

**RIGHT PLAN
RIGHT TIME**



**NEW PHILADELPHIA
CITY SCHOOL DISTRICT**

Campus Location Frequently Asked Questions

Q: What studies and assessments were completed to ensure that the current Oak Shadows Golf Club was a suitable site?

A: Experts completed multiple assessments as part of a due diligence process to ensure the land meets or exceeds all requirements. The work included:

- Phase 1 Environmental Assessment (ESA)
- Subsurface Assessment/Investigation
- ALTA Survey & Title Search
- Traffic Study
- Transportation (School Bussing) Study

Q: From Architect and Engineering Firm GPD's experience and perspective, how does this site fit on a site suitability spectrum from Unacceptable to Ideal (1 -10)?

A: GPD Group categorized the site as a 9, nearly ideal. The only small issue is the soil conditions and stormwater management work that must be done on-site before breaking ground. For perspective, GPD Group categorized the land near the current High School as a 6. This rating was due to the many unknowns, the need to move public utilities, the cost and time to purchase nearby homes to ensure enough contiguous land for building, and the time and cost to tear down homes and fill the spaces left from basements with buildable soil.

Q: What was GPD's recommendation regarding site selection?

A: Through the investigatory process, GPD Group found no conditions that would inhibit the development of the proposed buildings on the Oak Shadows Golf Course parcel. In fact, given the size of the parcel and its location in the gentle rolling valley, close to established housing developments and access routes, the site provides the New Philadelphia City School District with an excellent site for development and checks all the boxes for school site characteristics as recommended by the Ohio Facilities Construction Commission.

Q: Why does the southern portion flood today and will that happen in the future?

A: There are two reasons for existing flooding: Most of the flooding is purposeful based upon the desire to utilize stormwater to irrigate the golf club. Currently, there is an 8" diameter storm sewer that discharges from the Oak Shadows housing development into an irrigation pond on the golf course. This then causes the flooding seen today. Secondly, the lower section is part of the floodway/floodplain of Beaverdam Creek. This is a small portion of the overall land and will not negatively impact the facilities. When reviewing the site data prior to the changes made to make the property a golf club and a housing development, flooding was not an issue.

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The district will address these flooding issues by building the proposed schools outside of the floodway/floodplain, and at an elevation that is higher than the delineated floodway/floodplain limit and by eliminating the irrigation pond and 8” storm sewer currently used. The latter will be connected to effective stormwater management for the developed site, and eventually discharge to the Beaverdam Creek.

Q: Is this property a swamp?

A: No. The environmental and site studies proved that the land is not, nor was it a swamp. In preparation of the Phase 1 Environmental Assessment, aerial photographs (dating back to 1959) and topographical maps (dating back to 1909) were reviewed. No assessment of swamps was discerned over those time periods. In 1994, with the development of the golf course, pond features appeared and associated with these are wetlands. Please note that manmade stormwater ponds will not be considered jurisdictional (if they were constructed for stormwater specifically) and impacts would not need a permit. The wetlands associated with these stormwater ponds would also not be considered jurisdictional. We will identify which pond(s) and wetland(s) are jurisdictional when we complete a more detailed wetland delineation, if necessary, once we have determined in more detail where the buildings will be Situated.

Q: Was this property ever mined?

A: According to the Phase 1 Environmental Assessment, three (3) different surface mining operations took place on the northernmost part of the Subject Property between 1976 and 1981. Additionally, underground coal mining activities also took place on along the northern boundary of the Subject Property in the forest to the north of the golf course. None of these areas are in consideration for the sites to build the school building. This is a non-issue for the school district.

Q: Is there more information required for GPD and related experts to deem the site suitable for building?

A: GPD and related experts have conducted the usual due diligence steps as recommended by the Ohio Facilities Construction Commission and based upon the findings do not expect that additional information would be required.

Q: How will this site impact the District’s Transportation expenditures?

A: The District analyzed the effect of this move on transportation costs. The study showed that, since all shuttles currently bringing students between various buildings for programming not offered in every building will be eliminated, the transportation costs will actually be reduced when the elementary and secondary schools move to the former Oak Shadows site.

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Q: What will be done to control traffic patterns around the school buildings during drop off and pick up times to make the pattern move safely and quickly?

A: We know that traffic will increase around the new buildings; however there is ample land on-site to ensure that local traffic patterns and roadways are designed to handle traffic in an efficient and effective way. The district will work with the proper entities to plan the site. Further, since there are multiple points of ingress/egress to surrounding streets apart from Oak Shadows Drive, the district will work diligently to minimize impacts to surrounding areas.

Q: Are there other sites available in New Philadelphia?

A: The district analyzed several sites before recommending the former Oak Shadows Golf Club site. In summary, there were no other sites that were empty, buildable, land, in the city, and that met the district's project needs. While the district owns several properties closer to downtown, each site would have required the district to acquire and tear down many homes to amass the needed land. This would have cost more than the Oak Shadows Golf Club property and would have required the costs and the negative aspects of eminent domain. That process would be costly, time consuming, difficult, and disruptive to our existing schools and community.