

DATE: January 9, 2019

TO: City of Hudson Planning Commission for January 14, 2019 Regular Meeting

FROM: Kris McMaster, City Planner
Greg Hannan, Community Development Director

SUBJECT: Site Review for Ellsworth Hill Elementary School Addition, 7750 Stow Road

ZONING: District 3: Outer Village Residential Neighborhood

PC Case No: 2018-5460

Project Introduction

Application has been received for the construction of a 14,700 square foot addition to the Ellsworth Hills Elementary School. The building was built in 2007 and currently is 64,410 square feet and will result in a 79,110 square foot building at 7750 Stow Road in District 3. The addition will include 11 classrooms, a supplemental reading room, book room, staff and student restrooms and mechanical and technology spaces to serve the addition. As part of the schools over all districtwide master facility plan, the building currently is being utilized for approximately 405 Preschool and Grade 2 students and will be converted to a Grades 1-2 building for up to 750 students. The schools latest 10-year enrollment projections anticipate a peak enrollment of 716 students in the 2023/24 school year. Preschool students will move to Evamere Elementary School temporarily while McDowell Elementary School is renovated for Grades Pre-K/K. Approximately 342 Grade 1 students will move from Evamere to the completed Ellsworth Hill building for a total student population of 661 students based on the 2020/21 school year enrollment projection.

The Project schedule/Phasing are summarized as follows:

- March 2019, Complete Construction Documents, obtain agency approvals bidding, procure primary building materials.
- Summer 2019 Install construction fence, install foundations, structural frame and slab.
- Fall 2019 through Spring 2020: Complete addition construction.
- Summer 2020; Complete remaining sitework, complete grade lever realignment moves.

The following information is attached to this report.

1. Application letter, submitted by John Peterson, GPD Group, dated December 17, 2018.
2. Aerial view of Proposed Ellsworth Hill Elementary School addition, submitted by GPD Group, dated December 17, 2018.
3. Proposed Ellsworth Hill Elementary Floor plan, submitted by GPD Group, dated December 17, 2018.

4. Letter from Assistant City Engineer, Nathan Wonsick, P.E., dated January 7, 2019.
5. School Traffic Management Plan Ellsworth Hill Elementary School, Dated December 2008. (See attachment-pages 1-9, Figures 1 & 2)
6. Civil Plans submitted GPD Group/Boundary and Topographic Survey, dated December 17, 2018.
7. Landscaping Plans (L-111-L-112) and Site Photometric Plan (PH-101) dated December 17, 2018.
8. Preliminary elevational drawings submitted December 17, 2018.

Applicable Zoning District Standards, Section 1205

The proposal is in compliance with applicable zoning district standards.

Applicable Use Regulations, Section 1206

Schools are permitted as conditional uses within District 3. The project received conditional use approval on January 23, 2006. 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. Proposed plan meets this requirement.

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 December 17, 2018 for the building addition to Ellsworth Hill Elementary School. Staff comments on the following:

Wetland/Stream Corridor Protection: No suspect wetlands or stream corridors have been impacted by the addition.

Landscaping:

1. Bufferyard D (25 feet depth) is required between the addition and single-family development to the south of the addition. Plan meets the requirement.
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 provided island landscaping areas in the parking lots in both new areas of parking spaces and meets the requirement

Stormwater Management: To be reviewed by the Engineering Department.

Parking:

1. Count – Addition of 11 classrooms, two spaces per classroom, total of 22 required parking spaces. The addition of 22 parking spaces has been added to the site. There is no change to the existing parking areas except for the cueing area at the main entrance will be expanded providing 10 of the additional visitor parking spaces.
2. The current bus lot currently serves 13 buses with a capacity of 16 buses.
3. Stall Dimensions – Submitted plan is acceptable.
4. 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 School Traffic Management Plan, dated December 2018. The study analyses traffic conditions during the peak hours of Ellsworth Hill Elementary School and found that all intersections will continue to operate at an acceptable Levels-of-Service C or better during the school peak hours. Traffic Report is currently under review by the Engineering Department.

Exterior Lighting: The additional parking areas meet the required exterior lighting requirements per Section 1207.14.

Engineering: Assistant City Engineering, Nathan Wonsick, P.E., has submitted a preliminary review letter dated January 7, 2019 regarding review of the full improvement plans.

