

ORDINANCE NO. 24-06

By: Mr. Weber

An Ordinance to amend the existing PUR plan approved under Substitute Ordinance No. 14-91 and as further amended by Ordinance No. 39-99 and Amended Ordinance No. 38-00 for Columbus School for Girls property known as 56 South Columbia Avenue and to amend the Official Zoning Map adopted as a part of Ordinance No. 8-72 (now Chapters 1240 to 1268 inclusive, of the Codified Ordinances of the City of Bexley), by transferring property described as 80 South Columbia Avenue and as further described as situated in the State of Ohio, County of Franklin and in the City of Bexley, and bounded and described as follows:

Parcel I: Being a part of Half Section 17, Township 5, Range 22, Refugee Lands, bounded as follows: Commencing at the southeast intersection of Broad Street and Columbia Avenue, 422.75 feet to an iron pin in said east line; thence easterly along the north line of Lots 7 and 4, Block 18, Bullitt Park Addition, 360 feet to an iron pin; thence in a northerly direction along the west line of Lot Nos. 3, 2 and 1, of Block 18, Bullitt Park Addition, 454 feet to an iron pin in the south line of Broad Street; thence in a westerly direction along the south line of Broad Street, 354.70 feet to the place of beginning.

Parcel II: Being Lot Nos. 1, 2, and 3, of Block 18, of Bullitt Park Addition to the City of Columbus, Ohio, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, pages 416, 417 and 418, Recorder's Office, Franklin County, Ohio, as amended by an amended plat thereof, of record in Plat Book No. 5, pages 382, etc. in said Recorder's Office.

Parcel III: Being part of Lot No. 7 in Block 18 of Logan M. Bullitt's Amended Subdivision of a part of Bullitt Park, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, page 416, and as amended in Plat Book 5, page 382, Recorder's Office, Franklin County, Ohio. Beginning at an iron pin at the northwest corner of said Lot No. 7; thence easterly along the north line of Lot No. 7 to the northeast corner thereof; thence southerly along the east line of said Lot No. 7, ten (10) feet to a point; thence westerly on a line parallel with the north line of said Lot No. 7 and ten (10) feet southerly therefrom to a point in the west line of said Lot No. 7; thence northerly along the west line of Lot No. 7; ten (10) feet to the place of beginning.

Parcel IV: Being Lot No. 7, except ten (10) feet off the north side thereof, Lot Nos. 8 and 9 all in Block 18, Bullitt Park Addition, Village of Bexley, Ohio, as the said lots are numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 4, page 416, and as amended in Plat Book 5, page 382, Franklin County Recorder's Office, bounded and described as follows:

BEGINNING at an iron pin located at the northeast corner of Columbia and Walnut Avenues; thence in a northerly direction along the east line of Columbia Avenue (passing an iron pin at 104.70 feet), 254.80 feet to an iron pin in the west line of said No. 7, located 10 feet south of the northwest corner thereof, thence in an easterly direction and parallel to the north line of said Lot No. 7, 266.35 feet to an iron pin in the east line of said Lot No. 7, thence in a southerly direction along the east line of said Lots Nos. 7, 8, and 9, 286 feet to a stake located at the southeast corner of said Lot No. 9, thence in a westerly direction along the south line of said Lot No. 8, 250 feet to the place of beginning.

Parcel V: Being Lot No. 4 of Block 18 of BULLITT PARK ADDITION to said City of Columbus, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 4, pages 416, 417 and 418, Recorder's Office, Franklin County, Ohio, and as amended in Plat Book No. 5, page 382, Recorder's Office, Franklin County, Ohio.

Parcel VI: Being Lot No. 5 of Block 18, BULLITT PARK ADDITION, as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 5, Page 382, Recorder's Office, Franklin County, Ohio.

Parcel VII: Being Lot No. 6 of Block 18 of Bullitt Park Addition in the City of Bexley, Ohio, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, pages 416, 417 and 418, Recorder's Office, Franklin County, Ohio, and as amended in Plat Book 5, page 382, Recorder's Office, Franklin County, Ohio, from the R-3 Medium Density Residential Zoning District to the PUR Planned Unit Residential Zoning District and to give preliminary and final approval of the development for said tract of land.

Whereas, Columbus School for Girls has reaffirmed its commitment to remaining in the City of Bexley, and

Whereas, Columbus School for Girls is a valued institution and citizen of the City of Bexley, and

Whereas, Columbus School for Girls has engaged in an extensive master planning process resulting in a Campus Master Plan, and

Whereas, a detailed development plan which is in accordance with Section 1264.21(b) of the Codified Ordinances of the City of Bexley has been submitted as a part of the application of the PUR District Amendment, and

Whereas, said detailed development plan consists of a textual description captioned "Columbus School for Girls "Planned Unit Residential District Development Text 56 South Columbia Avenue, April 13, 2006, pages 1-3"; the "Campus Master Plan Summary", dated April 2006; and "The Campus Master Plan Columbus School for Girls – Bexley Campus April 2006", pages 1 – 8; and

Whereas, Council has received written recommendations for approval of the detailed development plan from the Planning Commission and the Board of Zoning Appeals; and

Whereas, Council has received written recommendations for approval of the detailed development plan from the Planning Commission and the Board of Zoning Appeals; and

Whereas, the detailed development plan demonstrates that it has, through the design and planning process, mitigated the proposed developments' effects upon adjacent properties; and

Whereas, the detailed development plan demonstrates that the proposed development will not be detrimental to public facilities and services in the City and that it is adequately buffered so as not to be detrimental to nearby medium density single-family residential districts; and

Whereas, there are facts as set forth in the detailed development plan which make the subject land unique and materially different from other lands in the City of Bexley and which make it desirable that said land be developed with the controls afforded by the Planned Unit Residential District; and

Whereas, nothing contained within the textual description of the detailed development plan, the Campus Master Plan Summary and the Campus Master Plan, shall be in conflict with Chapter 1264.21 of Bexley Zoning Codes.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY, OHIO:

Section 1. That the existing PUR plan approved under Substitute Ordinance No. 14-91 and as further amended by Ordinance No. 39-99 and Amended Ordinance No. 38-00 for Columbus School for Girls' property known as 56 South Columbia Avenue is amended in accordance with the documents named within and attached to and made a part of this Ordinance and the Official Zoning Map adopted as a part of Ordinance No. 8-72 (now Chapters 1240 to 1268 inclusive, of the Codified Ordinances of the City of Bexley) is amended by transferring property described as 80 South Columbia Avenue and as further described as situated in the State of Ohio, County of Franklin and in the City of Bexley, and bounded and described as follows:

Parcel I: Being a part of Half Section 17, Township 5, Range 22, Refugee Lands, bounded as follows: Commencing at the southeast intersection of Broad Street and Columbia Avenue, 422.75 feet to an iron pin in said east line; thence easterly along the north line of Lots 7 and 4, Block 18, Bullitt Park Addition, 360 feet to an iron pin; thence in a northerly direction along the west line of Lot Nos. 3, 2 and 1, of Block 18, Bullitt Park Addition, 454 feet to an iron pin in the south line of Broad Street; thence in a

westerly direction along the south line of Broad Street, 354.70 feet to the place of beginning.

Parcel II: Being Lot Nos. 1, 2, and 3, of Block 18, of Bullitt Park Addition to the City of Columbus, Ohio, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, pages 416, 417 and 418, Recorder's Office, Franklin County, Ohio, as amended by an amended plat thereof, of record in Plat Book No. 5, pages 382, etc. in said Recorder's Office.

Parcel III: Being part of Lot No. 7 in Block 18 of Logan M. Bullitt's Amended Subdivision of a part of Bullitt Park, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, page 416, and as amended in Plat Book 5, page 382, Recorder's Office, Franklin County, Ohio. Beginning at an iron pin at the northwest corner of said Lot No. 7; thence easterly along the north line of Lot No. 7 to the northeast corner thereof; thence southerly along the east line of said Lot No. 7, ten (10) feet to a point; thence westerly on a line parallel with the north line of said Lot No. 7 and ten (10) feet southerly therefrom to a point in the west line of said Lot No. 7; thence northerly along the west line of Lot No. 7; ten (10) feet to the place of beginning.

Parcel IV: Being Lot No. 7, except ten (10) feet off the north side thereof, Lot Nos. 8 and 9 all in Block 18, Bullitt Park Addition, Village of Bexley, Ohio, as the said lots are numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 4, page 416, and as amended in Plat Book 5, page 382, Franklin County Recorder's Office, bounded and described as follows:

BEGINNING at an iron pin located at the northeast corner of Columbia and Walnut Avenues; thence in a northerly direction along the east line of Columbia Avenue (passing an iron pin at 104.70 feet), 254.80 feet to an iron pin in the west line of said No. 7, located 10 feet south of the northwest corner thereof, thence in an easterly direction and parallel to the north line of said Lot No. 7, 266.35 feet to an iron pin in the east line of said Lot No. 7, thence in a southerly direction along the east line of said Lots Nos. 7, 8, and 9, 286 feet to a stake located at the southeast corner of said Lot No. 9, thence in a westerly direction along the south line of said Lot No. 8, 250 feet to the place of beginning.

Parcel V: Being Lot No. 4 of Block 18 of BULLITT PARK ADDITION to said City of Columbus, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 4, pages 416, 417 and 418, Recorder's Office, Franklin County, Ohio, and as amended in Plat Book No. 5, page 382, Recorder's Office, Franklin County, Ohio.

Parcel VI: Being Lot No. 5 of Block 18, BULLITT PARK ADDITION, as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 5, Page 382, Recorder's Office, Franklin County, Ohio.

Parcel VII: Being Lot No. 6 of Block 18 of Bullitt Park Addition in the City of Bexley, Ohio, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, pages 416, 417 and 418, Recorder's Office, Franklin County, Ohio, and as amended in Plat Book 5, page 382, Recorder's Office, Franklin County, Ohio, from the R-3 Medium Density Residential Zoning District to the PUR Planned Unit Residential Zoning District.

Section 2. That if no construction has begun within two years after approval of this Ordinance, the approval and zoning certificate shall be void and the land shall revert to the Medium Density Single-Family District and the Open Space District in effect immediately prior to approval.

Section 3. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2006

President of Council

Attest: _____

Approved: _____, 2006

David H. Madison, Mayor

4.25.06 First Reading
5.09.06 Second Reading
5.23.06 Third Reading Tabled

9.12.06 Removed from table.
Re-tabled 9.12.06.

APPLICATION NUMBER 2006-0002 CC
FILING FEE: \$ _____

CITY OF BEXLEY, OHIO

**APPLICATION TO APPEAR BEFORE
THE PLANNING COMMISSION**

1. This application is submitted for: (please check)
 - A. Rezoning Lot Split Plat Approval
 - B. Environmental Review to include: Building Plans
 Site Development Signage OR Other

2. APPLICATION SUBMITTED FOR PROPERTY LOCATED:
56 & 80 S. Columbia Avenue

3. NAME OF APPLICANT: Columbus School for Girls
 ADDRESS 56 S. Columbia Ave., Bexley, Ohio 43209
 TELEPHONE NUMBER 252-0571

4. NAME OF OWNER: Columbus School for Girls
 ADDRESS 56 S. Columbia Ave., Bexley, Ohio 43209
 TELEPHONE NUMBER 252-0571

5. Narrative description of project (attached additional sheets, if necessary.)
To rezone 80 S. Columbia Avenue from R-3 to PUR and to amend the existing
PUR plan approved under Ordinance #14-91 by adding the property at 80 S.
Columbia Ave. and revising the approved site plan.

6. IF THIS APPLICATION INVOLVES A VARIANCE TO THE REQUIREMENTS OF
 THE SIGN CODE, PLEASE EXPLAIN WHY THE VARIANCE IS NECESSARY.
 (Attach additional sheets, if necessary).

