the primary goals being the safety of our students, staff and community, separation of the car traffic and bus traffic is provided by means of a separate drive extending from Oviatt Street to a traffic circle at the main entrance for parent vehicular traffic for arrivals/dismissal, as well as a separate bus lot for arrival/dismissal. Parents would enter from N. Oviatt Street and exit to either No. Oviatt Street or Franklin Street/Aurora Street to the north. Busses enter/exit from the eastern portion of the Central Campus via N. Hayden Parkway. A gate shall be provided to separate the bus area from the car traffic, while allowing safety forces access via radio control. The gate will also be made open for dual utilization of the bus lot for event parking. The parent drop off/pick up drive will be 3-lanes wide, allowing for curbside onsite stacking of vehicles, while proving a bi-pass/fire/EMS lane and lane for returning vehicles.

Sufficient parking will be provided by means of a new staff lot to the west, visitor parking by the entry, dual stripped bus lot to the northeast (event parking), service area parking, maintaining existing parking north of Malson Field and utilizing existing lot north of Lavelli Field. With these parking areas, 385 spaces are proposed, which is in excess of the 369 spaces required. See the parking calculations document included in this submittal. Note that the existing middle school has 226 parking spaces, so a vast improvement over the current condition.

Per the request of Hudson Fire Department, we have provided a paved access drive to the south of the new building for full fire vehicle access around the perimeter of the building. Additionally, per an 8/21/18 meeting with Shawn Kasson from Hudson Fire Department, we have addressed other fire safety measures for fire hydrants, fire lanes, fire drive access, along with building fire safety measures. We anticipate submitting for final approval during the Phase 2 Building Package.

Several pedestrian paths are being provided for better connectivity to the community and other parts of the Central Campus. The first phase of a bike path is being provided from Oviatt Street to south of Malson Field, by the bus lot and then eventual extension to East Woods Elementary School and N. Hayden Parkway. Crosswalks will be provided where the bike path crosses drives.

Building service areas for deliveries, kitchen and maintenance staff and mechanical/electrical equipment will be at the rear of the building facing Lavelli Field, where potentially undesirable visual or noise issues are minimized. Mechanical and electrical equipment, as well as dumpsters/delivery areas, will be screened via masonry walls and/or landscaping.

Upon completion of the new Hudson Middle School in 2020, the existing middle school will be used as swing space for East Woods and McDowell Elementary Schools for the 2020/21 school year while the elementary schools are renovated. Refer to the traffic study for possible interim traffic routes for the one swing space year when both the new and existing buildings are occupied.

After East Woods and McDowell Elementary Schools are renovated, staff and students will return to their respective buildings in 2021, the existing Hudson Middle School will be demolished, and area developed for a staff parking lot. The 1927 portion of the middle school for purposes of the development plan for the new middle school will remain, while further discussions for repurposing can be explored. Area behind the 1927 building is provided for potential future parking for the repurposed building with possible access provided via the drive from Elm Street.

Additionally, the existing middle school parking lot will be removed as well as the auto tech/maintenance building demolished and area restored to green space. Malson Field will remain as current, including the parking north of it.