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

Architectural Design Review: The architectural design will be reviewed for compliance with the architectural and design standards by the Architectural and Historic Board of Review at their regular meeting on January 23, 2019.

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 14,700 square foot addition to the Ellsworth Hill Elementary School at 7750 Stow Road per Case No. 2018-5460 according to plans submitted on December 17, 2018

and subject to the following conditions:

1. The comments of Assistant City Engineer, Nathan Wonsick, P.E., must be addressed per the January 7, 2019, correspondence.
2. 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.
3. 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.



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

December 17, 2018
2018098.03

**RE: Hudson City School District
Planning Commission Submission
Building Addition – Ellsworth Hill Elementary School
7750 Stow Road, Hudson, Ohio**

Dear Ms. McMaster:

On behalf of the Hudson City School District, we are submitting documents for the Ellsworth Hill Elementary School Building Addition project for approval at the January 14, 2019 Planning Commission meeting. Documents include;

- Site plan presentation drawing indicating general scope of the project
- Site Survey
- School Traffic Management Plan
- Floor plan
- Addition elevations
- Civil plans
- Landscaping plan
- Site lighting photometrics plan
- Site photographs
- Online application

Project Description

The existing Ellsworth Hill Elementary School, built in 2007, and contains 64,410 square feet of educational space and was originally designed for 525 elementary students. The building is currently being utilized for approximately 405 Preschool and Grade 2 students. As part of the overall districtwide master facility plan, the building will be converted to a Grades 1-2 building for up to 750 students. The latest 10-year enrollment projections anticipate a peak enrollment of 716 students in the 2023/24 school year, so anticipated growth is accommodated in the design. When the project is complete at the end of the 2019/20 school year, Preschool students will move to Evamere Elementary School temporarily while McDowell Elementary School is renovated for Grades Pre-K/K. Approximately 342 Grade 1 students will move from Evamere to the completed Ellsworth Hill building for a total student population of 661 students based on the 2020/21 school year enrollment projection.

Through review of the curricular program and existing available educational spaces, while projecting for the anticipated growth, the addition will contain 14,700 square feet of area, which includes 11 classrooms, a Supplemental Reading Room, Book Room, staff and student restrooms and mechanical, electrical and technology spaces to serve the addition. The net overall building will be 79,110 square feet. The existing building layout will remain as current

while existing Preschool spaces and underutilized educational spaces will contribute to the overall completed design enrollment.

With the addition of 11 classrooms, per the City of Hudson Land Development Code, 2 parking spaces per classroom for a total of 22 parking spaces will be added to the site. The remainder of the parking areas will remain as current. In order to accommodate the additional anticipated vehicular traffic during arrival/dismissal, the cueing area at the main entrance will be expanded, as well as providing 10 of the additional visitor parking spaces. The location and configuration of the addition will also allow for an additional exit point during dismissal for increased efficiency. The existing bus lot currently serves 13 buses, while having a capacity of 16 buses. The increased student population will be adequately served by the current lot through increased student numbers in current buses, while spaces are available should additional buses be needed in the future.

Project schedule/phasing;

- March 2019; Complete Construction Documents, obtain agency approvals, bidding, procure primary building materials
- Summer 2019; Install construction fence, install foundations, structural frame and slab
- Fall 2019 through Spring 2020; Complete addition construction
- Summer 2020; Complete remaining sitework, complete grade level realignment moves