PROPERTY OWNER /
APPLICANT

Columbus School for Girls
56 South Columbia Avenue
Columbus, OH 43209

Edward K & Sarah J Arndt
100 South Drexel Avenue
Columbus, OH 43209

David W & Lisa J Bishoff
99 South Columbia Avenue
Columbus, OH 43209

Frederick B & Anne L Ruymann
55 South Columbia Avenue
Columbus, OH 43209

Haroldine T Miller
65 South Columbia Avenue
Columbus, OH 43209

Naomi T Kayne
78 South Drexel Avenue
Columbus, OH 43209

SURROUNDING PROPERTY
OWNERS

Michael S & Paige D Crane
19 North Drexel Avenue
Columbus, OH 43209

120 South Drexel LLC
120 Drexel Avenue
Columbus, OH 43209

Marlene S Sobol
83 South Columbia Avenue
Columbus, OH 43209

Tina T & Joseph F Muscarella
48 South Drexel Avenue
Columbus, OH 43209

Richard G & Roberta L Terapak
88 South Drexel Avenue
Columbus, OH 43209

Richard S Jr. & Robin M Donahey
30 North Columbia Avenue
Columbus, OH 43209

George Skestos
31 South Columbia Avenue
Columbus, OH 43209

Beth B Sells
60 South Drexel Avenue
Columbus, OH 43209

Aaron J & Amy M Spiess
30 South Drexel Avenue
Columbus, OH 43209

Douglas A & Joyce R Simson
17 North Columbia Avenue
Columbus, OH 43209

Situated in the State of Ohio, County of Franklin and in the City of Bexley, and bounded and described as follows:

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Parcel IV: Being Lot No. Seven (7), except Ten (10) feet off the North side thereof, Lots Numbers eight (8) and nine (9) all in Block 18, Bullitt Park Addition, Village of Bexley, Ohio, as the said lots are numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 4, page 416, and as amended in Plat Book 5, page 382, Franklin County Recorder's Office, bounded and described as follows:

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Parcel V: Being Lot Number Four (4) of Block Number Eighteen (18) of BULLITT PARK ADDITION to said City of Columbus, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 4, pages 416, 417 and 418, Recorder's Office, Franklin County, Ohio, and as amended in Plat Book No. 5, page 382, Recorder's Office, Franklin County, Ohio.

Parcel VI: Being Lot No. 5 of Block No. 18, BULLITTS PARK ADDITION, as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 5, Page 382, Recorder's Office, Franklin County, Ohio.

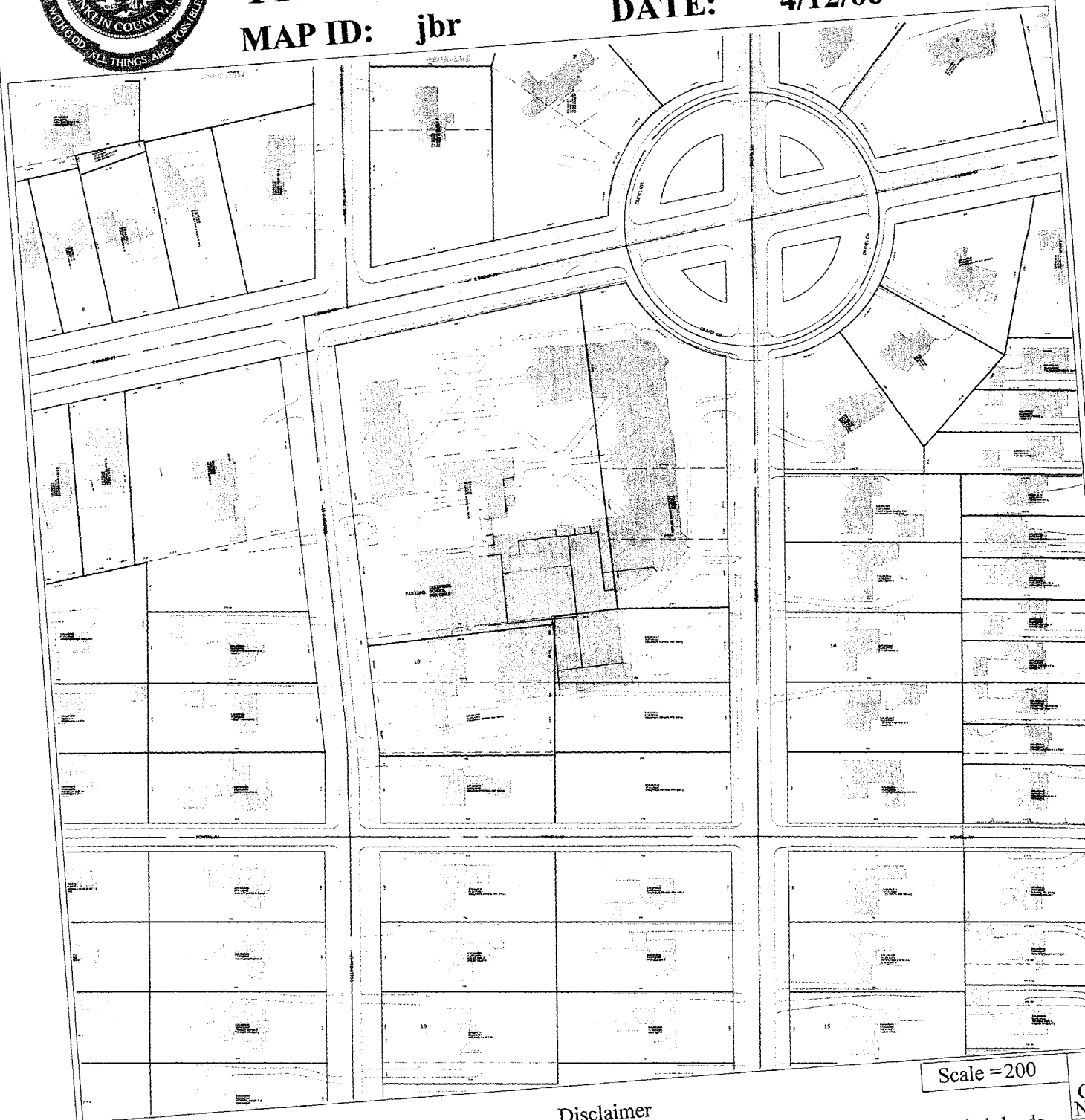
Parcel VII: Being Lot Number 6, Block 18 of Bullitt Park Addition in the City of Bexley, Ohio, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, pages 416, 417 and 418, Recorder's Office, Franklin County, Ohio, and as amended in Plat Book 5, page 382, Recorder's Office, Franklin County, Ohio.



JOSEPH W. TESTA FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 4/12/06



Scale = 200



Disclaimer

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

Columbus School for Girls
Planned Unit Residential District
Development Text
56 South Columbia Avenue
April 13, 2006

The following is the textual portion of the requirements for an application under Bexley Zoning Code Section 1264.21. The following text supplements the site plan and elevations submitted by the applicant to rezoned 80 South Columbia Avenue and include that property with the abutting 8.8 acres already zoned PUR and to amend the existing development plan to provide for additional school buildings, onsite parking and landscaping.

The applicant is seeking to adjust the PUR site plan approved by City Council in 1991 to encompass all the property included in the block bounded by South Columbia Avenue, Powell Avenue, South Drexel Avenue and East Broad Street. The applicant is looking to expand school enrollment and provide additional amenities that are critical to the education of its students. A master plan for the next twenty (20) years has been developed and the revised development plan is a reflection of the vision for the future of the school.

The submitted development plan, elevations and landscaping plan all represent the application required by the Bexley Zoning Code for approving the requested rezoning and amendment to the PUR previously approved site plan.

The following described and details the PUR development plan in conjunction with the submitted site plan, landscape plan, model and elevations:

The campus will consist of one large main building which will incorporate all the educational activities and two existing out buildings that will function primarily in an office capacity. The main building will consist of the existing wing located along South Drexel Avenue which will be used for upper school educational purposes, a central core where the gym, pool, dining area and admissions office is located, a new arts wing that will include a 670 seat theater and related music and arts classrooms and the remaining new wing will front on Powell Avenue and house the lower school operations.

The reconfigured site will require the removal of the home at 80 South Columbia Avenue, the Kibler house, the existing arts, physical education and dining areas to allow the construction of the new center complex and the south and west wings of the school building. The reconfigured site plan will provide 151 parking spaces, an increase of 37 spaces, two (2) drop off points, a redefined front door to the school and other amenities to support a school population of 750 students.

The following will help to define and clarify the elevations, site plans and landscaping layouts for the PUR development plan submittals:

- (1) The materials used will be brick, manufactured stone veneer, EIFS, stucco and accent banding with a dimensional slate-looking roofing materials as shown on the submitted elevations and renderings. The final material selection will be made subject to Planning Commission review and approval.
- (2) The topography of the site is flat with the exception of the East Broad Street frontage and this area will not be disturbed. The site will be served with a subsurface stormwater drainage system.
- (3) The existing school facility will be expanded from 168,400 sq.ft. to 233,500 sq.ft. as shown on the site plan. The increase includes demolition of some of the existing building and construction of new two and one-half (2.5) story school structures.
- (4) There will be two (2) new access drives to serve the school operation. One will be located mid-block along South Drexel Avenue to provide access to the new front entry way to the school and the second is mid-block along Powell Avenue to provide access to the lower school and the auditorium. These drives will be reviewed and approved by the City of Bexley Traffic Engineer.
- (5) The proposed redevelopment will connect with onsite water, storm, sanitary, telephone and electrical utilities. The utility plan shall be designed and certified by a registered professional engineer and is subject to review and approval by the City of Bexley.

A site lighting plan will be prepared and submitted to the Planning Commission for review and approval to insure conformity with the character of the surrounding neighborhood.

- (6) Off-street parking will be expanded on site with the addition of 37 spaces to bring to total number of parking spaces to 151. This parking will occur off South Drexel Avenue and South Columbia Avenue and will be screened from view with landscaping.
- (7) Open spaces will continue to be located along East Broad Street and the parking field will be relocated from the corner of South Drexel Avenue and Powell Avenue to a centrally located site on the South Columbia Avenue site of the campus. Better than 50% of the campus will be green space which includes the central courtyard and the athletic green space as shown on the site plan.
- (8) Plans will be submitted to the Columbus Fire Department for review and approval upon the receipt of preliminary approval.

- (9) The size, type and location of all landscaping materials will be shown on the landscaping plan. The landscaping plan will be submitted to the Planning Commission for review and approval prior to construction care shall be taken to protect the existing trees were possible and consultation will be made with the Bexley Tree Commission to review all existing and proposed trees within the site.
- (10) The proposed construction will be done in phases to lessen the impact on the school and surrounding neighborhood. Initially the single family homes will be removed from the site and then construction will begin in phases. A phasing plan will be submitted to the Planning Commission for review and approval. Construction parking, tool trailer and staging areas on site will be carefully located and screened wherever possible to lessen visual intrusions within the neighborhood, surrounding owners will given fifteen (15) days notice prior to the construction of the new buildings.
- (11) All mechanicals and trash dumpsters will be structurally screened and no open storage will be permitted within the site.

Campus Master Plan

Columbus School for Girls – Bexley Campus

April, 2006

Existing Conditions - Bexley Campus

Overall Site Description and Surrounding Streets

The main portion of the Bexley Campus of the Columbus School for Girls is composed of an 8.8 acres bounded to the North by Broad Street, to the East by Drexel Avenue, to the South by Powell Avenue and on the West by Columbia Avenue. With the exception of the property located at 80 So. Columbia Avenue, it is zoned as Planned Unit Residential (PUR). Broad Street, Ohio Route 16, is a 100 foot wide right-of-way (ROW) and is heavily trafficked. Drexel Avenue, with an 80 foot ROW, although smaller than Broad Street, is also a busy street, lined with residences, varying from 1 to 2-1/2 stories on half acre lots. Columbia Avenue is an 80 foot ROW, but its paved cartway is smaller than Drexel Avenue, so the street is not nearly as busy. Four 2-1/2 story residences face CSG on Columbia Avenue, 3 on 1/2 acre lots and the fourth, at the corner of Broad and Columbia on 1-1/2 acres. Powell Avenue is the quietest and narrowest street with a 40 foot ROW. CSG owns both of the 2-1/2 story houses across Powell, which have driveways off of Powell while the addresses are on Drexel and Columbia. The combined area of the two residential properties is 1.2 acres. The existing site survey and context plan follow this Existing Conditions Assessment.

