



May 12, 2025

Mr. Nick Sugar
City Planner
City of Hudson
1140 Terex Road
Hudson, Ohio 44236

Hudson High School – Orchestra Addition Pre-Application Letter Responses

Dear Mr. Sugar,

See below responses to the comments and conditions contained in the March 30, 2025, pre-application letter for the proposed Orchestra Addition at Hudson High School, 2500 Hudson-Aurora Road. This project is the first phase of the Hudson City Schools' Harmony Project for the Fine Arts. Improvements to other areas in the Fine Arts (Band, Choir, and Auditorium) may be conducted in the future as funds become available.

A few specific items in the letter include the following with responses.

Summary of Use Regulations: The use is a conditional use subject to the conditional use standards listed at the end of this document. A response letter documenting each of these standards would be required when the application is submitted.

Preliminary staff comments:

- Question how the rear entrance will be utilized
GPD Response: The rear entrance is provided primarily as a second means of egress as required by the Ohio Building Code, however these doors may occasionally be used for moving instruments from the orchestra room for off-site concerts.
- Question if any exterior lighting is proposed
GPD Response: No additional lighting is being proposed other than remote head light fixtures located above the two new door openings as required by the Ohio Building Code for egress lighting. These light fixtures are illuminated only during a life safety event.
- Submitted site plans to depict the recently installed chiller equipment and fencing
GPD Response: The chillers are located within the fenced area on the site plans to the west of the proposed addition.

Maximum structure height (Principal): 35 ft. Height is measured as the average distance between the eaves and the apex of a gable, hip, or gambrel roof.

Staff Comment: Building height will be verified through submitted elevations.

GPD Response: The 2-story element (mechanical mezzanine) parapet is at 27'-4". The orchestra room parapet height varies from 22'-8" to 27'-4", thus the average height is 25'-0".

Pedestrian/bicycle pathways and linkages: Provision shall be made in the design of all developments for non-vehicular circulation systems, including but not limited to sidewalks, pathways, and bikeways.

Staff Comment: The property is served by existing public sidewalks, interior walkways, and trails. Staff notes the proposed work would modify the existing interior sidewalk and add a 7-ft wide walkway to the building. Suggest extending the sidewalk along the north side of the parking area to connect to the curved walkway.

GPD Response: The sidewalk has been revised as suggested for improved flow and connectivity.

Chapter 1207 Zoning Development and Site Plan Standards

Maximum Impervious Surface Coverage: 60%. Impervious Coverage is defined as *that portion of a lot that is covered by principal and accessory buildings or structures, and by surfaces that prevent the passage or absorption of stormwater into the existing water table.*

Staff Comment: Submitted site plan to verify the pre and post impervious surface coverage.

GPD Response: Pre/post impervious surface calculations have been submitted as part of this submittal. Refer to the Stormwater Management Report.

Stormwater Management/Drainage/Erosion Control: *Stormwater retention/detention applies to all development in the City of Hudson except "minor development. "The City of Hudson Engineering Standards for Infrastructure Construction are the accepted design and construction specifications for stormwater management facilities in the City. All provisions in the Engineering Standards shall be applicable to all development in the City of Hudson, Ohio.*

Staff Comment: The submittal shall include drainage calculations to account for the addition. The overall stormwater management plan will be reviewed by the Engineering Department.

GPD Response: A stormwater management report is included as part of this submittal.

Parking Requirements for High Schools: *One space per two teachers, employees, and administrators, plus one space per ten students. Whenever a building or use constructed or established after the effective date of this Code is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity, or otherwise such as to create a need for an increase of ten percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or*

Staff Comment: No additional parking is anticipated; however, the applicant shall document if the proposal would result in any additional teachers, employees, or students. Additionally, the submittal should document the proposed construction staging areas and how this might impact pedestrian flow and parking access.

GPD Response: The Orchestra addition will allow the staff and students to be provided a suitable facility for the Orchestra program and not be required to use the auditorium stage as currently being used. This results in a shift of staff and students from one space to another resulting in no additional staff or students. A preliminary construction staging plan has been included with this submittal. Proper egress from the building will be maintained as well as pedestrian access to staff parking, Hudson Memorial Stadium, and Malson Athletic Center. Vehicular access will be maintained for building occupants as well as safety forces. Upon selection of the construction manager for the project, this plan will be reviewed further for additional recommendations and updates.