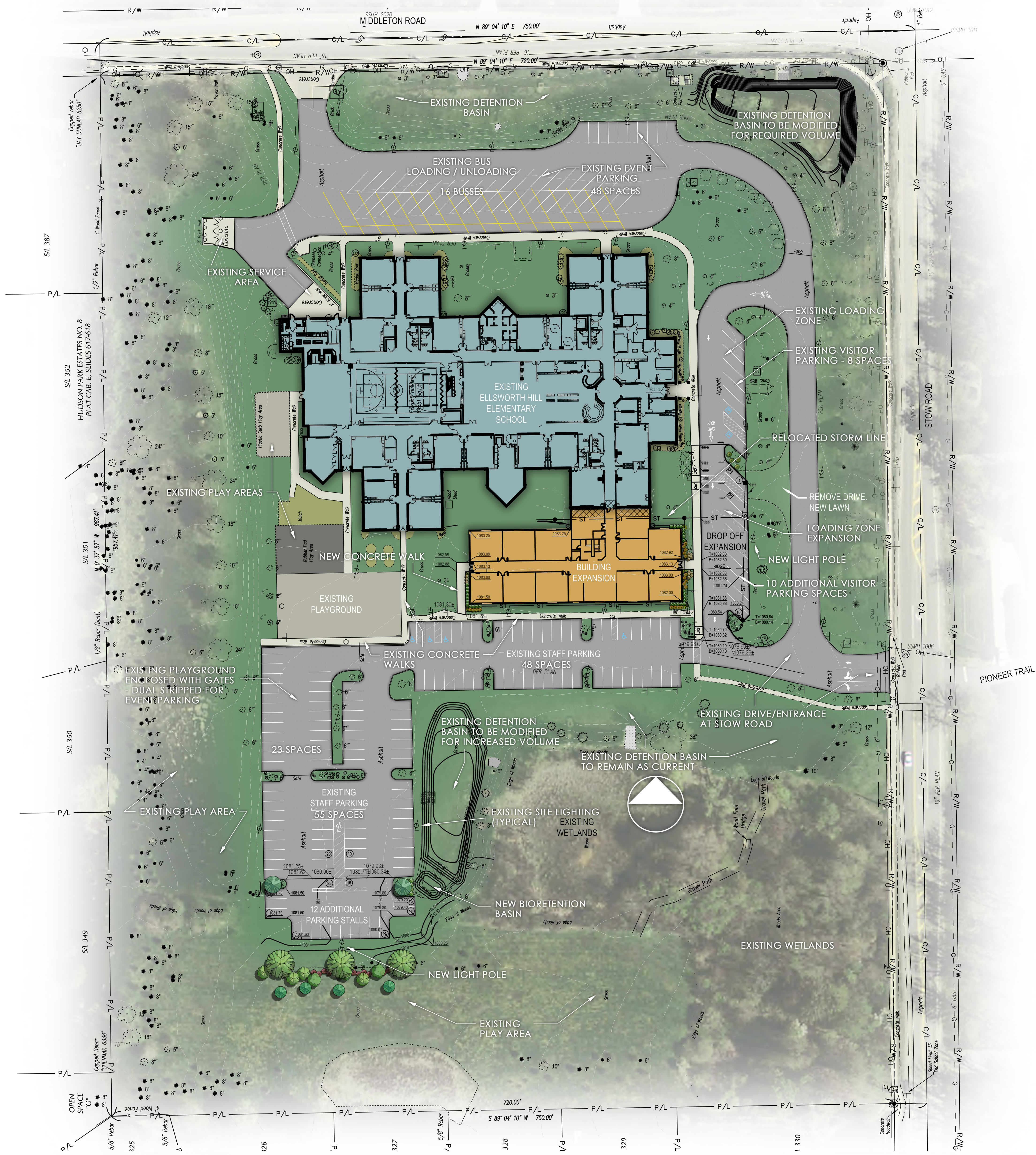
As an architectural and engineering practice, we take great pride in our commitment to serving our clients and the public through our profession and are excited about how the Ellsworth Hill Elementary School project will assist Hudson City Schools in their vision for grade level realignment and implementation of the overall Master Facilities Plan. If you need additional information, or have any questions, please feel free to contact me.

Sincerely,

GPD GROUP



John P. Peterson, AIA
Project Manager



ELLSWORTH ELEMENTARY SCHOOL - BUILDING ADDITION

Hudson, OH
 DECEMBER 17, 2018 - DRAFT

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF MATERIAL SAMPLES PROVIDED.



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FIRST FLOOR PLAN
 SC: 1/16" = 1'-0"

ELLSWORTH HILL ELEMENTARY SCHOOL - CLASSROOM WING ADDITION

October 18, 2018

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF THE MATERIAL SAMPLES PROVIDED.



— O H I O —

HUDSON

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

Date: January 7, 2019

To: Kris McMaster, City Planner, Community Development

From: Nate Wonsick, P.E., Assistant City Engineer

Re: **Ellsworth Hill Elementary School Addition – 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 Conservation District and the Ohio EPA Notice of Intent.
2. Summit County Building Standards shall review the building structure.
3. US Army Corp. of Engineers for any wetland disturbed areas, if applicable.
4. Submit documentation of approval of all the above.