Adjacent Buildings

All of the adjacent residences have either gable or hip roofs, many of them slate. Materials used on the building exteriors consist of light colored stone masonry, stucco over stone (some half timbered), red brick masonry, and painted brick masonry. Most houses have divided light windows, some with leaded glass. Front yards are typically 100 feet deep. All of the houses have garages, both attached or detached, and front yards are landscaped – the residence at the corner of Broad and Columbia is a extensively planted, with low stone site walls and a gated drive. Photographs of surrounding properties are located in the Appendix.

CSG Buildings

Photos of buildings occupied by the Columbus School for Girls are located in the appendix and consist of:

The Mansion: A 2-1/2 story brick former residence with hip roof. It was the original campus building and currently houses administrative offices and classrooms. The main entrance used by the school is off of the south-facing courtyard.

Columbia House: A 1-1/2 story stone and stucco academic facility, housing the Program for Young Children, built in the early 1990's, with main entrance off of the Columbia parking area.

The Classroom Building: A 2-1/2 stucco above stone academic facility with hipped, slate roof. It houses the Lower, Middle and Upper School classrooms and has numerous entrances along Drexel Avenue and off of the interior courtyards. It was built in the early 1990's.

Shared Facilities: This flat roof, 2+ story construction was built in two phases. The Gold Gym, Pool, Old Dining Room (originally the library) and Shedd Theater were constructed in the late Seventies. In the early Nineties the following facilities were filled in around the Seventies construction: the Crane Gym and lockers, Maintenance/Shop, and the Arts Wing, described below. Although these facilities represent significant square footage and volume the only exposed elevations are to the East, South and West. Visible walls are constructed of stone and stucco. Access to these facilities is gained from the central interior courtyard.

The Arts Wing: A 2-story stucco above stone classroom building with a hipped, slate roof. This wing, which is physically attached to the other construction, was added west of Shedd Theater in the early nineties. Access is from the south side of the Mansion courtyard.

Kibler House: A 2-1/2 story stucco former residence with gable roof. It houses school administration offices. The main entrance is off of a small north-facing courtyard.

Jeffrey House: A 2-1/2 story stucco above stone residence with gable roof. It is situated on a separately deeded residential property and is currently the Head of School's house.

115 So. Drexel and 104 So. Columbia Residences: Two years ago CSG purchased the two residences across Powell Avenue. The 2-1/2 story home at 115 So. Drexel is constructed of painted brick and stucco with divided light windows. The 2-1/2 story house at 104 So. Columbia is stucco over stone construction with leaded glass windows. Both houses have gable roofs.

Existing Site, Circulation and Landscape Issues

Overall 114 on-site parking spaces are currently provided - 48 in an irregular-shaped lot off of Drexel with 3 curb cuts, 48 in a double loaded lot off of Columbia and 18 spaces in a lot tucked behind the Crane Gym. There are two curb cuts for the Columbia Avenue parking areas. Currently Middle School and Upper School drop-off and pick-up occurs on Drexel Avenue, as do food deliveries and trash pick-up. The primary activities generated by the school on Columbia are PYC and Lower School pick-up and drop-off by automobiles that pull into the property close to Powell Avenue and exit at Columbia House.

The site is elevated above the sidewalk by berms varying in height from 2 feet on Powell to 4 feet on Broad, and is essentially flat with floor elevations set on average at 795 feet. The playing field at the corner of Powell and Drexel is used for athletic program activities. With the exception of the playing field at the southeast corner of the site, large areas of green space are limited, due to the amount of paved walkways and terraces. The courtyards to the North and East of the Mansion have radial paving plans and are the setting for the graduation ceremony each June. To the rear of the Mansion a paved terrace area serves as an outdoor gathering space leading toward the theater, gym and administrative offices. Several small play areas are located throughout the campus, around Columbia House and the Lower School classrooms.

Landscaping is a point of pride to the school. The Bexley Campus is extensively landscaped and the plantings are well maintained. Evergreen shrubs buffer the school on all four sides. Deciduous street trees, combined with evergreen and deciduous trees planted on CSG's property, give a park-like feeling to the campus. A major goal of the Master Plan is the preservation of the green Park-like campus.

CSG Master Plan Goals

MASTER PLAN PROCESS:

Understand and comprehensively plan for the needs of the school now and for the next 20 years:

The goal of the master planning process was to understand the needs of the school now and for the next 20 years. The process investigated alternatives that would succeed in creating the best balance of Academics, Arts and Athletics. The process respected the long standing traditions of each member of the CSG community: students, parents, faculty, staff, alumnae, neighbors, friends and the Bexley community.

ENROLLMENT

Plan for the optimum student enrollment of 750 girls:

CSG's current enrollment is 650. CSG believes that its optimum student number is 750. At this enrollment, the school strikes an equilibrium between maintaining the sense of school community and having the ability to provide the very highest quality educational experience for girls and young women. The faculty, staff structure and physical plant are more fully utilized with this 15% student increase.

ACADEMIC PROGRAMS

Maintain all core academic programs of the school in one location:

An essential component of the CSG "brand" is the fact that today all school levels are accommodated in one location. This fosters unique opportunities for interaction among girls of all ages, and is an essential feature of the school's culture and sense of community. It also allows for sharing of academic facilities and staff.

ARTS PROGRAMS

Improve facilities for the Arts Programs:

CSG is known for the depth of its music, art and drama course offerings; however, the current facilities that support these programs do not match the caliber of the curriculum. The Master Plan addresses this imbalance by providing a greater variety of music practice rooms and art studios as well as an auditorium which can accommodate full fly scenery capabilities and expanded seating.

ATHLETIC PROGRAMS

Provide facilities to maintain excellent athletic instruction while adding new construction to support competition level events:

Competition level facilities – playing fields, tracks, natatoria and gymnasias – require significant land and construction. Competition level facilities will be constructed on the Kirk Campus on Cassady Avenue, to minimize the number of larger scale buildings on the Bexley Campus and to be adjacent to the existing track, tennis courts and sports fields. To provide the facilities needed by the Athletic Department, instructional facilities on the Bexley campus will be improved.

MAIN ENTRANCE

Create a prominent, well defined main entrance to the campus:

Currently, CSG does not have a well defined entrance. The Master Plan provides a prominent entrance for prospective students, their families, and visitors that is easily located and surrounded by the services prospective students and visitors require such as the admissions office and key components of the academic, arts and athletic program. A secondary entrance to the PYC/Lower School alleviates traffic congestion during drop-off and pick-up of students.

MAINTAINING A CAMPUS ENVIRONMENT

Strengthen the campus-like quality of the school while preserving community spirit and security for students and staff:

The Master Plan illustrates a campus with components having distinct and memorable characteristics, in keeping with the surrounding residential neighborhood. The physical structures are, however, interconnected to provide a secure learning environment that fosters intercommunication between the different student age groups and faculty.

CAMPUS / COMMUNITY RELATIONSHIPS

Enhance physical relationships between the campus and community by:

Alleviating parking problems for neighbors, for the City of Bexley, and for CSG

Improving student drop off and pick-up sequences

Preserving campus open space and landscape buffer

Retaining the Mansion, Columbia House and the 2 Powell Avenue residences

In order to alleviate some of CSG's impact on the neighborhood on-street parking around the campus, approximately 40 additional parking spaces will be added to the site. Deliveries will follow a dedicated route, separated from other on-site traffic and parking. Lower School and PYC drop-off and pick-up are separate from that of the older students.

Larger school structures are confined to the busier streets or center of the block. Building has been purposely limited on Powell and Columbia Avenues out of respect for the surrounding neighborhood. The largest structure illustrated in the Campus Master Plan is the existing classroom building constructed in the early 1990's.

Open space is an essential part of a campus environment. The Master Plan retains as much open space as possible and ensures that the campus edges receive appropriate landscape treatments, respecting the school's place in the neighborhood. Building volumes are minimized to reflect a residential scale and held back from the property line, creating landscaped green spaces on all neighboring streets. The Mansion is part of the historical fabric of the Columbus School for Girls and will be retained with Columbia House for school functions. The Powell Avenue houses will be retained as residences for the school.

Conceptual Plan Proposal

General Concepts

With the Master Plan's recommendation to relocate major athletic facilities to the Kirk Campus, CSG is able to greatly improve academic and arts space at Bexley, without netting a significant increase in either constructed area or lot coverage. Although competition sized athletic facilities will be located at Kirk, some new athletic facilities will be provided to accommodate physical education classes held during the day, especially for the lower grades. The existing school construction is very inefficient and a preponderance of internal circulation results in significant square footage without basic program requirements being met. By implementing a more organized and coordinated campus plan, the school will be able to meet all of its Master Planning Goals.

The school entrance is clearly established off of Drexel Avenue, and is physically connected to a bright, inviting lobby space which showcases all of CSG's wonderful qualities: excellent Academics, Creative Arts and top-notch Athletics. One of the nicest features of the lobby is the introduction of natural light on all four sides. A secondary entrance is located off of Powell Avenue to allow parents of PYC and LS girls to drop them off near their classroom building. It can also be used after school hours as the entrance to the auditorium, which could be available for community use.

A new PYC/Lower School classroom building will be located diagonally across the lobby from the Middle and Upper Schools, which will remain in the existing 1990's classroom building. It will provide a home-like identity to this age group and is envisioned as similar in appearance to the surrounding neighborhood houses. Relocation of Lower School allows Middle School and Upper School to have complete use of 1990s classroom building, greatly increasing the number of classrooms available to these 2 units. Both classroom buildings will connect to a new interactive lobby space with informal gathering areas, which will offer daily opportunities for the different age groups to mix. The new dining room – one large, centrally-located space off of the lobby, provides a view of the interior courtyard with terrace dining and is serviced directly from the access road off of Columbia Avenue.

A new auditorium/arts wing is located at the southeast corner of the block at Drexel and Powell, but is still physically connected to the Lobby. The volume of the theater has been minimized by situating the building obliquely to the street and heavily landscaping the area outside. The classroom facilities adjacent to the auditorium address the shortcomings of the existing arts facilities by providing large music practice rooms and daylit art studios. All administration offices will remain on the Bexley campus, with Head of School and Admissions offices relocating to an office area adjacent to the new lobby, the Business Office, Communications and Maintenance moving to the Mansion and Development to Columbia House. The Powell Avenue residences will be retained and used as residences for the school.

The conceptual Master Plan illustrates a scheme that balances parking needs with a CSG community and neighborhood desire for open green space. Parking for approximately 56 cars is located to the East of the MS/US classroom building and parking for 80 cars is located along Columbia Avenue, in approximately the same location as the current lot and will be heavily buffered using plant materials. Both lots have one-way traffic to alleviate congestion. A small parking loop off of the service access accommodates 15 cars. The concentration of parking in two areas allows for the creation of a small playing field between the gym and Columbia parking. Sweeping access drives permit drop-off near both the main entrance and the PYC/LS entrance. A more casual pathway system north of the Mansion forms large greens for play and outdoor study

The architectural character of the new buildings is sympathetic to existing campus structures and the surrounding homes. The 2 story PYC/LS School, like the existing classroom building, will have a hipped slate roof and stucco exterior with limited stone accents. Divided light windows, bays and gables further give it a residential appearance. The auditorium and related buildings are designed to resemble a series of cascading garden walls. Composed of limestone similar to that used in houses around the campus,

the walls will be softened by plantings and vines. In order to keep the height of the new construction as low as possible, the larger volumes, including the gym and lobby will have flat roofs. The stucco construction will feature divided light windows and both the Drexel and Powell elevations will be further softened by planted trellis structures supported by limestone columns. The small instructional pool will be greenhouse construction with a sloped roof.