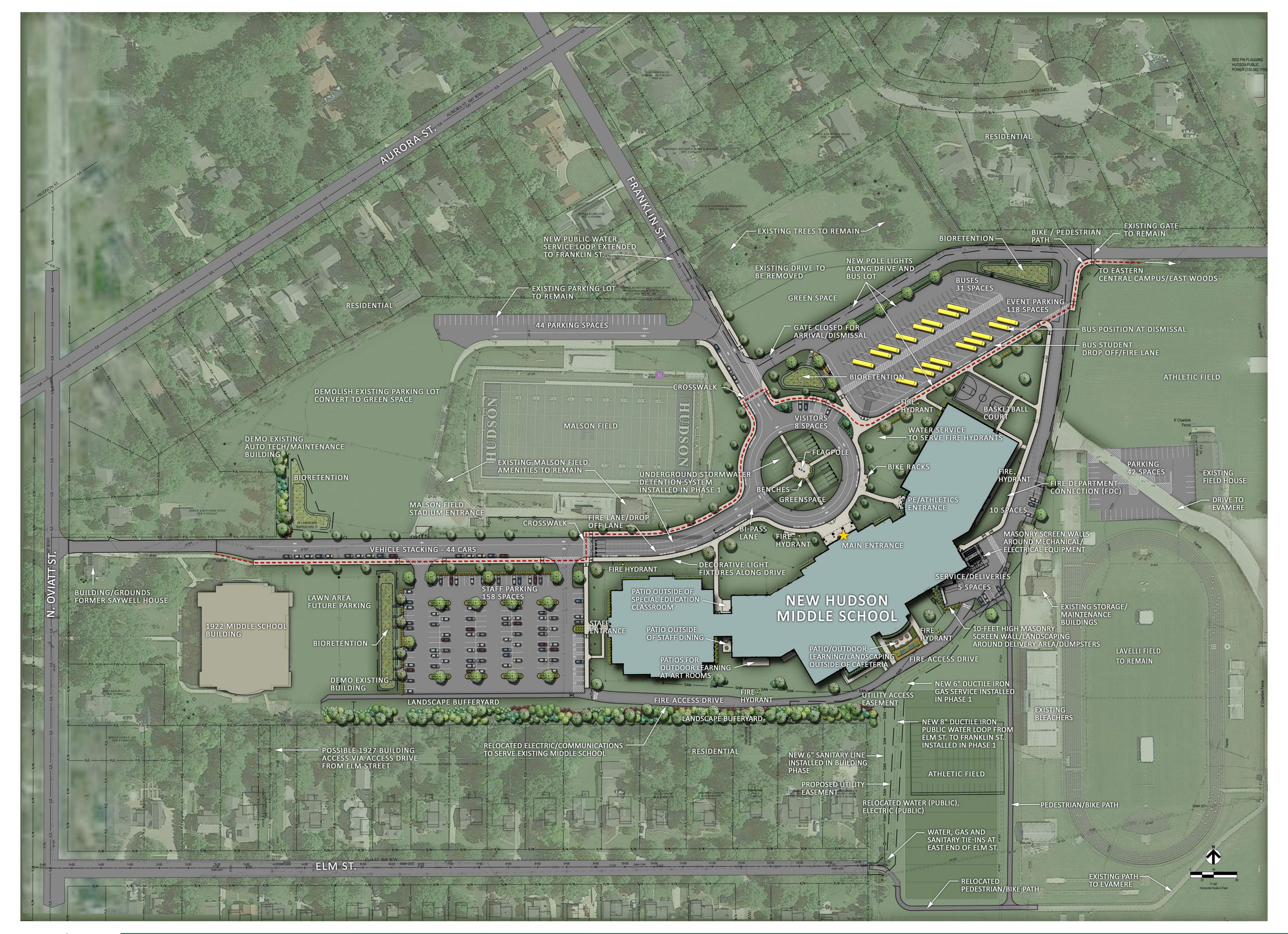
As an architectural and engineering practice, we take great pride in our commitment to serving our clients and the public through our profession and are excited about how the new Hudson Middle School will influence and serve the residents of Hudson for generations to come. If you need additional information, or have any questions, please feel free to contact me.