General Comments:

1. The traffic report submitted for the site is still under review.

Overall plan comments:

1. Review the heavy-duty pavement typical section design for the Hudson Fire Dept. standards regarding the 60,000# design capacity needed for the pavement designs.
2. Show all soil stockpiles on the plans, as applicable.
3. Provide construction fence to protect all nearby wetland areas on site, as applicable.
4. Please include the pre and post impervious box on the first page of the plans per section 1.7 of the Engineering Standards.
5. Provide a permanent access easement to the City of Hudson for the retention basins. The easement shall be a minimum width of 30 feet outside the entire perimeter of the retention basin or as approved by the City.
6. An estimate based on prevailing wages and 110% of the construction value shall be submitted to the City at the final approval, in order to calculate the performance bond and permit fees. This estimate shall include all work in the R/W, storm water retention basin work, and all erosion and sediment controls.

Storm Sewer/ Storm Water Management Comments (Partial Review Due to Incomplete Storm Water Management Report):

1. Storm Sewer calculations and storm sewer drainage area maps need to be submitted.
2. Show that the 100-year design storm reaches all storm water management BMP's via the storm sewers or an overland flow path. If overland, show the 100-year overland flow path on the drainage area maps.
3. Review Section 5 of the Hudson Engineering Standards for the 100-year flood path requirements on the emergency spillways for the detention basins for this site and make any applicable changes, as needed. Also, provide emergency spillways for all detention basins and ensure that they meet the requirements of Section 5.
4. A professional engineer shall stamp and sign the storm water management plans and calculations.
5. A City of Hudson Long Term Maintenance Agreement must be signed for the storm water management SCD's. See attached template.

Please resubmit the plans and storm water management report for further review.

If you have any questions, please contact our office.

Sincerely,



Nate Wonsick, P.E.
Assistant City Engineer

Attachments: long-term maint. agreement

C: File.

GENERAL NOTES

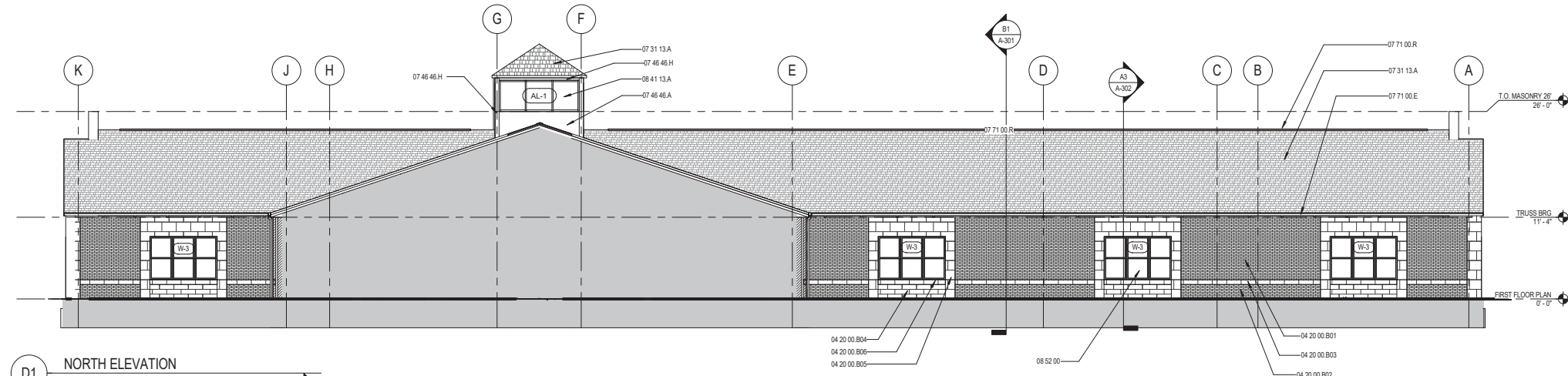
- MASONRY VENEER SCHEDULE:
 04 20 00 B01 4x4x16 CONCRETE BRICK, TYPE 1
 04 20 00 B02 4x4x16 CONCRETE BRICK, TYPE 2
 04 20 00 B03 4x8x24 SPLIT FACE CONCRETE BLOCK
 04 20 00 B04 4x8x24 GROUND FACE CONCRETE BLOCK
 04 20 00 B05 6x16x24 GROUND FACE CONCRETE BLOCK
 04 20 00 B06 6x8x24 SPLIT FACE CONCRETE SILL