The Columbus School for Girls is a thriving Bexley institution. The proposed Master Plan recommendations strengthen the school's standing in the metropolitan area and local community. The improved campus will be even more of an asset to Bexley providing top notch facilities, intellectual energy and value to the surrounding community.

Plan for Existing Structures

The Mansion

Of all the buildings on the Bexley Campus, the Mansion, the original campus building, holds a sentimental place in the hearts of alumnae and current students. Since the Mansion no longer functions well for classroom use, it will be retained in the Master Plan as office area for the Business and Facilities offices. The beautiful first floor parlors will continue to be used for gatherings and meetings. The Master Plan recommends utility and accessibility upgrades to make the building more functional.

Columbia House

Due to increasing demand for enrollment in the Program for Young Children, Columbia House no longer can accommodate the enrollment, much less the projected increase. The Lower School and PYC Faculty have also expressed a desire to be together in the same physical space to optimize sharing of facilities and staff. Since the structure is in good condition and of residential scale that fits nicely into the neighborhood, the Master Plan recommends that this building be retained and reused for the Development Office. Required changes to make this transition are limited to interior renovations.

Main Classroom Building

The Master Plan retains most of this building as a classroom building for the Middle and Upper Schools, with Middle School located on the first floor and Upper School on the Second Floor. The number of classrooms required in the facility program can be provided for both units, along with expanded library, increased storage and more functional office and meeting areas. The major change recommended is the renovation of the dining facilities, with the creation of one large, regular-shaped, sunlit dining room in lieu of the two dark existing rooms currently in use. The kitchen facilities will be updated as well with service and trash moving to a more central location, away from the neighboring streets. Multiple access points will be eliminated, with students and staff entering the building at the Main Lobby entrance.

Shared Physical Education, Arts and Maintenance Facilities

These facilities, currently located in multiple structures at the heart of the campus, date from two different expansion programs. The two gyms, Shedd Theater, Pool, Maintenance Area and music rooms can no longer accommodate the school's programs and student body size. Significant portions of these facilities are also inaccessible or in poor condition. For all of these reasons, the Master Plan recommends their replacement with new structures. Once the athletic center at Kirk is constructed, the Crane Gym, pool and maintenance areas can be removed to make way for construction of the Auditorium/Arts Wing, PYC/LS School and related Lobby area. After the completion of the new Arts Wing, the old one can be removed.

Kibler House – 66 South Columbia Avenue

The layout of Kibler House makes it unsuitable for either academic or administrative use, and large portions are inherently inaccessible. The Development Office, which is currently housed there, needs more space than the building can provide and must be fully accessible for its many elderly alumnae visitors. The offices are also remote from the other administrative areas and the thick walls interfere with the school's IT system. For these reasons, the Master Plan recommends removal of this building from the campus inventory, permitting the school to construct a more functional facility for the Lower School and PYC in its location.

Jeffrey House – 80. South Columbia Avenue

The Master Plan recommends that the PUR Zoning classification be extended to this property. Since the floor plan, room size, code compliance issues and inaccessibility of the residence preclude it from academic use, CSG requests that this structure be removed from the campus inventory. In its place, the Master Plan recommends the construction of a school building, sensitive to the scale and volumes of neighborhood structures, to accommodate the programmatic needs of the PYC and Lower School.

104 So. Columbia Avenue and 115 So. Drexel Avenue

The Master Plan recommends that CSG retain these houses for use as Head of School and Staff residences.

Plan for New Construction**PYC/Lower School**

The new PYC/Lower School Wing is L-shaped, creating a spacious entry courtyard. Classrooms are oriented to maximize the use of natural light, and corridors are daylit as well. The placement of the Lower School offices next to the building entry provides direct supervision. The PYC/Lower School Library is in a prominent position to showcase the facility. The multipurpose space located on the first floor is large enough for PYC group activities. The Lower School Science Room is situated above this room and opens out onto a terrace which can be utilized as garden space. The width of the building has been kept as narrow as possible so that the portion fronting on Powell Avenue has a residential scale and appearance. The length of the school parallel to Powell Avenue is broken down by the incorporation of gabled bay windows. A trellised pergola extends the length of the stucco façade. Divided light windows and bays windows relate to the surrounding houses. Residential-scaled plantings are features of the landscape plan.

Arts Facilities

The lack of a legitimate auditorium has been keenly felt by the CSG community for years. The new Master Plan envisions construction of a new 650 seat theater, which can be used by the local community. For this reason a separate auditorium lobby was created to lead directly to the Powell Avenue Entry, without spectators having to enter the school proper. A black box theater for 150 doubles as a drama classroom and is accessed directly from the theater lobby as well. Full fly scenery capabilities and appropriately sized green room and properties areas are provided. Music facilities are located on the first floor of the school next to the auditorium. There are three large practice rooms which serve either for instrumental or choral practice. Although the Art classrooms are located on the second floor, a portion of the lobby on the first floor has been dedicated for use as an art gallery. The theater is envisioned as constructed of limestone and sited to minimize volume. Smaller drama arts facilities will be smaller volumes adjacent to the theater, and the entire structure will be landscaped. The music and arts classrooms are located in 2 story stucco construction that is adjacent to the main entry. Large, multi-paned windows light the interiors.

Athletic Facilities and Main Lobby

Although it is expected that the older classes – Middle School and Upper School – will use the new gymnasium and pool at the Kirk Campus for athletics, the younger girls need on-site athletic facilities in

Bexley for physical education classes during the school day. To that end, the Master Plan provides for 2 stacked, standard high school gyms, with bleacher seating and lockers. To minimize the volume, one gym will be accessed at the basement level and the second at the second floor level. Since this is one of the larger buildings proposed, it is kept to the center of the campus, away from all street edges. The gym structure will be constructed of stucco and be similar in appearance to the gym built in the 1990's. In order to teach the fundamentals of swimming to younger students, a small teaching pool will be provided. It will be located next to the gymnasium and is envisaged as greenhouse type of construction with a view out toward the Mansion.

Most of the new Main Lobby will be internal. The main entrance, however, is visible from Drexel Avenue and will open into a glazed two story space that is bright, cheerful, offering many views of school activity. The exterior entry wall will be subdivided into small glass panels to give it a residential scale and it, and the remaining Drexel Avenue stucco construction will be softened by a trellis structure supported on limestone columns. Vines and plantings will green this façade.

The following chart provides site data on the existing campus compared to the master Plan Proposal and the Campus Plans are included for reference.

CSG Bexley Facts

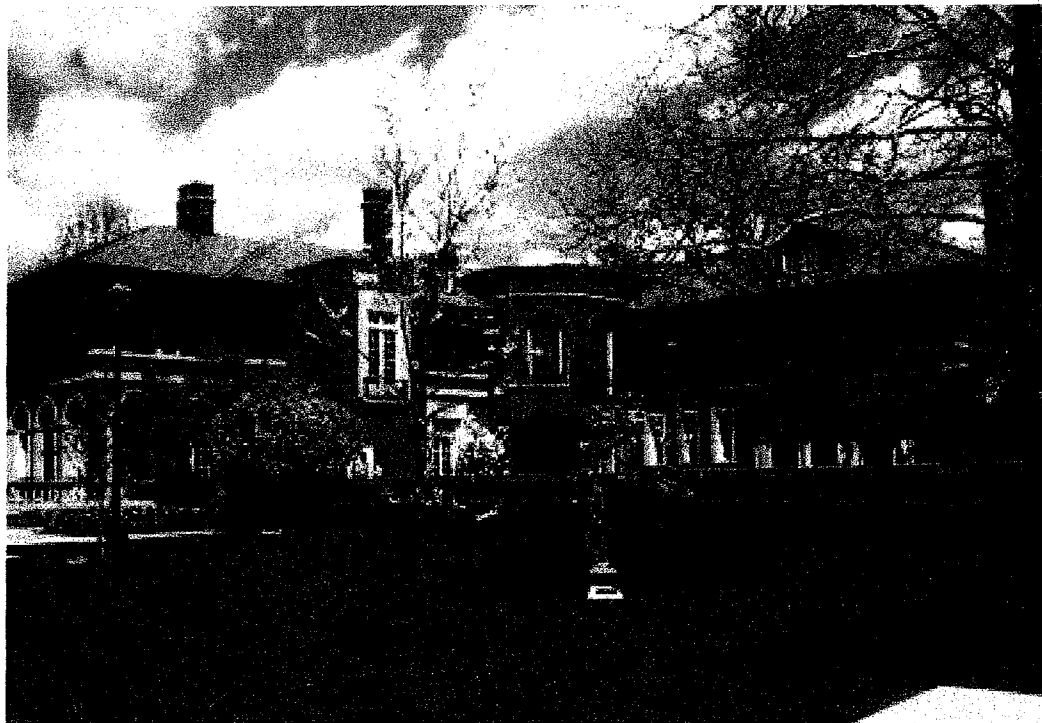
	Existing	Master Plan
Acreage (main campus incl. 80 So. Columbia)	8.8	8.8
Site Area in SF	383,328	383,328
On-site Parking Spaces	114	151
Constructed Area Coverage (SF)	108,093	120,109
% Coverage	28.20%	31.33%
Maximum Height in FT (1990's Classroom Bldg.)	36	36
Minimum Setback Broad St. (FT)	95	95
Minimum Setback Columbia	70	70
Minimum Setback Powell	20	20
Minimum Setback Drexel	80	55
Minimum Setback Drexel Circle	25	25
Number of Stories	2.5	2.5
Total SF of Construction	172,900	205,600

CITY OF BEXLEY, OHIO
NOTICE OF PUBIC HEARING

A public hearing will be held by the Council of the City of Bexley, Ohio at 7:00 p.m. Tuesday September 12, 2006 at Bexley City Hall, 2242 East Main Street, Bexley, Ohio to consider adoption of Ordinance No. 24-06.

Ordinance No. 24-06 if approved will amend the existing PUR plan approved under Substitute Ordinance No. 14-91 and as further amended by Ordinance No. 39-99 and Amended Ordinance No. 38-00 for Columbus School for Girls property known as 56 South Columbia Avenue and to amend the Official Zoning Map adopted as a part of Ordinance No. 8-72 (now Chapters 1240 to 1268 inclusive, of the Codified Ordinances of the City of Bexley), by transferring property described as 80 South Columbia Avenue from the R-3 Medium density Residential Zoning District to the PUR Planned Unit Residential Zoning district and to give preliminary and final approval of the development for both tracts of land.

A copy of the proposed Ordinance, zoning application and final development plan is available for review in the Building Department Office, Bexley City Hall, 2242 East Main Street, Bexley, Ohio during business hours of 8:00 a.m. until 4:00 pm. If you have any questions, please call the Bexley Building Department at 235-0956.