Sincerely,

GPD GROUP

John P. Peterson, AIA Project Manager

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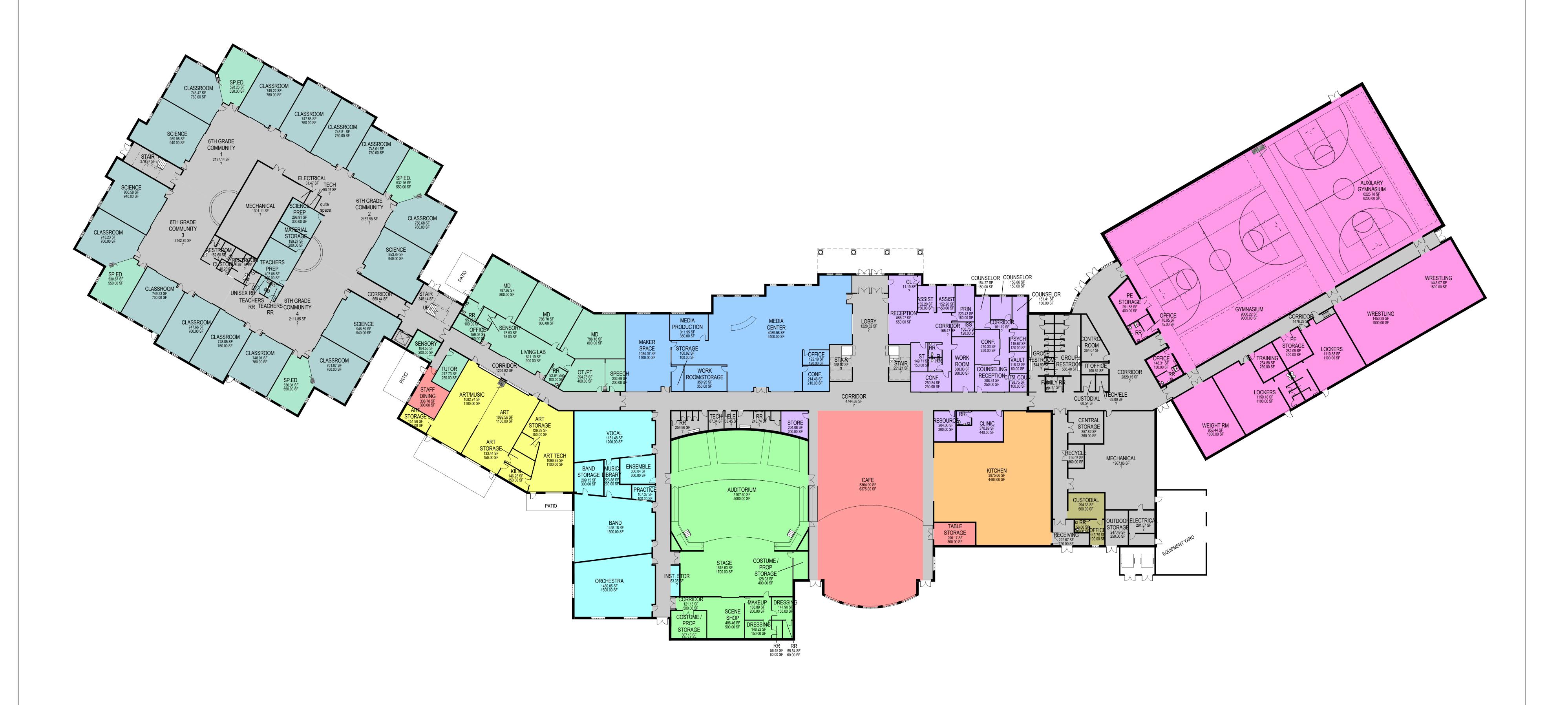