Transportation/Circulation/Pedestrian Linkage: *The purpose of this section is to establish the street design and circulation criteria for development in Hudson, protect the integrity of the existing transportation network, support area design compatibility as established in the Hudson Comprehensive Plan, and provide for safe and efficient roadway and pedestrian systems.*

Staff Comment: The applicant to submit a trip generation report verifying the proposal would not impact traffic on the surrounding street network.

GPD Response: This project results in no added staff or students to Hudson High School and does not impact pedestrian and vehicular circulation. A trip generation report is not required.

Lighting: Question if any exterior lighting/building wall packs are proposed. Applicant to submit an exterior lighting plan.

GPD Response: As noted previously, additional exterior wall packs are not proposed. An exterior lighting plan is not required.

Utilities: Question if any utility extensions are proposed.

GPD Response: All utilities serving the proposed addition are being brought from the existing building.

Easements: Submitted site plans to depict all current and proposed easements.

GPD Response: Research of tax maps did not reveal any easements, however we will conduct an easement search. Any easements found will be shown on the final construction documents.

Additionally, see the following responses to indicate compliance with the Conditional Use Standards of the Land Development Code:

- (1) The use is consistent with the policies and intent of the corresponding plan district in which it is located, as set forth in the City Comprehensive Plan (as amended from time to time).

GPD Response: The proposed addition will provide additional facilities to enhance the Fine Arts programs at Hudson High School.

- (2) The use is physically and operationally compatible with the surrounding neighborhood and surrounding existing uses. Conditions may be imposed on a proposed conditional use to ensure that potential significant adverse impacts on surrounding existing uses will be reduced to the maximum extent feasible, including, but not limited to, conditions or measures addressing:

- A. Location on a site of activities that generate potential adverse impacts such as noise and glare;

GPD Response: The Orchestra addition is located on the south side of Hudson High School north of Malson Athletic Center and Hudson Memorial Stadium and is shielded from any neighboring residential properties.

- B. Hours of operation and deliveries;

GPD Response: This project does not affect current school hours (8:00 a.m. - 3:00 p.m., weekdays).

- C. Location of loading and delivery zones;

GPD Response: Current loading and delivery areas are not affected by the project.

- D. Light intensity and hours of full illumination;

GPD Response: Only egress lighting as required by code will be provided at the doors to the exterior. Interior lighting will typically be during school hours and occasional after school hours for practices for performances. Fenestration on the building is consistent with the current building and will have roller shades for light control.

- E. Placement and illumination of outdoor vending machines;

GPD Response: N/A.

- F. Loitering;

GPD Response: Grounds are managed by the school district and law enforcement to minimize such activities.

- G. Litter control;

GPD Response: The Hudson City Schools Facility Services staff maintain grounds.