REFERENCED KEYNOTES

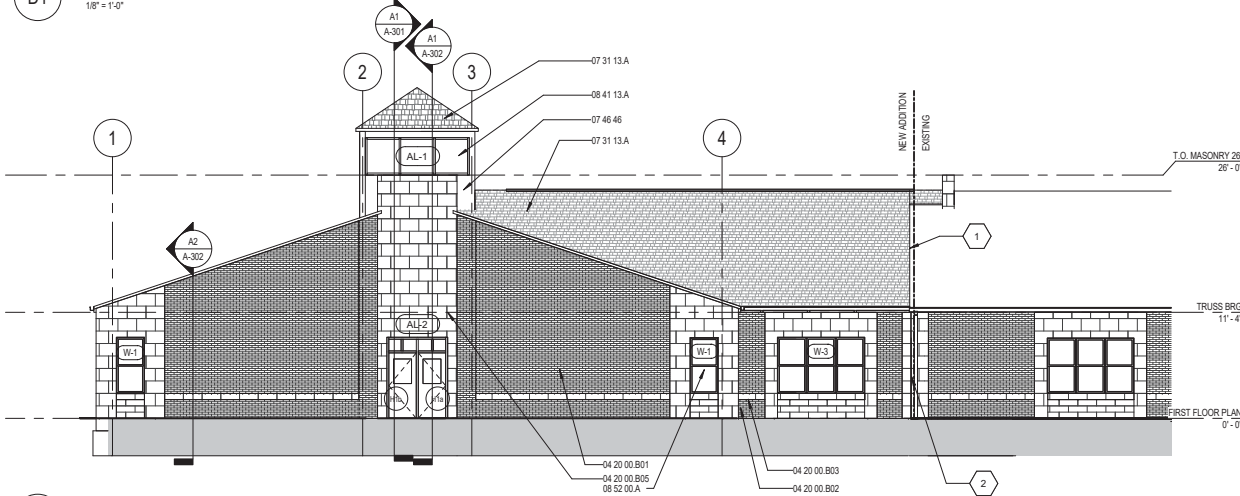
- 04 20 00 B01 CONCRETE MASONRY VENEER [TYPE 1]
 04 20 00 B02 CONCRETE MASONRY VENEER [TYPE 2]
 04 20 00 B03 CONCRETE MASONRY VENEER [TYPE 3]
 04 20 00 B04 CONCRETE MASONRY VENEER [TYPE 4]
 04 20 00 B05 CONCRETE MASONRY VENEER [TYPE 5]
 04 20 00 B06 CONCRETE MASONRY VENEER [TYPE 6]
 07 31 13.A ASPHALT SHINGLES
 07 46 46 FIBER-CEMENT SIDING
 07 46 46.A FIBER-CEMENT SIDING
 07 46 46.H FIBER-CEMENT TRIM BOARD [-SIZE]
 07 71 00.E GUTTER
 07 71 00.R CONTINUOUS VENT STRIP
 08 41 13.A ALUMINUM FRAMED STOREFRONT
 08 52 00 WOOD WINDOWS
 08 52 00.A WOOD WINDOWS