NEW HUDSON MIDDLE SCHOOL – FINAL DEVELOPMENT PLAN Hudson, OH October 8th 2018





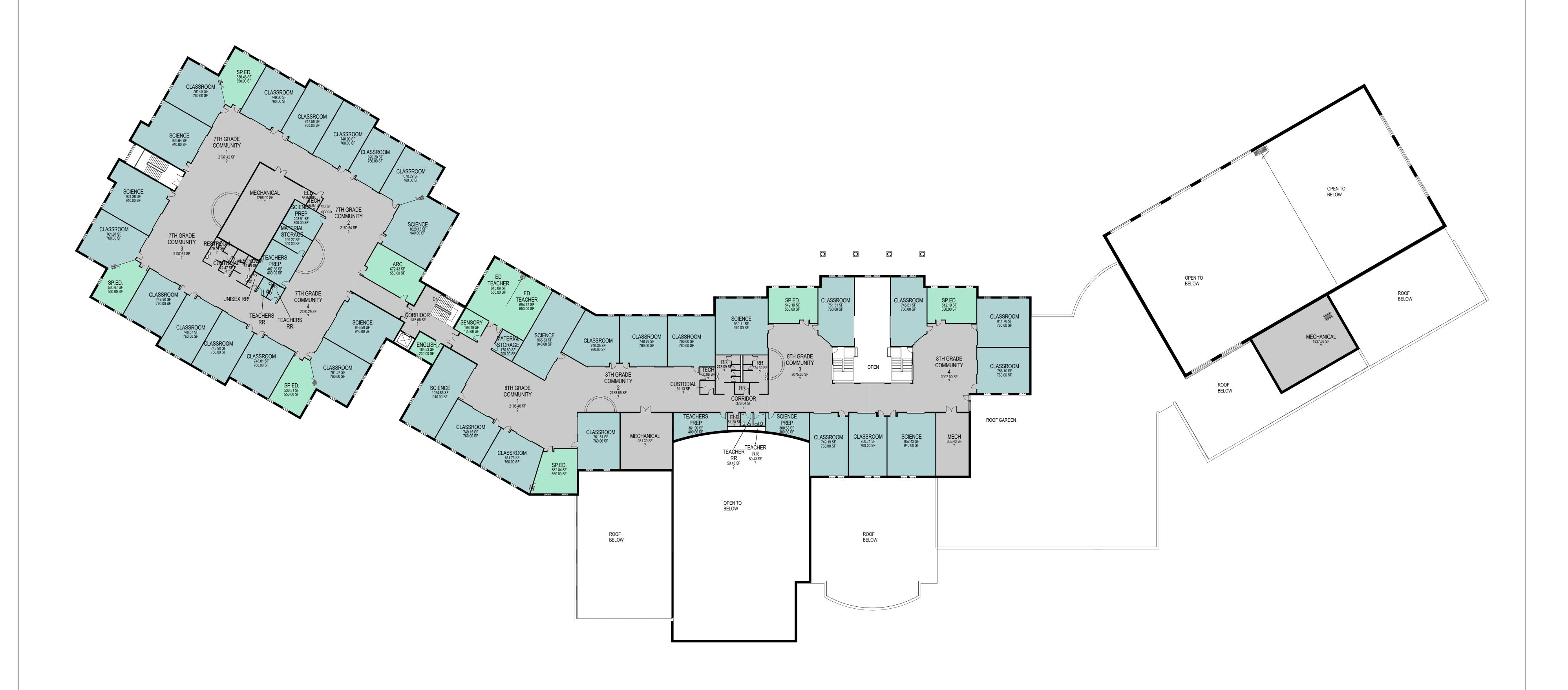


FIRST FLOOR 3/64" = 1'









SECOND FLOOR 3/64" = 1'







New Hudson Middle School - Parking Calculations Hudson City School District

10/5/2018



Per the City of Hudson Planning and Zoning Code, Chapter 1207.12, the minimum off-street parking for a middle school shall be provided at the rate of two spaces per classroom, plus one space for every 3 (three) seats in the largest assembly hall. The new Hudson Middle School will contain 48 Core Curriculum Classrooms and 3 Special Education Self-Contained Classrooms for the Multiple Disabled. Additionally, the largest assembly hall is the main gymnasium which will have seating for 800 spectators. Therefore, the minimum parking shall be 369 spaces (51 classrooms x 2 = 102 spaces; 800 spectators/3 = 267 spaces; 102+267=369 spaces). Parking provided per the attached site plan is as follows;