- H. Placement of trash receptacles;
GPD Response: Additional trash receptacles are not anticipated to be needed. The school will monitor activities and provide additional waste containers if needed.
- I. On-site parking configuration and facilities;
GPD Response: The existing parking and site circulation configuration will remain as current. For providing egress from the addition as well as enhancing pedestrian circulation one parking space will be sacrificed to create an additional pathway.
- J. On-site circulation;
GPD Response: On-site circulation will not be affected by the proposed addition.
- K. Privacy concerns of adjacent uses.
GPD Response: The proposed improvements will not impose any further privacy issues than the current conditions.
- (3) The use can generally be accommodated on the site consistent with any architectural and design standards set forth in the applicable district regulations of this Code, and in conformance with all dimensional, site development, grading/drainage, performance, and other standards for the district in which it will be located.
GPD Response: The addition is to be designed per the 2024 Ohio Building Code for which documents will be submitted to Summit County Building Standards for plan review as well as the City of Hudson Architectural and Historic Board of Review. Civil and landscape design documents are included with this submittal to demonstrate compliance with review by the City of Hudson Engineering Department.
- (4) To the maximum extent feasible, access points to the property are located as far as possible, in keeping with accepted engineering practice, from road intersections and adequate sight distances are maintained for motorists entering and leaving the property proposed for the use.
GPD Response: The proposed addition does not affect existing access points to the property.
- (5) On-site and off-site traffic circulation patterns related to the use shall not adversely impact adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.
GPD Response: On and off-site traffic circulation patterns are not affected. It is paramount for maintaining a safe site during construction activities. This will be monitored daily and adjustments made where necessary. Construction traffic will be directed to use Hudson Aurora Road via Stow Road.
- (6) The use will be adequately served by public facilities and services.
GPD Response: The addition will utilize existing available services.
- (7) The use provides adequate off-street parking on the same property as the use, in compliance with standards set forth in Section [1207.12](#).
GPD Response: The existing parking lots will remain as current, less one parking space as previously noted. The school currently has more than sufficient parking for daily activities.
- (8) Unless addressed in the special conditions and standards set forth below, the use will be screened with fencing and/or landscaping in excess of what is required in Section [1207.04](#), as

appropriate, if the use may otherwise result in an adverse impact on adjacent property benefitting from such screening.

GPD Response: As noted in the Per-application letter additional landscaping is not required under the general site plan standards unless determined necessary from the Conditional Use Review. No additional landscaping is proposed.

- (9) The residential use is proposed at a density consistent with that of the existing neighborhood density or is compatible by its use of architecture, orientation of structures and parking, and landscape buffer. Where sufficient natural screening does not exist, or will be disturbed, development adjacent to existing residential shall blend with neighboring properties and increased density shall be directed away from neighboring properties.

GPD Response: N/A. This is not a residential use.

Special Conditions Addressing Operations.

- (1) The only dwelling on the property, if one is provided, shall be for the priest, deacon, minister, or rabbi associated with the place of worship, or for a facility's manager, caretaker, or maintenance person, and related family provided the underlying zoning district permits residential use.

GPD Response: N/A.

- (2) All preschools shall provide a play area of at least 6,000 square feet, and all elementary and secondary schools shall be accredited and licensed by the State of Ohio and shall include academic instruction.

GPD Response: N/A.

- (11) The parking area for the use shall be a minimum of fifty feet from adjacent properties used for residential purposes.

GPD Response: There are no changes proposed for the existing parking lots on site.

- (12) Safe areas for pick-up and discharge of persons shall be provided.

GPD Response: The proposed addition does not affect current arrival/dismissal operations.

- (14) Adequate provisions shall be made for access by emergency medical and fire vehicles on two sides of the building.

GPD Response: The proposed addition does not affect current access drives. These drives are to be maintained during construction activities.

I trust these responses are found to be satisfactory. Please contact me at (330) 572-2113 or via email at jpeterson@gpdgroup.com with any questions or comments regarding this submittal.

Respectfully,



John P. Peterson, AIA
Project Manager

C; Thomas Barone/HCS D



May 19, 2025

Mr. Nick Sugar
City Planner
City of Hudson
1140 Terex Road
Hudson, Ohio 44236

Hudson High School – Orchestra Addition Application Letter Responses

Dear Mr. Sugar,

See the responses below to your May 14, 2025, email outlining additional information and submittals for finalizing the application for the June 9, 2025, Planning Commission meeting.

- Building envelope and limits of disturbance are staked.
 - **GPD Response:** The project was staked Thursday 5/15/25.
- *A development plan of the entire property being considered, drawn to a scale of not more than one (1) inch equals one hundred (100) feet, and showing the proposed site/building/sign plans.*
 Staff Comment: Please provide a simplified plan of the entire property highlighting the addition.
 - **GPD Response:** A site plan has been submitted via Viewpoint with the updated Civi drawings.

