

Argument Two

Charlotte Street Property Completely Fails to Comply With Ohio School Design Requirements for Construction of an Early Education Building

In Ohio, there is a government body known as the Ohio Facilities Construction Commission (OFCC). This Commission is *"responsible for guiding capital projects for state agencies, state-supported universities and community colleges, and Ohio's comprehensive public K-12 school construction and renovation program. The Commission is also charged with managing the grants process for cultural facilities and community schools. The Commission sets uniform rules, procedures and standardized documents for state construction under Chapter 153 "* ("Overview and History," *OFCC Website*, 2020). The OFCC compiles the *Ohio School Design Manual (OSDM)* which is described as *"...a comprehensive set of standard guidelines for the design of school facilities...developed in cooperation with architects and nationally recognized educational planners"* (*Ohio School Design Manual (OSDM)*, *OFCC Website*, 2020).

Discussed below are design standards taken from [Chapter 3 of the Ohio School Design Manual](#):

SCHOOL SITE:

- The Charlotte Street property is grossly inadequate in size for construction of an early education building intended to accommodate 988 students (preschool through second grade). The Charlotte Street property is 9.6 acres according to North Canton School District handouts showing building plans for Charlotte & Clearmount school sites ([Appendix K](#)). The OSDM recommends a site size of 10 acres, plus 1 acre per 100 students which would necessitate a minimum size of at least 19.88 acres (OSDM, 2019, p. 3101-1) to accommodate 988 students as is planned for the building.

The totally inadequate size of the Charlotte Street property results in many failures to meet the requirements set forth in the OSDM. Some examples follow:

- Handouts provided by the North Canton School District showing how a preschool through grade two building would fit on the undersized Charlotte Street site indicate that the site cannot comply with the OSDM parking requirements. The *OSDM Manual* uses a parking measurement of 9-feet wide and 19-feet long and cautions that local parking requirements may differ, thus North Canton's parking requirement of 10-feet wide by 20-feet long will further reduce the number of parking spaces (OSDM, 2019, p. 3201-2).
- The Charlotte Street site introduces "NOISE and VIEWS" that are difficult to screen out as is recommended in the OSDM. The small size of the property results in the building's being close to busy roads, those being Charlotte Street on the north boundary of the site and Ream Street on the east boundary of the site. Distractions for young children include the high volume of activity on those two streets, the YMCA Daycare with which the school shares the Charlotte property, sirens from police cars which are dispatched at the police station on the east side of Ream, and firetrucks at the fire station a half block east of Ream. At a minimum, these noises will be a great distraction to very young children, and at worst, possibly generate fear and anxiety in vulnerable children (OSDM, 2019, p. 3108-1).
- The OSDM urges awareness of adjacent property when stating, "Proximity to manufacturing and industrial districts may be a concern for pollution or safety" (OSDM, 2019, p. 3108-1) (Emphasis added).

This criteria outlined in the OSDM has been totally disregarded in your plans, thus placing children and staff in jeopardy should the school district proceed with publicly announced construction of an early education building on the Charlotte Street property. The site is subject to land restrictions dating to a December 11, 2002, *Stark County Health Resolution*. This stems from the fact that pollution, which underlies a good portion of the former Hoover property, has migrated westward offsite for several blocks west and north to encompass the Charlotte land. The USEPA continues to mandate testing as Tetrachloroethylene (TCE) readings remain high in hotspots at Hoover, and the EPA has concerns that storm and sanitary utility lines serving neighborhoods in the vicinity of the Charlotte property are pathways for migration of TCE. This is shown in a map titled, *January 2020 Sewer Gas Results (Appendix J)* by the EPA after recent testing. This is in addition to the

contamination known to be in the groundwater underlying both the Hoover property and properties offsite west of Hoover.

- The very existence of Health Department restrictions on the Charlotte site as well as the Charlotte property's close proximity to a nearby industrial property that has had longstanding issues of pollution that continue to exist demand a Phase II Environmental Site Assessment. This has not been accomplished as urged by the OSDM, which is quite baffling considering that very young children as well as teaching staff of childbearing age will occupy the building (OSDM, 2019, p. 3111-1).

- The OSDM criteria call for separation of Play Areas that allow for differences in student age, ability, and varying interests:
 - Pre-Kindergarten to Grade 1 – provide play activities that include rocking, swinging, balancing, climbing, and sliding (OSDM, 2019, p. 3303-1).
 - Grade 1 and Grade 2 - provide play activities that include rocking, swinging, balancing, climbing, and sliding; as well as upper-body strengthening devices such as a parallel bar and overhead ladder play equipment (OSDM, 2019, p. 3303-2).The wholly inadequate size of the Charlotte Street property apparently does not allow certain Play Areas as described in the OSDM. Further, we do not see areas set aside for placement of Playground Equipment. Without a doubt, the undersized Charlotte site will not allow for compliance with certain requirements of the OSDM (OSDM, 2019, p. 3209-1).

- In addition, insufficient size of the Charlotte site apparently does not allow the creation of areas for the grouping of tables and benches for use as an outdoor classroom setting as required (OSDM, 2019, pp. 3213-2, 3303-2, 3403-1, 3603-2).

Lastly, we offer the following concerns:

The roadways surrounding the Charlotte property cannot handle increased vehicular traffic as well as a high volume of bus traffic. Ream Street borders the Charlotte property on the east and intersects with Charlotte on the north end and West Maple on the south end. Traffic movement at each of these intersections is chaotic with light traffic. Ream Street presently serves the YMCA

Daycare, the Library, City Hall, the Police Department, two banks with drive-up ATMs, and one business. Ream Street cannot handle any increase in traffic that the school building would generate.

The North Canton Library has limited parking and depends on the Charlotte property for additional parking. This will be lost if an early education building is constructed. The added school traffic will make ingress/egress into what remains of the library parking lot quite difficult.

Clearly, for all these reasons the Charlotte Street property is unsuited for construction of an elementary school building. The North Canton School District should abandon the Charlotte property as a school site.

Sincerely,

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