Parking Lot	Parking Spaces Provided
Staff Lot (west)	158
Existing lot north of Malson Field	44
Visitors parking (off circle)	8
Bus lot (dual stripped for event parking)	118
Service area	15
Existing lot north of Lavelli Field	42
Total Parking Spaces Provided	385

The parking as indicated on the site plan exceeds the requirement by 16 parking spaces. Parking calculations for other future Central Campus projects (East Woods, McDowell and Evamere) will be developed as the projects commence later in the overall Master Facility Plan.



skasson@hudson.oh.us

(330) 342-1869

MEMORAND U M

DATE: September 20, 2018

TO: Kris McMaster, City Planner

FROM: Shawn Kasson, Fire Marshal 5^{\times}

SUBJECT: Hudson Middle School

I have reviewed the site plan set dated 09/10/18 for the proposed Hudson Middle School building. Upon review, I have the follow comments:

• Fire Department Connection (FDC) lead-in piping for the building sprinkler system(s) must be sized to provide adequate fire suppression water supply. The size is not identified. Coordinate size with automatic sprinkler system design professional

Please contact me with any questions.



ENGINEERING • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1770

Date:

October 22, 2018

To:

Kris McMaster, Community Development

From:

Nate Wonsick, P.E., Assistant City Engineer

Re:

Hudson Middle School - Revised Civil Drawings & Traffic Study for Overall

Development – Preliminary Engineering Review

The City of Hudson Engineering Department has reviewed the plans submitted and the comments are below. Note: The City of Hudson Engineering Standards (Engineering Standards) and Land Development Code (LDC) are available online at the City of Hudson Website www.hudson.oh.us under the Engineering Dept. and Community Development Department respectively. The standards are also available in print for a fee. Please contact our office (330-342-1770) if you would like a cost for the printed version.

The City of Hudson Engineering Department has the following comments:

Approvals that will be needed prior to the City of Hudson Engineering Acceptance include:

- 1. Summit Soil and Water review and approval of construction documents.
- 2. Summit County Building Standards shall review the building structure & fire lines.
- 3. Summit County DSSS shall review and approve the sanitary sewer for this site.

Phase 2 Design Comments:

- 1. **Revised Traffic Study Report** The revised traffic study dated October 8, 2018 has been approved with the following conditions:
 - a. Law Enforcement Officers will be used at the S.R. 303 construction entrance as directed by the City of Hudson during major events that will cause a traffic increase. The City will provide a list of events and will contact the representative who the schools designate to receive the call/information. We will need that contact information for the designated school representative.
 - b. Note that all proposed parking and access restriction signs will need to be approved by City Council.
 - c. A post-construction traffic study will be required to verify the actual levels of service at the intersections studied in the traffic report. Any areas that require improvements shall be improved by the schools.
 - d. There shall be a separate traffic study done for the construction at Ellsworth Hill Elementary School.

Preliminary Engineering Review Comments:

2. Note that the plans submitted are updated overall development plans for preliminary engineering review, not for construction. Phase 2 construction drawings to be submitted later shall be reviewed in detail at that time.

If you have any questions, please contact our office.

Sincerely,

Nate Wonsick, P.E. Assistant City Engineer

Construction Phase 1 & Phase 2 Timeframe: 9/2018 – 7/2020

Phase 1 & 2 Student Enrollment Summary			
School Building	Grade Levels	Student Enrollment	Change from Previous Conditions
Evamere Elementary	K -1 st	589	None
McDowell Elementary	3 rd	311	None
East Woods Elementary	4 th - 5 th	678	None
Existing Middle School	6 th - 8 th	1,077	None
New Middle School	Site Work / New Construction		
All Buildings	Total: 2,665 None		

