



October 21, 2016

Mr. Harry L. Holbert, Jr., Zoning Administrator  
Sycamore Township  
8540 Kenwood Road  
Cincinnati, Ohio 45206

Dear Harry,

Thank you for reviewing our revised plans for our Robotics Center. As you recall, we came in about a year ago for improvements to our facilities to add innovation learning centers to our buildings. We added a greenhouse for our growing aquaponics program, innovation labs on the second floor of the current high school building and an addition and remodeling of our library to become more of a collaboration and ideation center. As you may also recall, these changes necessitated a move of our administrative offices out of the high school building across Kemper Road to the former Child's Frontier house, which we are in the process of renovating into offices and a Welcome Center. All projects are off and running, scheduled for completion in the spring of 2017.

The Robotics Center was to be erected on the south side of Kemper Road just west of the new Administration and Welcome Center. In the process of sharing the new plans and raising funds with parents of the school, I had numerous opportunities to hear very positive responses to our plans. The project that drew a good deal of the excitement and attention was the Robotics Center. It is clear that this program elicits a great deal of interest. In fact, so much so, a family donated a considerable sum of money to increase the functionality of the building. They desired more room for not only our high school team, but also for programs in our other grade levels as well. In addition, they desired a "practice floor" that mimics full competition conditions so the robots can do real time practice in advance of competitions. Needless to say, these improvements added at least 50% to the size of the facility.

We are therefore coming back to the Township for affirmation of this expanded facility over what was previously approved. The facility is approximately 7,800sf and sits within the setbacks of Kemper Road. Given the topography, we envision the building to rise only one story above Kemper Road and yet have a two story scape on the western side for ease of access to the lower level where the competition floor is located. Students will access this building after school and evenings. Most students will access the facility during the time the patrolled intersection is active on Kemper Road. On off hours, we envision parents or students parking in the large student parking lot to the south of the proposed facility. This will be true for students from programs in our lower grades as well.

The design of facade is going to be more in keeping with an innovation facility as opposed to our typical academic architecture in the other buildings; however, we will maintain a harmony with the local architecture in terms of façade materials and style.

The building location will perhaps necessitate a lot line relocation. We have basically five contiguous lots upon which our facilities rest on the southwestern corner of Kemper and Snider Roads. There are four lots running from the intersection south on Snider Road. The first lot hosts our new Welcome Center and Administration Building and the next three lots host our student and overflow parking lot. We have two lots running west down Kemper Road. Again, the first lot houses our new Welcome Center and Administration Building and the second lot houses a Kemper entrance to the student and overflow parking lot as well as our alumni house/advancement house. The proposed Robotics building encroaches on setbacks or lot lines. We are appropriately within the setbacks of Kemper and Snider Roads and all adjacent property owners, but are encroaching on adjacent properties we own. Therefore, we are requesting movement of these lot lines to conform to setback requirements.

Before closing my thoughts, I would like to address traffic concerns that generally occur when projects like this are proposed. There are four factors which make this project of low impact in that regard. First, students using this facility are already students at CHCA and will be accessing the facility in off hours. Secondly, parking in this facility is more than adequate given the large off street parking area adjacent to the facility. Thirdly, we are not increasing enrollment with this facility. It is being designed to enhance the current student's experience. Lastly, we have added considerable off street stacking for pick up at our Founders and Elementary Campus further south on Snider Road in Symmes Township. In the past, this has been an issue for traffic flow on Snider Road. The stacking space and parking is now open and it has cut over ten minutes off the dismissal times at that campus. Rainy days are still a problem as the dismissal patterns are different. As of October 19<sup>th</sup>, we have had only one rainy day dismissal this school year so it is not a common occurrence, but does cause backups when it does happen.

Again, we thank you for the wonderful support Sycamore Township has been to CHCA and its ever expanding/enhancing plans. We hope you will once again look favorably on our plans.

Sincerely,

A handwritten signature in black ink, appearing to read "Randy Brunk". The signature is stylized with a large, looped "R" and "B".

Randy Brunk, Head of School