- *Tree and Vegetation Plan and Landscaping/Bufferyard Plan.* Staff Comment: Refer to the links below

https://codelibrary.amlegal.com/codes/hudsonoh/latest/hudson_oh/0-0-0-71964

https://codelibrary.amlegal.com/codes/hudsonoh/latest/hudson_oh/0-0-0-71972

- **GPD Response:** From the 3/30/25 preapplication letter it states, "Landscaping/ Buffering: Additional landscaping is not required under the general site plan standards per the chart below, unless determined necessary from the Conditional Use Review:"

When Existing Structure is...	A Substantial Expansion is...
0–1,000 sq. ft.	50% or greater
1,001–10,000 sq. ft.	40% or greater
10,001–25,000 sq. ft.	30% or greater
25,001 and larger	20% or greater

The addition is less than 10,000 sq. ft. (4,603 sq. ft. footprint) and adds less than 1.5% of building area to the high school. The addition is situated on the site at over 500-feet from the nearest property line (to the north) and over 600-feet to the nearest residential parcel. The addition is tucked away in the southwest portion of the high school and the riparian corridor, and its landscaping provides a suitable natural visual barrier to the addition and the high school property.

- Plans to be stamped by a surveyor.
 - **GPD Response:** A site survey of the project area has been uploaded to Viewpoint.
- *Anticipated impact on traffic levels and off-site circulation system. Traffic impact study demonstrating peak hour level of service pre-development and post-development and any recommended mitigation. Traffic impact studies shall be in accordance with the Hudson Guideline*

Manual for the "Preparation of a Traffic Impact Study." See Section 1207.13 Transportation, Circulation and Pedestrian Linkage.

Staff Comment: Submit a summary from a traffic Engineer on a separate sheet/letterhead.

- **GPD Response:** a letter from GPD Senior Traffic Engineer Judith Bennett has been uploaded to Viewpoint. We have also submitted a preliminary construction staging plan for measures in place to maintain a safe construction site. During construction. This plan will be further reviewed when the Construction Manager is selected. All construction traffic will be directed to use Hudson Aurora Road from the east via Stow Road/SR 303 or to the east via I-480.
- *Current deed, Legal description of the property.*
 - **GPD Response:** The deed and Agreement for Purchase documents have been uploaded to Viewpoint. The Agreement for Purchase document contains a legal description of the property.
- *Record and application for an approval status of all necessary permits from state and county officials.*
 - **GPD Response:** Plans were submitted to the City of Hudson Engineering Department for review and preliminary design comments were provided and implemented on the plans. Plans will be submitted to other applicable AHJ's when documents are completed (Summit County Building Standards, Summit Soil and Water Conservation District).
- *Estimates of construction costs for required improvements.*
 - **GPD Response:** Approximately \$2.6M Construction Cost.
- *Revise plans to depict limits of disturbance.*
 - **GPD Response:** The limits of disturbance are indicated on sheet C-010 (LOD line on plan).
- *Revise the impervious calculation on site plans to be calculated for the entire site.*
 - **GPD Response:** a revised stormwater management report has been uploaded to Viewpoint.
- *Elevations and floor plans.*
 - **GPD Response:** These have been uploaded to Viewpoint.
- *Either a copy of the notice of intent (NOI) application, or a statement that a notice of intent to file for a permit demonstrating compliance with National Pollution Discharge Elimination System (NPDES) will be sought.*
 - **GPD Response:** A NOI is not required for this project as the area of disturbance is under 1-acre.
- 43. Performance bond(s) for required improvements.
 - In tabular form, indicate the following information concerning the site: total area of site, total impervious cover, percentage of site covered by impervious cover, total building coverage, floor area to lot area ratio, gross flow area, % total area of undisturbed land with a breakdown by use.
 - **GPD Response:** This information is provided on Sheet C-010 (Project Completion Statistics) and C-101 (Proposed Orchestra Addition Data Table) of the updated drawings.
 - In tabular form indicate the following information for each building: proposed use and square footage for each use within each structure on the site, number of stories, actual height, finished floor elevation, foundation type, and total square footage for building and for each floor.
 - **GPD Response:** This information is provided on Sheet C-101"Proposed Orchestra Addition Data Table".

Please contact me at (330) 572-2113 or via email at jpeterston@gpdgroup.com with any questions or concerns.

Respectfully,



John P. Peterson, AIA
Project Manager

C; Thomas Barone/HCS