Phase 1 & 2 Vehicular Access Summary			
School Building	Passenger Cars	Buses	Change from Previous Conditions
Evamere Elementary	Enter/Exit via Hayden	Enter/Exit via Hayden	None
McDowell Elementary	Enter/Exit via Hayden	Enter/Exit via Hayden	None
East Woods Elementary	Enter/Exit via Hayden	Enter/Exit via Hayden	None
Existing Middle School	Enter via Franklin, Exit via Oviatt	Enter via Franklin, Exit via Hayden or Franklin	None

Traffic Impact Summary: Existing access and internal circulation patterns for both middle school and elementary schools to be maintained during first two years of project. Only internal driveway connection to Field House and Evamere will be closed during these phases, all other internal roadways to be maintained. All construction traffic to utilize temporary construction entrance on SR 303. No operational impact or degradation to surrounding roadways or intersections.

Construction Phase 3 Timeframe: 8/2020 – 7/2021

Phase 3 Student Enrollment Summary			
School Building	Grade Levels	Student Enrollment	Change from Previous Conditions
Evamere Elementary	PK – K	354	Swapped 2 nd Grade for PK from Ellsworth Hill Elementary
McDowell Elementary	Renovation		
East Woods Elementary	Renovation / Expansion		
Existing Middle School	3 rd – 5 th	989	Grades 3-5 temporarily relocated from McDowell and East Woods
New Middle School	6 th - 8 th	1,077	Grades 6-8 relocated from existing middle school
All Buildings	Total:	2,420	Reduction of 245 Students

Phase 3 Vehicular Access Summary			
School Building	Passenger Cars	Buses	Change from Previous Conditions
Evamere Elementary	Enter/Exit via Hayden	Enter/Exit via Hayden	None
Existing Middle School	Enter via Franklin, Exit via Oviatt	Enter via Franklin, Exit via Hayden or Franklin	Grades 3-5 to maintain current middle school ingress/egress patterns
New Middle School	Enter via Franklin, Exit via Franklin or Oviatt	Enter/Exit via Hayden	Grades 6-8 to maintain current ingress now provided 2 options to exit. Buses use only Hayden for separation.

Traffic Impact Summary: Passenger cars for the new middle school will continue to enter via Franklin Street, utilize new drop-off/pick-up loop, and then be able to exit to Franklin Street or Oviatt Street. Buses for the new middle school will utilize new bus drop-off/pick-up area and enter and exit via Hayden Parkway to maintain separation from passenger vehicles. With the temporary relocation of grades 3-5 to the existing middle school, both passenger cars and buses will continue to maintain the current circulation pattern used for consistency. No conflicts with new middle school circulation pattern due to staggered schedules. All internal driveway connections will be available during this phase of construction. This phase will reduce traffic and improve operations on Hayden Parkway but increase traffic on Oviatt Street resulting in temporary degradation at Aurora Street and SR 303. Increased delays will be contained to school arrival and dismissal periods, no other off-site improvements or temporary signalization were found to be warranted.

<u>Construction Phase 4</u> Timeframe: 8/2021 – 7/2022

Phase 4 Student Enrollment Summary			
School Building	Grade Levels	Student Enrollment	Change from Previous Conditions
Evamere Elementary	Partial Demolition / Renovation		
McDowell Elementary	PK – K	354	PK-K relocated from Evamere
East Woods Elementary	3 rd – 5 th	989	Grades 3-5 relocated from existing middle school
Existing Middle School	Demolition (less 1927 Building) / Site Work		
New Middle School	6 th - 8 th	1,077	None
All Buildings	Total:	2,420	None

Phase 4 Vehicular Access Summary			
School Building Passenger Cars Buses Change from Previous Condit			
McDowell Elementary	Enter/Exit via Hayden	Enter/Exit via Hayden	PK-K to use new permanent drop- off/pick-up loops at McDowell
East Woods Elementary	Enter/Exit via Hayden	Enter/Exit via Hayden	Grades 3-5 to use new permanent drop-off/pick-up loops at East Woods
Existing Middle School	Enter via Franklin, Exit via Franklin or Oviatt	Enter/Exit via Hayden	None