Campus Master Plan Summary
The Columbus School for Girls
Columbus, Ohio

Prepared By:
Susan Maxman & Partners

April 2006

April 2006

Campus Master Plan Columbus School for Girls

Executive Summary for the City of Bexley

Description of the Campus Master Plan
Survey Information and Existing Site Plan

Proposed Landscape Plan

Proposed Design Concepts

Proposed First Floor Plan

Proposed Second Floor Plan

Proposed Elevation Detail with Proposed Materials

Existing and Proposed View of CSG from Drexel Avenue

Existing and Proposed View of CSG from Powell and Columbia

Appendix A: Campus Photographs

Appendix B: Site Context Photographs

Appendix C: Photographs of Campus Buildings

Prepared by Susan Maxman & Partners

Campus Master Plan

Columbus School for Girls – Bexley Campus
April, 2006

Existing Conditions - Bexley Campus

Overall Site Description and Surrounding Streets

The main portion of the Bexley Campus of the Columbus School for Girls is composed of an 8.8 acre site bounded to the North by Broad Street, to the East by Drexel Avenue, to the South by Powell Avenue and to the West by Columbia Avenue. With the exception of the property located at 80 So. Columbia Avenue, it is zoned as Planned Unit Residential (PUR). Broad Street, Ohio Route 16, is a 100 foot wide right-of-way (ROW) and is heavily trafficked. Drexel Avenue, with an 80 foot ROW, although smaller than Broad Street, is also a busy street, lined with residences, varying from 1 to 2-1/2 stories on half acre lots. Columbia Avenue is an 80 foot ROW, but its paved cartway is smaller than Drexel Avenue, so the street is not nearly as busy. Four 2-1/2 story residences face CSG on Columbia Avenue, 3 on 1/2 acre lots and the fourth, at the corner of Broad and Columbia on 1-1/2 acres. Powell Avenue is the quietest and narrowest street with a 40 foot ROW. CSG owns both of the 2-1/2 story houses across Powell, which have driveways off of Powell while the addresses are on Drexel and Columbia. The combined area of the two residential properties is 1.2 acres. The existing site survey and context plan follow this Existing Conditions assessment. Views of the campus from surrounding streets are located in Appendix A.

Adjacent Buildings

All of the adjacent residences have either gable or hip roofs, many of them slate. Materials used on the building exteriors consist of light colored stone masonry, stucco above stone (some half timbered), red brick masonry, and painted brick masonry. Most houses have divided light windows, some with leaded glass. Front yards are typically 100 feet deep. All of the houses have garages, either attached or detached, and front yards are landscaped – the residence at the corner of Broad and Columbia is a extensively planted, with low stone site walls and a gated drive. Photographs of surrounding properties are located in Appendix B.

CSG Buildings

Photos of buildings occupied by the Columbus School for Girls are located in Appendix C and consist of:

The Mansion: A 2-1/2 story brick former residence with hip roof. It was the original campus building and currently houses administrative offices and classrooms. The main entrance used by the school is off of the south-facing courtyard. (Photos C1 and C2)

Columbia House: A 1-1/2 story stone and stucco academic facility, housing the Program for Young Children, built in the early 1990's, with main entrance off of the Columbia parking area. (Photo C3)

The Classroom Building: A 2-1/2 stucco above stone academic facility with hipped, slate roof. It houses the Lower, Middle and Upper School classrooms and has numerous entrances along Drexel Avenue and off of the interior courtyards. It was built in the early 1990's. (Photos C4-C8)

Shared Facilities: This flat roof, 2+ story construction was built in two phases. The Gold Gym, Pool, Old Dining Room (originally the library) and Shedd Theater were constructed in the late 1970's. In the early 1990's the following facilities were filled in around the 1970's construction: the Crane Gym and lockers, Maintenance/Shop, and the Arts Wing, described below. Although these facilities represent significant square footage and volume, the only exposed elevations are to the East, South

and West. Visible walls are constructed of stone and stucco. Access to these facilities is gained from the central interior courtyard. (Photos C9-C11)

The Arts Wing: A 2-story stucco above stone classroom building with a hipped, slate roof. This wing, which is physically attached to the other construction, was added west of Shedd Theater in the early 1990s. Access is from the south side of the Mansion courtyard. (Photos C12-C13)

Kibler House (66 South Columbia Avenue): A 2-1/2 story stucco former residence with gable roof. It houses school administration offices. The main entrance is off of a small north-facing courtyard. (Photo C14)

Jeffrey House (80 South Columbia Avenue): A 2-1/2 story stucco above stone residence with gable roof. It is situated on a separately-deeded residential property and is currently the Head of School's house. (Photo C15)

115 So. Drexel and 104 So. Columbia Residences: Two years ago CSG purchased the two residences across Powell Avenue. The 2-1/2 story home at 115 So. Drexel is constructed of painted brick and stucco with divided light windows. The 2-1/2 story house at 104 So. Columbia is stucco above stone construction with leaded glass windows. Both houses have gable roofs. (Photos C16-C17)

Existing Site, Circulation and Landscape Issues

Overall, 114 on-site parking spaces are currently provided - 48 in an irregular-shaped lot off of Drexel with 3 curb cuts, 48 in a double loaded lot off of Columbia and 18 spaces in a lot tucked behind the Crane Gym. There are two curb cuts for the Columbia Avenue parking areas. Currently Middle School and Upper School drop-off and pick-up occurs on Drexel Avenue, as do food deliveries and trash pick-up. The primary activities generated by the school on Columbia are PYC and Lower School pick-up and drop-off by automobiles that pull into the property close to Powell Avenue and exit at Columbia House.

The site is elevated above the sidewalk by berms varying in height from 2 feet on Powell to 4 feet on Broad, and is essentially flat with floor elevations set on average at 795 feet. The playing field at the corner of Powell and Drexel is used for athletic program activities. With the exception of the playing field at the southeast corner of the site, large areas of green space are limited, due to the amount of paved walkways and terraces. The courtyards to the North and East of the Mansion have radial paving plans and are the setting for the graduation ceremony each June. To the rear of the Mansion, a paved terrace area serves as an outdoor gathering space leading toward the theater, gym and administrative offices. Several small play areas are located throughout the campus, around Columbia House and the Lower School classrooms.

Landscaping is a point of pride to the school. The Bexley Campus is extensively landscaped and the plantings are well maintained. Evergreen shrubs buffer the school on all four sides. Deciduous street trees, combined with evergreen and deciduous trees planted on CSG's property, give a park-like feeling to the campus. A major goal of the Master Plan is the preservation of the green park-like campus.

APPLICATION NUMBER CC 2006-0002
FILING FEE: \$ 200 / Paid 4-18-06
BSM

CITY OF BEXLEY, OHIO

APPLICATION TO APPEAR BEFORE
THE PLANNING COMMISSION

1. This application is submitted for: (please check)

A. Rezoning Lot Split Plat Approval

B. Environmental Review to include: Building Plans
 Site Development Signage OR Other

2. APPLICATION SUBMITTED FOR PROPERTY LOCATED:

56 & 80 S. Columbia Avenue

3. NAME OF APPLICANT: Columbus School for Girls

ADDRESS 56 S. Columbia Ave., Bexley, Ohio 43209

TELEPHONE NUMBER 252-0571

4. NAME OF OWNER: Columbus School for Girls

ADDRESS 56 S. Columbia Ave., Bexley, Ohio 43209

TELEPHONE NUMBER 252-0571

5. Narrative description of project (attached additional sheets, if necessary.)

To rezone 80 S. Columbia Avenue from R-3 to PUR and to amend the existing

PUR plan approved under Ordinance #14-91 by adding the property at 80 S.

Columbia Ave. and revising the approved site plan.

6. IF THIS APPLICATION INVOLVES A VARIANCE TO THE REQUIREMENTS OF
THE SIGN CODE, PLEASE EXPLAIN WHY THE VARIANCE IS NECESSARY.
(Attach additional sheets, if necessary).

PROPERTY OWNER /
APPLICANT

Columbus School for Girls
56 South Columbia Avenue
Columbus, OH 43209

Edward K & Sarah J Arndt
100 South Drexel Avenue
Columbus, OH 43209

David W & Lisa J Bishoff
99 South Columbia Avenue
Columbus, OH 43209

Frederick B & Anne L Ruymann
55 South Columbia Avenue
Columbus, OH 43209

Haroldine T Miller
65 South Columbia Avenue
Columbus, OH 43209

Naomi T Kayne
78 South Drexel Avenue
Columbus, OH 43209

SURROUNDING PROPERTY
OWNERS

Michael S & Paige D Crane
19 North Drexel Avenue
Columbus, OH 43209

120 South Drexel LLC
120 Drexel Avenue
Columbus, OH 43209

Marlene S Sobol
83 South Columbia Avenue
Columbus, OH 43209

Tina T & Joseph F Muscarella
48 South Drexel Avenue
Columbus, OH 43209

Richard G & Roberta L Terapak
88 South Drexel Avenue
Columbus, OH 43209

Richard S Jr. & Robin M Donahey
30 North Columbia Avenue
Columbus, OH 43209

George Skestos
31 South Columbia Avenue
Columbus, OH 43209

Beth B Sells
60 South Drexel Avenue
Columbus, OH 43209

Aaron J & Amy M Spiess
30 South Drexel Avenue
Columbus, OH 43209

Douglas A & Joyce R Simson
17 North Columbia Avenue
Columbus, OH 43209

Situated in the State of Ohio, County of Franklin and in the City of Bexley, and bounded and described as follows:

Parcel I: Being a part of Half Section 17, Township 5, Range 22, Refugee Lands, bounded as follows: Commencing at the southeast intersection of Broad Street and Columbia Avenue; thence southerly along the east line of Columbia Avenue, 422.75 feet to an iron pin in said east line; thence Easterly along the north line of Lots 7 and 4, Block 18, Bullitt Park Addition, 360 feet to an iron pin; thence in a northerly direction along the west line of Lots Nos. 3, 2 and 1, of Block 18, Bullitt Park Addition, 454 feet to an iron pin in the south line of Broad Street; thence in a westerly direction along the south line of Broad Street, 354.70 feet to the place of beginning.

Parcel II: Being Lots Nos. 1, 2 and 3, of Block 18, of Bullitt Park Addition to the City of Columbus, Ohio, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, pages 416, 417 and 418, Recorder's Office, Franklin County, Ohio, as amended by an amended plat thereof, of record in Plat Book No. 5, pages 382, etc. in said Recorder's Office.

Parcel III: Being part of Lot No. 7 in Block 18 of Logan M. Bullitt's Amended Subdivision of a part of Bullitt Park, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, page 416, and as amended in Plat Book 5, page 382, Recorder's Office, Franklin County, Ohio. Beginning at an iron pin at the Northwest corner of said Lot Number Seven (7); thence Easterly along the North line of Lot Number Seven (7) to the Northeast corner thereof; thence Southerly along the East line of said Lot Number Seven (7), ten (10) feet to a point; thence westerly on a line parallel with the north line of said Lot Number Seven (7) and ten (10) feet Southerly therefrom to a point in the west line of said Lot Number Seven (7); thence Northerly along the west line of Lot Number Seven (7); ten (10) feet to the place of beginning.

Parcel IV: Being Lot No. Seven (7), except Ten (10) feet off the North side thereof, Lots Numbers eight (8) and nine (9) all in Block 18, Bullitt Park Addition, Village of Bexley, Ohio, as the said lots are numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 4, page 416, and as amended in Plat Book 5, page 382, Franklin County Recorder's Office, bounded and described as follows:

BEGINNING at an iron pin located at the northeast corner of Columbia and Walnut Avenues; thence in a northerly direction along the east line of Columbia Avenue (passing an iron pin at 104.70 feet), 254.80 feet to an iron pin in the west line of said No. 7, located 10 feet south of the northwest corner thereof, thence in an easterly direction and parallel to the north line of said Lot No. 7, 266.35 feet to an iron pin in the east line of said Lot No. 7, thence in a southerly direction along the east line of said Lots Nos. 7, 8 and 9, 286 feet to a stake located at the southeast corner of said Lot No. 9, thence in a westerly direction along the south line of said Lot No. 8, 250 feet to the place of beginning.

Parcel V: Being Lot Number Four (4) of Block Number Eighteen (18) of BULLITT PARK ADDITION to said City of Columbus, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 4, pages 416, 417 and 418, Recorder's Office, Franklin County, Ohio, and as amended in Plat Book No. 5, page 382, Recorder's Office, Franklin County, Ohio.

Parcel VI: Being Lot No. 5 of Block No. 18, BULLITTS PARK ADDITION, as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 5, Page 382, Recorder's Office, Franklin County, Ohio.

Parcel VII: Being Lot Number 6, Block 18 of Bullitt Park Addition in the City of Bexley, Ohio, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, pages 416, 417 and 418, Recorder's Office, Franklin County, Ohio, and as amended in Plat Book 5, page 382, Recorder's Office, Franklin County, Ohio.



