

March 2, 2020

Dear Glendale Council Members:

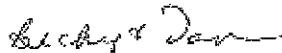
We wanted to comment following the Planning Commission meeting held regarding the proposed Administration Building for Bethany School. We have resided at 825 Hedgerow for 15 years. We have enjoyed many pleasant years of living alongside Bethany School. However, the last 5 years have been filled with the ongoing irritations and impacts of construction. The original plan to simply improve and update the school has resulted in an ongoing massive building project in the midst of a once calm and serene Glendale neighborhood. We are not alone as over 15 neighbors attended the recent meeting with Bethany to express their concern.

Although the Bethany construction project has gone on far too long, the long-term problems are even more concerning. I know I speak for the numerous residents present this evening. (We were instructed to not repeat issues but this is exactly why we were all there.)

It would benefit Glendale Village to scale down this project. We would like the replacement of Hope to be limited to one or two stories for the use with students. We would like to see the renovation of St. Faith for use with adult events in order to preserve a bit of Glendale and Bethany history. How cool that St. Faith was the first classroom built. The quaint historic building is a significant part of Bethany School, Hedgerow Lane and the Village and should be saved. Additionally, it is our desire that the construction come to closure soon and that the water issues and landscaping needs get addressed.

To summarize, our biggest concern as Glendale residents is that this building project has become too massive for the benefit of Glendale. We want to prevent any more ill results for current and future homeowners and generations to come.

Thank you for your time. We are a unique village with a special bond. All of Glendale will either benefit from or suffer from decisions made. Thank you for considering the residents of Glendale as you make your final decision. Please take a walk down Albion and Hedgerow to envision the current massiveness of the project to date and to imagine the suggestions that could begin to dissipate additional concerns and problems from this Glendale neighborhood.



Rebecca and Daniel Love

Don: Thank you for all you
do as Glendale Manager!

February 4, 2020

Dear Glendale Planning Commission Members:

We are writing in follow-up to the Glendale Planning commission meeting this week regarding the Bethany School construction project. We have resided next door to Bethany at 825 Hedgerow Lane for 15 years and were drawn to the area due to the quiet solitude of our neighborhood. Our older children attended Bethany school and our daughter and I have served as substitute teachers at Bethany. Visiting family members have stayed over the years at many of the quaint apartments on the grounds through the Society of the Transfiguration We have developed warm friendships with Sisters and staff. We only mention this history to emphasize how we and our neighbors have enjoyed many years of peaceful coexistence.

How utterly frustrated we feel to find ourselves adjacent to the largest ever-expanding construction project in the history of Glendale. Especially upsetting is that this record-setting project is not on some major retail or industrial thoroughfare, but on our doorsteps in our peaceful residential neighborhood! We learned this week that the former one-story library is proposed to be replaced by an imposing three-story structure on the very corner closest to our homes. We can't believe it! When have we been consulted by the School for the impact of this huge structure on the aesthetics and impact on our neighborhood?

All the way back in 2015, we all attended the council meeting that discussed the scope and design of this project which minimized the expansion aspect and maximized the simple modernization of the school. The desire was not to grow but to simply make it better. We and other neighbors realize that this project has definitely become larger than originally planned and are reminded daily of the magnitude and impact of this project on our lives. Each day brings more noise, water, and air pollution. Our once quiet street is filled daily with dirt, construction traffic parked cars and silt runoff on the street after rains.

In light of the imposing, poorly placed proposed building, and since the Faith building and the original approved administration buildings are attractive, historic buildings that fit in with our historic neighborhood, we propose the following: Renovate and repurpose the Faith or approved existing administration buildings rather than construct another single structure. Only then can construction be completed and the much-needed landscaping and resulting water problems be addressed. We are certain that the teachers, administrators, parents and students are looking forward to the end of this project as well. We are confident that you will want to revert to the original idea of renovating Faith building and/or the previously approved administration building and complete the water runoff correction. The effects of this project will impact Glendale's closest neighbors for decades to come.

A meeting with surrounding neighbors as well as an alternate construction plan going forward is the important next step. We await your response.

Sincerely,

Rebecca and Daniel Love

Walter Cordes

From: Jason McSwain <jmcswain@mcswaincarpets.com>
Sent: Sunday, March 08, 2020 1:07 AM
To: Walter Cordes
Subject: Items to provide to Glendale Council ahead of April 6th meeting on Amendment to Conditional Use by Bethany
Attachments: Speaking notes for planning commission meeting 030220 (4).docx; Emersion Design letter for Amendment to Conditional Use dated 012420.pdf

Wally,

Thank you for your time meeting this week.

Please provide the following to Glendale Council along with the two attachments. Thank you.

Glendale Council,

I realized the information contained in the attachments was provided to our Glendale Commission near the end of the March 2nd meeting; as time was dwindling with several (our Mayor and Village Administrator) excusing themselves to attend the approaching 7:00 pm Council meeting. Council is receiving these attachments as both the Mayor and village administrator had left the commission meeting before this content was shared and before the vote by commission was conducted.