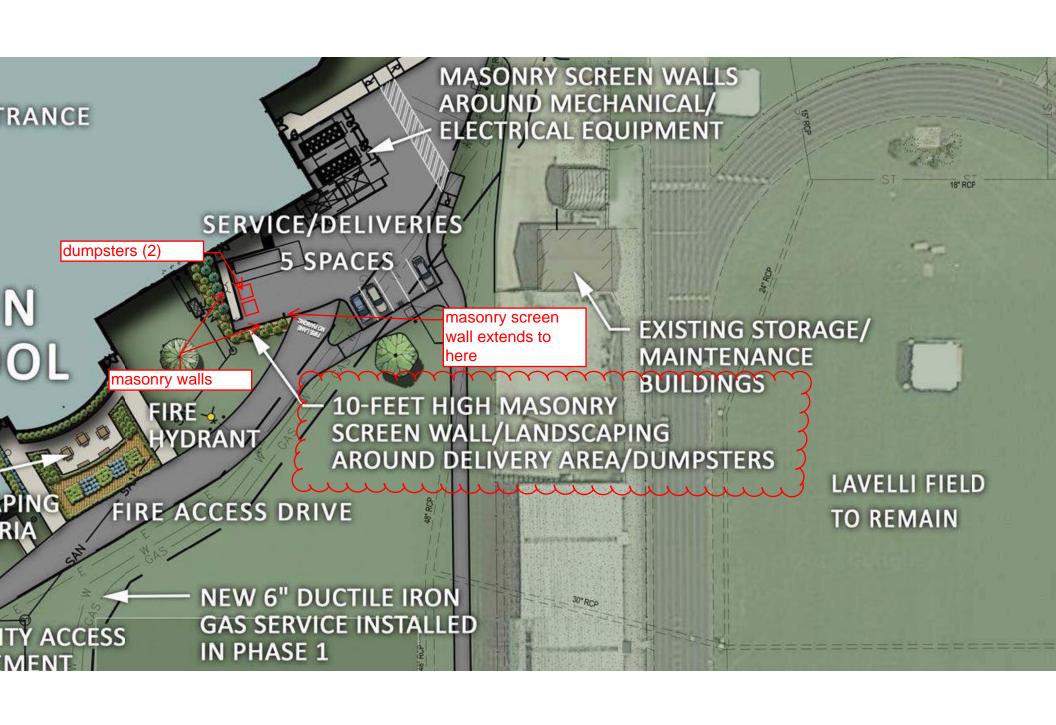
Traffic Impact Summary: Passenger cars for the new middle school will continue to enter via Franklin Street, utilize new drop-off/pick-up loop, and then be able to exit to Franklin Street or Oviatt Street, as the final driveway connection cannot be completed until the existing middle school is demolished. Buses for the new middle school will continue to utilize new bus drop-off/pick-up area and enter and exit via Hayden Parkway to maintain separation from passenger vehicles. All elementary school traffic at McDowell and East Woods would return to Hayden Parkway where they will utilize the permanent pick-up/drop-off loops that were constructed during the previous construction phase. The driveway connection to the Field House and Evamere will once again be closed during this phase to accommodate Evamere construction activities, but all other internal driveway connections will be available. By moving elementary traffic back to the east side of the central campus, the deficiencies created during Phase 3 will be mitigated and traffic conditions will return to what they are currently, with no degradation from existing conditions.