JOSEPH W. TESTA FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 4/12/06



Disclaimer

Scale = 200



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

Columbus School for Girls
Planned Unit Residential District
Development Text
56 South Columbia Avenue
April 13, 2006

The following is the textual portion of the requirements for an application under Bexley Zoning Code Section 1264.21. The following text supplements the site plan and elevations submitted by the applicant to rezoned 80 South Columbia Avenue and include that property with the abutting 8.8 acres already zoned PUR and to amend the existing development plan to provide for additional school buildings, onsite parking and landscaping.

The applicant is seeking to adjust the PUR site plan approved by City Council in 1991 to encompass all the property included in the block bounded by South Columbia Avenue, Powell Avenue, South Drexel Avenue and East Broad Street. The applicant is looking to expand school enrollment and provide additional amenities that are critical to the education of its students. A master plan for the next twenty (20) years has been developed and the revised development plan is a reflection of the vision for the future of the school.

The submitted development plan, elevations and landscaping plan all represent the application required by the Bexley Zoning Code for approving the requested rezoning and amendment to the PUR previously approved site plan.

The following described and details the PUR development plan in conjunction with the submitted site plan, landscape plan, model and elevations:

The campus will consist of one large main building which will incorporate all the educational activities and two existing out buildings that will function primarily in an office capacity. The main building will consist of the existing wing located along South Drexel Avenue which will be used for upper school educational purposes, a central core where the gym, pool, dining area and admissions office is located, a new arts wing that will include a 670 seat theater and related music and arts classrooms and the remaining new wing will front on Powell Avenue and house the lower school operations.

The reconfigured site will require the removal of the home at 80 South Columbia Avenue, the Kibler house, the existing arts, physical education and dining areas to allow the construction of the new center complex and the south and west wings of the school building. The reconfigured site plan will provide 151 parking spaces, an increase of 37 spaces, two (2) drop off points, a redefined front door to the school and other amenities to support a school population of 750 students.

The following will help to define and clarify the elevations, site plans and landscaping layouts for the PUR development plan submittals:

- (1) The materials used will be brick, manufactured stone veneer, EIFS, stucco and accent banding with a dimensional slate-looking roofing materials as shown on the submitted elevations and renderings. The final material selection will be made subject to Planning Commission review and approval.
- (2) The topography of the site is flat with the exception of the East Broad Street frontage and this area will not be disturbed. The site will be served with a subsurface stormwater drainage system.
- (3) The existing school facility will be expanded from 168,400 sq.ft. to 233,500 sq.ft. as shown on the site plan. The increase includes demolition of some of the existing building and construction of new two and one-half (2.5) story school structures.
- (4) There will be two (2) new access drives to serve the school operation. One will be located mid-block along South Drexel Avenue to provide access to the new front entry way to the school and the second is mid-block along Powell Avenue to provide access to the lower school and the auditorium. These drives will be reviewed and approved by the City of Bexley Traffic Engineer.
- (5) The proposed redevelopment will connect with onsite water, storm, sanitary, telephone and electrical utilities. The utility plan shall be designed and certified by a registered professional engineer and is subject to review and approval by the City of Bexley.

A site lighting plan will be prepared and submitted to the Planning Commission for review and approval to insure conformity with the character of the surrounding neighborhood.

- (6) Off-street parking will be expanded on site with the addition of 37 spaces to bring to total number of parking spaces to 151. This parking will occur off South Drexel Avenue and South Columbia Avenue and will be screened from view with landscaping.
- (7) Open spaces will continue to be located along East Broad Street and the parking field will be relocated from the corner of South Drexel Avenue and Powell Avenue to a centrally located site on the South Columbia Avenue site of the campus. Better than 50% of the campus will be green space which includes the central courtyard and the athletic green space as shown on the site plan.
- (8) Plans will be submitted to the Columbus Fire Department for review and approval upon the receipt of preliminary approval.

- (9) The size, type and location of all landscaping materials will be shown on the landscaping plan. The landscaping plan will be submitted to the Planning Commission for review and approval prior to construction care shall be taken to protect the existing trees were possible and consultation will be made with the Bexley Tree Commission to review all existing and proposed trees within the site.
- (10) The proposed construction will be done in phases to lessen the impact on the school and surrounding neighborhood. Initially the single family homes will be removed from the site and then construction will begin in phases. A phasing plan will be submitted to the Planning Commission for review and approval. Construction parking, tool trailer and staging areas on site will be carefully located and screened wherever possible to lessen visual intrusions within the neighborhood, surrounding owners will given fifteen (15) days notice prior to the construction of the new buildings.
- (11) All mechanicals and trash dumpsters will be structurally screened and no open storage will be permitted within the site.

Campus Master Plan

Columbus School for Girls – Bexley Campus

April, 2006

Existing Conditions - Bexley Campus

Overall Site Description and Surrounding Streets

The main portion of the Bexley Campus of the Columbus School for Girls is composed of an 8.8 acres bounded to the North by Broad Street, to the East by Drexel Avenue, to the South by Powell Avenue and on the West by Columbia Avenue. With the exception of the property located at 80 So. Columbia Avenue, it is zoned as Planned Unit Residential (PUR). Broad Street, Ohio Route 16, is a 100 foot wide right-of-way (ROW) and is heavily trafficked. Drexel Avenue, with an 80 foot ROW, although smaller than Broad Street, is also a busy street, lined with residences, varying from 1 to 2-1/2 stories on half acre lots. Columbia Avenue is an 80 foot ROW, but its paved cartway is smaller than Drexel Avenue, so the street is not nearly as busy. Four 2-1/2 story residences face CSG on Columbia Avenue, 3 on 1/2 acre lots and the fourth, at the corner of Broad and Columbia on 1-1/2 acres. Powell Avenue is the quietest and narrowest street with a 40 foot ROW. CSG owns both of the 2-1/2 story houses across Powell, which have driveways off of Powell while the addresses are on Drexel and Columbia. The combined area of the two residential properties is 1.2 acres. The existing site survey and context plan follow this Existing Conditions Assessment.

Adjacent Buildings

All of the adjacent residences have either gable or hip roofs, many of them slate. Materials used on the building exteriors consist of light colored stone masonry, stucco over stone (some half timbered), red brick masonry, and painted brick masonry. Most houses have divided light windows, some with leaded glass. Front yards are typically 100 feet deep. All of the houses have garages, both attached or detached, and front yards are landscaped – the residence at the corner of Broad and Columbia is a extensively planted, with low stone site walls and a gated drive. Photographs of surrounding properties are located in the Appendix.

CSG Buildings

Photos of buildings occupied by the Columbus School for Girls are located in the appendix and consist of:

The Mansion: A 2-1/2 story brick former residence with hip roof. It was the original campus building and currently houses administrative offices and classrooms. The main entrance used by the school is off of the south-facing courtyard.

Columbia House: A 1-1/2 story stone and stucco academic facility, housing the Program for Young Children, built in the early 1990's, with main entrance off of the Columbia parking area.

The Classroom Building: A 2-1/2 stucco above stone academic facility with hipped, slate roof. It houses the Lower, Middle and Upper School classrooms and has numerous entrances along Drexel Avenue and off of the interior courtyards. It was built in the early 1990's.

Shared Facilities: This flat roof, 2+ story construction was built in two phases. The Gold Gym, Pool, Old Dining Room (originally the library) and Shedd Theater were constructed in the late Seventies. In the early Nineties the following facilities were filled in around the Seventies construction: the Crane Gym and lockers, Maintenance/Shop, and the Arts Wing, described below. Although these facilities represent significant square footage and volume the only exposed elevations are to the East, South and West. Visible walls are constructed of stone and stucco. Access to these facilities is gained from the central interior courtyard.

The Arts Wing: A 2-story stucco above stone classroom building with a hipped, slate roof. This wing, which is physically attached to the other construction, was added west of Shedd Theater in the early nineties. Access is from the south side of the Mansion courtyard.

Kibler House: A 2-1/2 story stucco former residence with gable roof. It houses school administration offices. The main entrance is off of a small north-facing courtyard.

Jeffrey House: A 2-1/2 story stucco above stone residence with gable roof. It is situated on a separately deeded residential property and is currently the Head of School's house.

115 So. Drexel and 104 So. Columbia Residences: Two years ago CSG purchased the two residences across Powell Avenue. The 2-1/2 story home at 115 So. Drexel is constructed of painted brick and stucco with divided light windows. The 2-1/2 story house at 104 So. Columbia is stucco over stone construction with leaded glass windows. Both houses have gable roofs.

Existing Site, Circulation and Landscape Issues

Overall 114 on-site parking spaces are currently provided - 48 in an irregular-shaped lot off of Drexel with 3 curb cuts, 48 in a double loaded lot off of Columbia and 18 spaces in a lot tucked behind the Crane Gym. There are two curb cuts for the Columbia Avenue parking areas. Currently Middle School and Upper School drop-off and pick-up occurs on Drexel Avenue, as do food deliveries and trash pick-up. The primary activities generated by the school on Columbia are PYC and Lower School pick-up and drop-off by automobiles that pull into the property close to Powell Avenue and exit at Columbia House.

The site is elevated above the sidewalk by berms varying in height from 2 feet on Powell to 4 feet on Broad, and is essentially flat with floor elevations set on average at 795 feet. The playing field at the corner of Powell and Drexel is used for athletic program activities. With the exception of the playing field at the southeast corner of the site, large areas of green space are limited, due to the amount of paved walkways and terraces. The courtyards to the North and East of the Mansion have radial paving plans and are the setting for the graduation ceremony each June. To the rear of the Mansion a paved terrace area serves as an outdoor gathering space leading toward the theater, gym and administrative offices. Several small play areas are located throughout the campus, around Columbia House and the Lower School classrooms.

Landscaping is a point of pride to the school. The Bexley Campus is extensively landscaped and the plantings are well maintained. Evergreen shrubs buffer the school on all four sides. Deciduous street trees, combined with evergreen and deciduous trees planted on CSG's property, give a park-like feeling to the campus. A major goal of the Master Plan is the preservation of the green Park-like campus.

CSG Master Plan Goals

MASTER PLAN PROCESS:

Understand and comprehensively plan for the needs of the school now and for the next 20 years:

The goal of the master planning process was to understand the needs of the school now and for the next 20 years. The process investigated alternatives that would succeed in creating the best balance of Academics, Arts and Athletics. The process respected the long standing traditions of each member of the CSG community: students, parents, faculty, staff, alumnae, neighbors, friends and the Bexley community.

ENROLLMENT

Plan for the optimum student enrollment of 750 girls:

CSG's current enrollment is 650. CSG believes that its optimum student number is 750. At this enrollment, the school strikes an equilibrium between maintaining the sense of school community and having the ability to provide the very highest quality educational experience for girls and young women. The faculty, staff structure and physical plant are more fully utilized with this 15% student increase.

ACADEMIC PROGRAMS

Maintain all core academic programs of the school in one location:

An essential component of the CSG "brand" is the fact that today all school levels are accommodated in one location. This fosters unique opportunities for interaction among girls of all ages, and is an essential feature of the school's culture and sense of community. It also allows for sharing of academic facilities and staff.

ARTS PROGRAMS

Improve facilities for the Arts Programs:

CSG is known for the depth of its music, art and drama course offerings; however, the current facilities that support these programs do not match the caliber of the curriculum. The Master Plan addresses this imbalance by providing a greater variety of music practice rooms and art studios as well as an auditorium which can accommodate full fly scenery capabilities and expanded seating.

ATHLETIC PROGRAMS

Provide facilities to maintain excellent athletic instruction while adding new construction to support competition level events:

Competition level facilities – playing fields, tracks, natatoria and gymnasias – require significant land and construction. Competition level facilities will be constructed on the Kirk Campus on Cassady Avenue, to minimize the number of larger scale buildings on the Bexley Campus and to be adjacent to the existing track, tennis courts and sports fields. To provide the facilities needed by the Athletic Department, instructional facilities on the Bexley campus will be improved.