ELEVATION KEYNOTES

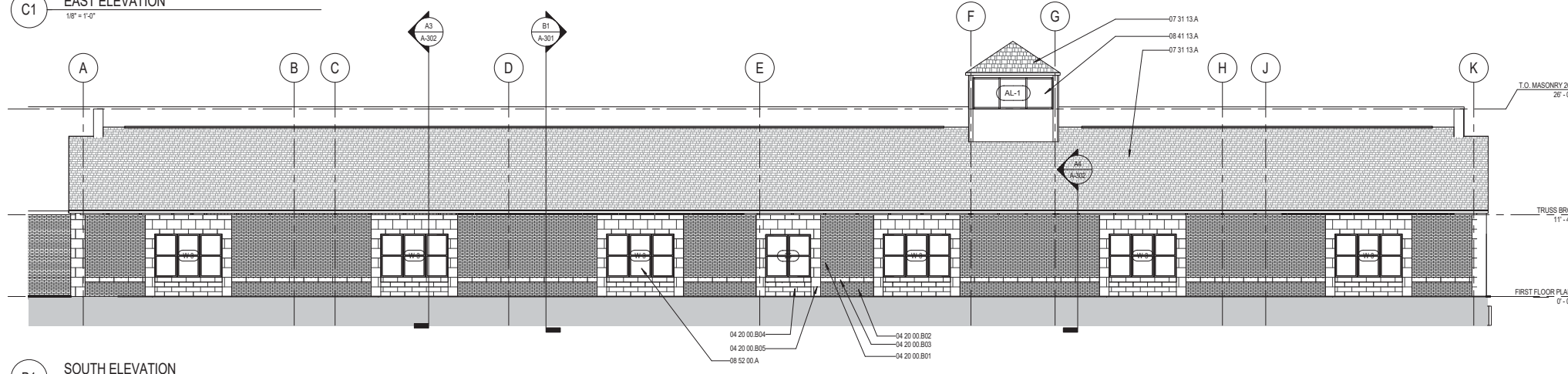
1. PROVIDE 2" ROOF-TO-ROOF EXPANSION JOINT ASSEMBLY.
 2. PROVIDE 2" WALL-TO-WALL EXPANSION JOINT ASSEMBLY.



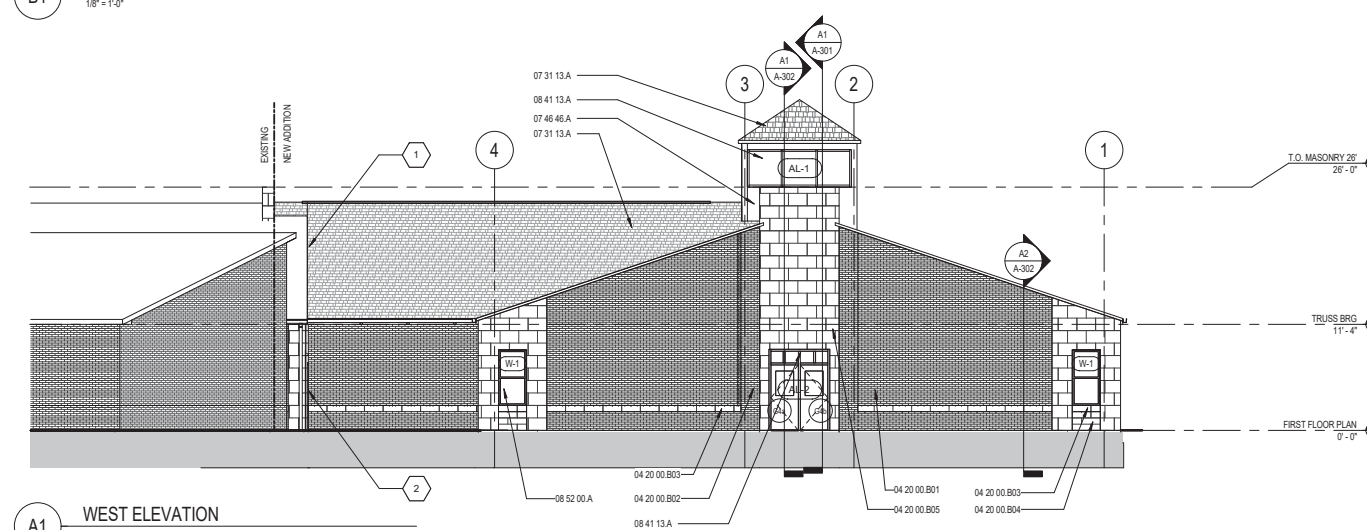
D1 NORTH ELEVATION
1/8" = 1'-0"



C1 EAST ELEVATION
1/8" = 1'-0"



B1 SOUTH ELEVATION
1/8" = 1'-0"



A1 WEST ELEVATION
1/8" = 1'-0"

REV.	DATE	DESCRIPTION

ELLSWORTH HILL ELEMENTARY SCHOOL
 CLASSROOM WING ADDITION
 EXTERIOR ELEVATIONS

DATE:	
PERMIT	-/-/-/-
BID	-/-/-/-
CONSTRUCTION	-/-/-/-
RECORDED	-/-/-/-
PROJECT MANAGER	DESIGNER
Designer	Author

JOB NO.
2018098.03

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