

COMMISSION REVIEWS AND RECOMMENDATIONS

Design Commission

On October 9, 2006, the Design Commission provided the following advisory comments on the Master Plan:

1. New construction shall be subject to design review in accordance with the city-wide thresholds in the municipal code (construction over 5,000 square feet reviewed by the Planning Director and construction over 25,000 square feet reviewed by the Design Commission) to ensure that the architectural design, orientation and massing of these buildings will be compatible with the overall context of the school campus and surroundings. Construction of the new gate on Bellefontaine Street will require a Certificate of Appropriateness as required by the Bellefontaine Neighborhood Landmark District.
2. The applicant shall provide an appropriate fence or wall between the proposed surface parking on the upper west part of the campus and adjacent to the rear property lines of the residences on Bellefontaine Place for the purpose of blocking light or glare from parked vehicles into the residences, subject to review and approval of the Planning Director, concurrently with or prior to the application for enlargement of the parking lot and construction of the circular driveway.
3. A restoration architect shall participate in all aspects of the relocation of the existing peristyle with attached arbor (pergola) from the east side of the campus – adjacent to the Carriage House to the south side of the campus, adjacent to Strub Hall.
4. The site plan and related exhibits for the master plan should include: project description should note surface parking lot (on Sheet A1.03) is being redone; the additional square footage for new auditorium should be on pg. 4 of the staff report; the drop-off area is noted incorrectly on the drawings (identified on Sheet A1.05); and the setbacks for the rear property on Orange Grove Circle should be specified.
5. The Design Commission encourages the new Educational Center, bordering Orange Grove Circle, to have a larger setback or stepped setback on the second floor along the southern property line.
6. The Commission also encourages further consideration about adaptive use of the Carriage House.
7. The Commission encourages the addition of a pedestrian walkway into the campus from Bellefontaine Street.
8. The revised plan is a significant improvement over the earlier proposal.

Historic Preservation Commission

After holding two meetings and a site visit on June 20 and July 5, 2005, the Historic Preservation Commission provided the following advisory comments on the original Master Development Plan submission:

1. The Carriage House at 500 Bellefontaine Street shall be considered for adaptive reuse.
2. The zoning of 484 Bellefontaine Street shall not be changed and the house shall be retained as a single family dwelling.
3. Acknowledge that the master development plan proposes restoration of the existing pergola, which is next to the Eagle Mansion (Strub Hall) and Carriage House, rehabilitation of the house at 484 Bellefontaine Street, and interior rehabilitation of the Eagle Mansion.
4. Recommend approval of the historic preservation aspects of the Master Development Plan proposed by Mayfield Senior School to the Planning Commission and City Council with the following recommended conditions of approval:
 - a. Mayfield Senior School shall consider submitting an application for landmark designation of the original portion of Eagle Mansion because of its historic and architectural integrity.

ATTACHMENT 2

- b. All new construction over 5,000 square feet shall be reviewed by the Planning Director and construction over 25,000 square feet shall be reviewed by the Design Commission in (accordance with the city-wide thresholds in the municipal code).
5. Find that the proposed change in zoning for 484 Bellefontaine Street would have potentially adverse impacts on the neighboring property at 464 Bellefontaine.

Additional advisory comments:

484 Bellefontaine

- The Commission advises that the above address is a potential resource. The Commission is not in favor of any change of use or zoning that changes that fabric.

Carriage House

- The Commission advises that the above address is a potential resource. The Commission is not in favor of any change of use or zoning that changes that fabric.
- The Commission is of the opinion that the Carriage House should be a contributing building and possibly have a different status code than that suggested by staff in suggesting adaptive reuse.

Master Plan

- The Commission is concerned that the Master Plan vehicular circulation and congestion as proposed would create a hazardous traffic situation.