MAIN ENTRANCE

Create a prominent, well defined main entrance to the campus:

Currently, CSG does not have a well defined entrance. The Master Plan provides a prominent entrance for prospective students, their families, and visitors that is easily located and surrounded by the services prospective students and visitors require such as the admissions office and key components of the academic, arts and athletic program. A secondary entrance to the PYC/Lower School alleviates traffic congestion during drop-off and pick-up of students.

MAINTAINING A CAMPUS ENVIRONMENT

Strengthen the campus-like quality of the school while preserving community spirit and security for students and staff:

The Master Plan illustrates a campus with components having distinct and memorable characteristics, in keeping with the surrounding residential neighborhood. The physical structures are, however, interconnected to provide a secure learning environment that fosters intercommunication between the different student age groups and faculty.

CAMPUS / COMMUNITY RELATIONSHIPS

Enhance physical relationships between the campus and community by:

Alleviating parking problems for neighbors, for the City of Bexley, and for CSG

Improving student drop off and pick-up sequences

Preserving campus open space and landscape buffer

Retaining the Mansion, Columbia House and the 2 Powell Avenue residences

In order to alleviate some of CSG's impact on the neighborhood on-street parking around the campus, approximately 40 additional parking spaces will be added to the site. Deliveries will follow a dedicated route, separated from other on-site traffic and parking. Lower School and PYC drop-off and pick-up are separate from that of the older students.

Larger school structures are confined to the busier streets or center of the block. Building has been purposely limited on Powell and Columbia Avenues out of respect for the surrounding neighborhood. The largest structure illustrated in the Campus Master Plan is the existing classroom building constructed in the early 1990's.

Open space is an essential part of a campus environment. The Master Plan retains as much open space as possible and ensures that the campus edges receive appropriate landscape treatments, respecting the school's place in the neighborhood. Building volumes are minimized to reflect a residential scale and held back from the property line, creating landscaped green spaces on all neighboring streets. The Mansion is part of the historical fabric of the Columbus School for Girls and will be retained with Columbia House for school functions. The Powell Avenue houses will be retained as residences for the school.

Conceptual Plan Proposal

General Concepts

With the Master Plan's recommendation to relocate major athletic facilities to the Kirk Campus, CSG is able to greatly improve academic and arts space at Bexley, without netting a significant increase in either constructed area or lot coverage. Although competition sized athletic facilities will be located at Kirk, some new athletic facilities will be provided to accommodate physical education classes held during the day, especially for the lower grades. The existing school construction is very inefficient and a preponderance of internal circulation results in significant square footage without basic program requirements being met. By implementing a more organized and coordinated campus plan, the school will be able to meet all of its Master Planning Goals.

The school entrance is clearly established off of Drexel Avenue, and is physically connected to a bright, inviting lobby space which showcases all of CSG's wonderful qualities: excellent Academics, Creative Arts and top-notch Athletics. One of the nicest features of the lobby is the introduction of natural light on all four sides. A secondary entrance is located off of Powell Avenue to allow parents of PYC and LS girls to drop them off near their classroom building. It can also be used after school hours as the entrance to the auditorium, which could be available for community use.

A new PYC/Lower School classroom building will be located diagonally across the lobby from the Middle and Upper Schools, which will remain in the existing 1990's classroom building. It will provide a home-like identity to this age group and is envisioned as similar in appearance to the surrounding neighborhood houses. Relocation of Lower School allows Middle School and Upper School to have complete use of 1990s classroom building, greatly increasing the number of classrooms available to these 2 units. Both classroom buildings will connect to a new interactive lobby space with informal gathering areas, which will offer daily opportunities for the different age groups to mix. The new dining room – one large, centrally-located space off of the lobby, provides a view of the interior courtyard with terrace dining and is serviced directly from the access road off of Columbia Avenue.

A new auditorium/arts wing is located at the southeast corner of the block at Drexel and Powell, but is still physically connected to the Lobby. The volume of the theater has been minimized by situating the building obliquely to the street and heavily landscaping the area outside. The classroom facilities adjacent to the auditorium address the shortcomings of the existing arts facilities by providing large music practice rooms and daylight art studios. All administration offices will remain on the Bexley campus, with Head of School and Admissions offices relocating to an office area adjacent to the new lobby, the Business Office, Communications and Maintenance moving to the Mansion and Development to Columbia House. The Powell Avenue residences will be retained and used as residences for the school.

The conceptual Master Plan illustrates a scheme that balances parking needs with a CSG community and neighborhood desire for open green space. Parking for approximately 56 cars is located to the East of the MS/US classroom building and parking for 80 cars is located along Columbia Avenue, in approximately the same location as the current lot and will be heavily buffered using plant materials. Both lots have one-way traffic to alleviate congestion. A small parking loop off of the service access accommodates 15 cars. The concentration of parking in two areas allows for the creation of a small playing field between the gym and Columbia parking. Sweeping access drives permit drop-off near both the main entrance and the PYC/LS entrance. A more casual pathway system north of the Mansion forms large greens for play and outdoor study

The architectural character of the new buildings is sympathetic to existing campus structures and the surrounding homes. The 2 story PYC/LS School, like the existing classroom building, will have a hipped slate roof and stucco exterior with limited stone accents. Divided light windows, bays and gables further give it a residential appearance. The auditorium and related buildings are designed to resemble a series of cascading garden walls. Composed of limestone similar to that used in houses around the campus,

the walls will be softened by plantings and vines. In order to keep the height of the new construction as low as possible, the larger volumes, including the gym and lobby will have flat roofs. The stucco construction will feature divided light windows and both the Drexel and Powell elevations will be further softened by planted trellis structures supported by limestone columns. The small instructional pool will be greenhouse construction with a sloped roof.

The Columbus School for Girls is a thriving Bexley institution. The proposed Master Plan recommendations strengthen the school's standing in the metropolitan area and local community. The improved campus will be even more of an asset to Bexley providing top notch facilities, intellectual energy and value to the surrounding community.

Plan for Existing Structures

The Mansion

Of all the buildings on the Bexley Campus, the Mansion, the original campus building, holds a sentimental place in the hearts of alumnae and current students. Since the Mansion no longer functions well for classroom use, it will be retained in the Master Plan as office area for the Business and Facilities offices. The beautiful first floor parlors will continue to be used for gatherings and meetings. The Master Plan recommends utility and accessibility upgrades to make the building more functional.

Columbia House

Due to increasing demand for enrollment in the Program for Young Children, Columbia House no longer can accommodate the enrollment, much less the projected increase. The Lower School and PYC Faculty have also expressed a desire to be together in the same physical space to optimize sharing of facilities and staff. Since the structure is in good condition and of residential scale that fits nicely into the neighborhood, the Master Plan recommends that this building be retained and reused for the Development Office. Required changes to make this transition are limited to interior renovations.

Main Classroom Building

The Master Plan retains most of this building as a classroom building for the Middle and Upper Schools, with Middle School located on the first floor and Upper School on the Second Floor. The number of classrooms required in the facility program can be provided for both units, along with expanded library, increased storage and more functional office and meeting areas. The major change recommended is the renovation of the dining facilities, with the creation of one large, regular-shaped, sunlit dining room in lieu of the two dark existing rooms currently in use. The kitchen facilities will be updated as well with service and trash moving to a more central location, away from the neighboring streets. Multiple access points will be eliminated, with students and staff entering the building at the Main Lobby entrance.

Shared Physical Education, Arts and Maintenance Facilities

These facilities, currently located in multiple structures at the heart of the campus, date from two different expansion programs. The two gyms, Shedd Theater, Pool, Maintenance Area and music rooms can no longer accommodate the school's programs and student body size. Significant portions of these facilities are also inaccessible or in poor condition. For all of these reasons, the Master Plan recommends their replacement with new structures. Once the athletic center at Kirk is constructed, the Crane Gym, pool and maintenance areas can be removed to make way for construction of the Auditorium/Arts Wing, PYC/LS School and related Lobby area. After the completion of the new Arts Wing, the old one can be removed.

Kibler House – 66 South Columbia Avenue

The layout of Kibler House makes it unsuitable for either academic or administrative use, and large portions are inherently inaccessible. The Development Office, which is currently housed there, needs more space than the building can provide and must be fully accessible for its many elderly alumnae visitors. The offices are also remote from the other administrative areas and the thick walls interfere with the school's IT system. For these reasons, the Master Plan recommends removal of this building from the campus inventory, permitting the school to construct a more functional facility for the Lower School and PYC in its location.

Jeffrey House – 80. South Columbia Avenue

The Master Plan recommends that the PUR Zoning classification be extended to this property. Since the floor plan, room size, code compliance issues and inaccessibility of the residence preclude it from academic use, CSG requests that this structure be removed from the campus inventory. In its place, the Master Plan recommends the construction of a school building, sensitive to the scale and volumes of neighborhood structures, to accommodate the programmatic needs of the PYC and Lower School.

104 So. Columbia Avenue and 115 So. Drexel Avenue

The Master Plan recommends that CSG retain these houses for use as Head of School and Staff residences.

Plan for New Construction**PYC/Lower School**

The new PYC/Lower School Wing is L-shaped, creating a spacious entry courtyard. Classrooms are oriented to maximize the use of natural light, and corridors are daylit as well. The placement of the Lower School offices next to the building entry provides direct supervision. The PYC/Lower School Library is in a prominent position to showcase the facility. The multipurpose space located on the first floor is large enough for PYC group activities. The Lower School Science Room is situated above this room and opens out onto a terrace which can be utilized as garden space. The width of the building has been kept as narrow as possible so that the portion fronting on Powell Avenue has a residential scale and appearance. The length of the school parallel to Powell Avenue is broken down by the incorporation of gabled bay windows. A trellised pergola extends the length of the stucco façade. Divided light windows and bays windows relate to the surrounding houses. Residential-scaled plantings are features of the landscape plan.

Arts Facilities

The lack of a legitimate auditorium has been keenly felt by the CSG community for years. The new Master Plan envisions construction of a new 650 seat theater, which can be used by the local community. For this reason a separate auditorium lobby was created to lead directly to the Powell Avenue Entry, without spectators having to enter the school proper. A black box theater for 150 doubles as a drama classroom and is accessed directly from the theater lobby as well. Full fly scenery capabilities and appropriately sized green room and properties areas are provided. Music facilities are located on the first floor of the school next to the auditorium. There are three large practice rooms which serve either for instrumental or choral practice. Although the Art classrooms are located on the second floor, a portion of the lobby on the first floor has been dedicated for use as an art gallery. The theater is envisioned as constructed of limestone and sited to minimize volume. Smaller drama arts facilities will be smaller volumes adjacent to the theater, and the entire structure will be landscaped. The music and arts classrooms are located in 2 story stucco construction that is adjacent to the main entry. Large, multi-paned windows light the interiors.

Athletic Facilities and Main Lobby

Although it is expected that the older classes – Middle School and Upper School – will use the new gymnasium and pool at the Kirk Campus for athletics, the younger girls need on-site athletic facilities in

Bexley for physical education classes during the school day. To that end, the Master Plan provides for 2 stacked, standard high school gyms, with bleacher seating and lockers. To minimize the volume, one gym will be accessed at the basement level and the second at the second floor level. Since this is one of the larger buildings proposed, it is kept to the center of the campus, away from all street edges. The gym structure will be constructed of stucco and be similar in appearance to the gym built in the 1990's. In order to teach the fundamentals of swimming to younger students, a small teaching pool will be provided. It will be located next to the gymnasium and is envisaged as greenhouse type of construction with a view out toward the Mansion.

Most of the new Main Lobby will be internal. The main entrance, however, is visible from Drexel Avenue and will open into a glazed two story space that is bright, cheerful, offering many views of school activity. The exterior entry wall will be subdivided into small glass panels to give it a residential scale and it, and the remaining Drexel Avenue stucco construction will be softened by a trellis structure supported on limestone columns. Vines and plantings will green this façade.