Final Configuration Timeframe: 8/2022

Final Student Enrollment Summary			
School Building	Grade Levels	Student Enrollment	Change from Previous Conditions
Evamere Elementary	Administrative & HCER Offices		
McDowell Elementary	PK – K	354	None
East Woods Elementary	3 rd - 5 th	989	None
New Middle School	6 th – 8 th	1,077	None
All Buildings	Total:	2,420	None

Final Vehicular Access Summary			
School Building Passenger Cars Buses Change from Previous Condition			
McDowell Elementary	Enter/Exit via Hayden	Enter/Exit via Hayden	None
East Woods Elementary	Enter/Exit via Hayden	Enter/Exit via Hayden	None
Existing Middle School	Enter via Oviatt, Exit via Franklin or Oviatt	Enter/Exit via Hayden	Graded 6-8 to now enter via Oviatt upon completion of final driveway

Traffic Impact Summary: Passenger cars for the new middle school will now enter the site via Oviatt Street once the final driveway connection to the drop-off/pick-up loop is completed. Upon exiting the loop, they will continue to have the option to exit back to Oviatt Street or up to Franklin Street. Buses for the new middle school will continue to utilize new bus drop-off/pick-up area and enter and exit via Hayden Parkway to maintain separation from passenger vehicles. The change in school traffic patterns can be accommodated throughout the study area without resulting in any degradation when compared to existing conditions.





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PLANNING COMMISSION CASE NO. 2018-4067

CONDITIONAL USE FOR A NEW HUDSON MIDDLE SCHOOL 77 N. OVIATT STREET, DISTRICT 3

DECISION

Based on the evidence and representations to the Commission by the applicant, John P. Peterson, Architect, GPD Group, and City Staff at a Special Meeting of the Planning Commission held at Town Hall, 27 East Main Street, Hudson, Ohio 44236 on July 12, 2018, the Planning Commission approved the application for a Conditional Use for the construction of a Hudson Middle School, to be located at 77 N. Oviatt Street per Case No. 2018-4067 according to plans received June 11, 2018 provided the following condition is met:

1. Traffic Study to be reviewed and accepted by the City of Hudson prior to Planning Commission authorization for building construction.

Dated: July 12, 2018

CITY OF HUDSON

PLANNING COMMISSION

Robert Kagler, Chair



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PLANNING COMMISSION CASE NO. 2018-4067

PHASE I SITE PLAN APPROVAL FOR THE EARLY SITE WORK SCOPE OF IMPROVEMENTS FOR THE NEW HUDSON MIDDLE SCHOOL 77 N. OVIATT STREET, DISTRICT 3

DECISION

Based on the evidence and representations to the Commission by the applicant, John P. Peterson, Architect, GPD Group, and City Staff at a Special Meeting of the Planning Commission held at Town Hall, 27 East Main Street, Hudson, Ohio 44236 on July 12, 2018, the Planning Commission approved the application for Phase I site plan approval for the Early Site Work Scope of Improvements for the Hudson Middle Schools at 77 N. Oviatt Street per Case No. 2018 according to Phasing Plan Early Site Package sheet PH-100 submitted June 11, 2018 with the following conditions:

- 1. The comments of Fire Marshal, Shawn Kasson must be addressed per his submitted letter.
- 2. The comments of Assistant City Manager, Thomas Sheridan, P.E., P. S., must be addressed per the July 6, 2018 correspondence.
- 3. Adjust limits of disturbance adjacent to single family development along Elm Street and Rosyln Street to preserve planting along the property line.
- 4. Incorporate some mounding and/or plantings adjacent to 209 and 213 E. Streetsboro Street to buffer the temporary construction drive.
- Incorporate additional items added to the PH100 Plan to reflect comments discussed and at the meeting. Including the relocation of water, gas and electric utility lines.
- 6. The applicant shall install silt fencing and/or polypropylene fencing to mark and protect the approved clearing limits, which shall be maintained by the applicant.
- 7. Satisfaction of the above conditions prior to scheduling of a preconstruction meeting with City Officials and no clearing or construction of any kind shall commence prior to the issuance of a Zoning Certificate.

Dated: July 12, 2018

CITY OF HUDSON

PLANNING COMMISSION

Robert Kagler, Chair