As the information in the attachments was shared to them, many on the Commission had confused looks at the content/information and did not appear confident in their grasp of the numbers or the difference in the submitted request by Emersion compared to the size of the three levels added together.

Most importantly for Glendale Council to consider is the third to the last paragraph; a summary of the 12 neighbor's voices shared to Bethany during their February 17th "listening gathering" hosted by Bethany. Majority of these neighbors wanted Bethany to consider a reduced height alternative in light of what neighbors had experienced so far in Phase 1. Unanimously, the neighbors shared their distrust and disappointment in being left out of the process by Bethany and Glendale.

When Bethany leadership was asked at the end of the listening event, David clearly told the neighbors Bethany would not make any considerations to change the height or size of the new administration building from what they heard from neighbors that evening. I recall, you could hear a pin drop.

Wendy Fiehrer's (5 Albion) letter February 19th captured the neighbor's sentiment well as she was a participant of Bethany's "listening gathering." She titled her letter: A Love Letter to Bethany. I do hope each Council person reads Wendy's letter prior to your April meeting.

It was unfortunate Sister Gene Gabriel invested so much of the start of the March 2nd commission meeting reviewing again the 122 year history of Bethany. Christie Boron followed, dominating the commission meeting's allotted time. Several neighbors believed there was not sufficient time managed for their voice to be heard by the commission March 2nd. In the rush to conclude the commission meeting on time, is the necessity to present these documents to Glendale Council.

Thank you for your attention to this request of many neighbors surrounding Bethany, prior to the community's council meeting in April.

Respectfully submitted,

Jason McSwain
360 Oak Road
Glendale resident since 1982, Glendale married resident since 1995

Speaking notes for Planning commission meeting 3/2/20

Is the proposed administration building larger than Emersion Design referenced January 24, 2020 in submittal letter to the Village of Glendale to amend the 8/2015 conditional use? If so, the parking required by code may be 10 – 15 spaces short of Glendale’s commercial zoning requirement. Only 20 spaces serve the new proposed administration building. Not sufficient enough to prevent parking loading up public streets of Osprey and Hedgerow, which the Fire department Chief recommends no parking allowed on Hedgerow.

This commission takes pride in knowing the numbers: the commission knows and surely the architect knows: what is the new square footage of the lower level of Hope building? $74' \times 40' = 2,960$ sq ft. approximately. This is significantly larger than the original Hope building lower level garage “walk-out”. (I know as I used to play with Sister Stephanie in the 80’s with her dog Casey in this garage.)

Next, what is the First Floor? $52' \times 73'8'' = 3,830$ sq ft. approximately.

Combined = **6,790sq ft for lower level and first floor**, correct?

Original Hope Building was **2,357** sq ft. **So Emersion was wise to demolish** Hope building afforded in original conditional use permit. Who is listening to the voice of the surrounding neighbors through this? Is Glendale Council the guardian?

Proposed Lower level and 1st floor is **an increase already of 4,433 sq ft or an increase 188% !! Nearly three times** the size of original **without the second floor**.

Finally, what is the square footage of second (top) floor: 3,830 sq ft approximately. It is this top floor that is most objectionable to the neighbors.

Combined, all three floors is 10,620 sq ft total. Not 7,180 sq ft as Emersion states at the bottom of page 5 in Amendment request January 24, 2020.

Yet **Parking remained the same.** 20 spaces to serve this expanded building. Per zoning requirements used in 2017 conditional use presentation:

1 space /300 sqft. ; need 35.4 or **36 spaces for what the neighbors view as too massive proposed 10,620 sq ft structure.**

Appears to be 16 spaces short in this request, as parking on connector cannot be factored as “the gated top and bottom are outside of pick-up and drop-off times”.

Not suggesting **expanding parking; as that requires water run/containment** with Hamilton County and the **voices heard from the surrounding property owners are fatigued with water damage and ongoing threat of water control.**

Without any additional parking added, the proposed new administration Building is 3 parking places short of the current proposed Lower level and 1st floor at 6,790 sq ft. using commercial code 1 space/300sqft. 16 short with all three floors.

Based on these limitations of parking within code, **the neighbors request** to this planning commission **to cap the rebuild of Hope building to a single floor height** not to exceed the original Hope building roof line, and consider what was voiced in “the listening to the neighbors” request limit to flat roof line design as it originally was and as it matches similar existing flat roof buildings remaining on campus.

In the opinion shared by neighbors: the size of the top floor conference room is excessive at 25 seat table with 5 guests seats...30 seats alone maxes out more parking than currently 20 spaces available and maxes out what code requires. What about the rest of the 7,000 ft building.??? Overflow onto Hedgerow??

All office & use space allocation on top floor **does not include students;** top floor is office, administration, and conference space. If the top floor remained at St Faith, the safety concern of students crossing parking lot is not a valid concern.