The following chart provides site data on the existing campus compared to the master Plan Proposal and the Campus Plans are included for reference.

CSG Bexley Facts

	Existing	Master Plan
Acreage (main campus incl. 80 So. Columbia)	8.8	8.8
Site Area in SF	383,328	383,328
On-site Parking Spaces	114	151
Constructed Area Coverage (SF)	108,093	120,109
% Coverage	28.20%	31.33%
Maximum Height in FT (1990's Classroom Bldg.)	36	36
Minimum Setback Broad St. (FT)	95	95
Minimum Setback Columbia	70	70
Minimum Setback Powell	20	20
Minimum Setback Drexel	80	55
Minimum Setback Drexel Circle	25	25
Number of Stories	2.5	2.5
Total SF of Construction	172,900	205,600

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MAIN ENTRANCE

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Preserving campus open space and landscape buffer

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In order to alleviate some of CSG's impact on the neighborhood's on-street parking around the campus, approximately 40 additional parking spaces will be added to the site. Deliveries will follow a dedicated route, separated from other on-site traffic and parking. Lower School and PYC drop-off and pick-up are separate from that of the older students.

Larger school structures are confined to the busier streets or center of the block. New construction has been purposely limited on Powell and Columbia Avenues out of respect for the surrounding neighborhood. The largest structure illustrated in the Campus Master Plan is the existing classroom building constructed in the early 1990's.

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The school entrance is clearly established off of Drexel Avenue, and is physically connected to a bright, inviting lobby space which showcases all of CSG's wonderful qualities: Excellent Academics, Creative Arts and Top-notch Athletics. One of the nicest features of the lobby is the introduction of natural light on all four sides. A secondary entrance is located off of Powell Avenue to allow parents of PYC and LS girls to drop them off near their classroom building. It can also be used after school hours as an entrance to the auditorium, which could be available for community use.

A new PYC/Lower School classroom building will be located diagonally across the lobby from the Middle and Upper Schools, which will remain in the existing 1990's classroom building. It will provide a home-like identity to this age group and is envisioned as similar in appearance to the surrounding neighborhood houses. Relocation of Lower School allows Middle School and Upper School to have complete use of 1990's classroom building, greatly increasing the number of classrooms available to these 2 units. Both classroom buildings will connect to a new interactive lobby space with informal gathering areas, which will offer daily opportunities for the different age groups to mix. The new dining room – one large, centrally-located space off of the lobby, provides a view of the interior courtyard with terrace dining and is serviced directly from the access road off of Columbia Avenue.

A new auditorium/arts wing is located at the southeast corner of the block at Drexel and Powell, but it is still physically connected to the Lobby. The volume of the theater has been minimized by situating the building obliquely to the street and heavily landscaping the area outside. The classroom facilities adjacent to the auditorium address the shortcomings of the existing arts facilities by providing large music practice rooms and daylight art studios. All administration offices will remain on the Bexley campus, with Head of School and Admissions offices relocating to an office area adjacent to the new lobby. The Business Office, Communications and Maintenance will move to the Mansion, and Development will occupy Columbia House. The Powell Avenue residences will be retained and used as residences for the school.

The Concept Master Plan illustrates a scheme that balances parking needs with a CSG community and neighborhood desire for open green space. Parking for approximately 56 cars is located to the East of the MS/US classroom building and parking for 80 cars is located along Columbia Avenue, in approximately the same location as the current lot and will be heavily buffered using plant materials. Both lots have one-way traffic to alleviate congestion. A small parking loop off of the service access accommodates 15 cars. The concentration of parking in two areas allows for the creation of a small playing field between the gym and Columbia parking. Sweeping access drives permit drop-off near both the main entrance and the PYC/LS entrance. A more casual pathway system north of the Mansion forms large greens for play and outdoor study.

The architectural character of the new buildings is sympathetic to existing campus structures and the surrounding homes. The 2 story PYC/LS School, like the existing classroom building, will have a hipped slate roof and stucco exterior with stone accents. Divided light windows, bays and gables further give it a

residential appearance. The auditorium and related buildings are designed to resemble a series of cascading garden walls. Composed of limestone similar to that used in houses around the campus, the walls will be softened by plantings and vines. In order to keep the height of the new construction as low as possible, the larger volumes, including the gym and lobby will have flat roofs. The stucco construction will feature divided light windows and both the Drexel and Powell elevations will be further softened by planted trellis structures supported by limestone columns. The small instructional pool will be housed in "greenhouse" construction with a sloped roof.

The Columbus School for Girls is a thriving Bexley institution. The proposed Master Plan recommendations strengthen the school's standing in the metropolitan area and local community. The improved campus will be even more of an asset to Bexley, providing first class facilities, intellectual energy and value to the surrounding community.

Plan for Existing Structures

The Mansion

Of all the buildings on the Bexley Campus, the Mansion, the original campus building, holds a sentimental place in the hearts of alumnae and current students. Since the Mansion no longer functions well for classroom use, it will be retained in the Master Plan as the new home of the Business and Facilities offices. The beautiful first floor parlors will continue to be used for gatherings and meetings. The Master Plan recommends utility and accessibility upgrades to make the building more functional.

Columbia House

Due to increasing demand for enrollment in the Program for Young Children, Columbia House no longer can accommodate the enrollment, much less the projected increase. The Lower School and PYC Faculty have also expressed a desire to be together in the same physical space to optimize sharing of facilities and staff. Since the structure is in good condition and of residential scale that fits nicely into the neighborhood, the Master Plan recommends that this building be retained and reused for the Development Office. Required changes to make this transition are limited to interior renovations.

Main Classroom Building

The Master Plan retains most of this building as a classroom building for the Middle and Upper Schools, with Middle School located on the first floor and Upper School on the Second Floor. The number of classrooms required in the facility program can be provided for both Middle and Upper Schools, along with expanded library, increased storage and more functional office and meeting areas. The major change recommended is the renovation of the dining facilities, with the creation of one large, regular-shaped, sunlit dining room in lieu of the two dark existing rooms currently in use. The kitchen facilities will be updated as well with service and trash moving to a more central location, away from the neighboring streets. Multiple access points will be eliminated, with students and staff entering the building at the Main Lobby entrance.

Shared Physical Education, Arts and Maintenance Facilities

These facilities, currently located in multiple structures at the heart of the campus, date from two different expansion programs. The two gyms, Shedd Theater, Pool, Maintenance Area and music rooms can no longer accommodate the school's programs and student body size. Significant portions of these facilities are also inaccessible or in poor condition. For all of these reasons, the Master Plan recommends their replacement with new structures. Once the athletic center at Kirk is constructed, the Crane Gym, pool and maintenance areas can be removed to make way for construction of the Auditorium/Arts Wing, PYC/LS School and related lobby area. After the completion of the new Arts Wing, the old one can be removed.

Kibler House – 66 South Columbia Avenue

The layout of Kibler House makes it unsuitable for either academic or administrative use, and large portions are inherently inaccessible. The Development Office, which is currently housed there, needs more space than the building can provide and must be fully accessible for its many elderly alumnae visitors. The offices are also remote from the other administrative areas and the thick walls interfere with the school's IT system. For these reasons, the Master Plan recommends removal of this building from the campus inventory, permitting the school to construct a more functional facility for the Lower School and PYC in its location.

Jeffrey House – 80 South Columbia Avenue

The Master Plan recommends that the PUR Zoning classification be extended to this property. Since the floor plan, room size, code compliance issues and inaccessibility of the residence preclude it from academic use, the Master Plan recommends that this structure be removed from the campus inventory. In its place, the Master Plan proposes the construction of a school building, sensitive to the scale and volumes of neighborhood structures, to accommodate the programmatic needs of the PYC and Lower School.

104 South Columbia Avenue and 115 South Drexel Avenue

The Master Plan recommends that CSG retain these houses for use as Head of School and Staff residences.

Plan for New Construction

PYC/Lower School

The new PYC/Lower School Wing is L-shaped, creating a spacious entry courtyard. Classrooms are oriented to maximize the use of natural light, and corridors are daylit as well. The placement of the Lower School offices next to the building entry provides direct supervision. The PYC/Lower School Library is in a prominent position to showcase the facility. The multipurpose space located on the first floor is large enough for PYC group activities. The Lower School Science Room is situated above this room and opens out onto a terrace which can be utilized as garden space. The width of the building has been kept as narrow as possible so that the portion fronting on Powell Avenue has a residential scale and appearance. The length of the school parallel to Powell Avenue is broken down by the incorporation of gabled bay windows. A trellised pergola extends the length of the stucco façade. Divided light windows and bay windows relate to the surrounding houses. Residential-scaled plantings are features of the landscape plan.

Arts Facilities

The lack of a legitimate auditorium has been keenly felt by the CSG community for years. The new Master Plan envisions construction of a new 650 seat theater, which can be used by the local community. For this reason, a separate auditorium lobby was created to lead directly to the Powell Avenue Entry, without spectators having to enter the school proper. A black box theater for 150 doubles as a drama classroom and is accessed directly from the theater lobby as well. Full fly scenery capabilities and appropriately sized green room and properties areas are provided. Music facilities are located on the first floor of the school next to the auditorium. There are three large practice rooms, which serve either for instrumental or choral practice. Although the art classrooms are located on the second floor, a portion of the lobby on the first floor has been dedicated for use as an art gallery. The theater is envisioned as constructed of limestone and sited to minimize volume. Smaller drama arts facilities will be smaller volumes adjacent to the theater, and the entire structure will be landscaped. The music and arts classrooms are located in 2 story stucco construction that is adjacent to the main entry. Large, multi-paned windows light the interiors.

Athletic Facilities and Main Lobby

Although it is expected that the older classes – Middle School and Upper School – will use the new gymnasium and pool at the Kirk Campus for athletics, the younger girls need on-site athletic facilities in

Bexley for physical education classes during the school day. To that end, the Master Plan provides for 2 stacked, standard high school gyms, with bleacher seating and lockers. To minimize the volume, one gym will be accessed at the basement level and the second at the second floor level. Since this is one of the larger buildings proposed, it is kept to the center of the campus, away from all street edges. The gym structure will be constructed of stucco and be similar in appearance to the gym built in the 1990's. In order to teach the fundamentals of swimming to younger students, a small teaching pool will be provided. It will be located next to the gymnasium and is envisaged as greenhouse type of construction with a view out toward the Mansion.

Most of the new Main Lobby will be internal. The main entrance, however, is visible from Drexel Avenue and will open into a glazed two story space that is bright, cheerful, offering many views of school activity. The exterior entry wall will be subdivided into small glass panels to give it a residential scale and it, and the remaining Drexel Avenue stucco construction will be softened by a trellis structure supported on limestone columns. Vines and plantings will green this façade.

The attached chart provides site data on the existing campus compared to the Master Plan Proposal. The following documents are also included for reference: Proposed Landscape Plan, Proposed Design Elements, Proposed First and Second Floor Plans, Perspective of Proposed Drexel Avenue and Powell Avenue Construction and a Façade Detail indicating proposed building materials.

CSG Bexley Facts

	Existing	Master Plan
Acreage (main campus incl. 80 So. Columbia)	8.8	8.8
Site Area in SF	383,328	383,328
On-site Parking Spaces	114	151
Constructed Area Coverage (SF)	108,093	120,109
% Coverage	28.20%	31.33%
Maximum Height in FT (1990's Classroom Bldg.)	36	36
Minimum Setback Broad St. (FT)	95	95
Minimum Setback Columbia	70	70
Minimum Setback Powell	20	20
Minimum Setback Drexel	80	55
Minimum Setback Drexel Circle	25	25
Number of Stories	2.5	2.5
Total SF of Construction	172,900	205,600

CLERESTORY
BEHIND

STUCCO

WOOD TRELLIS

LIMESTONE
COLUMNS





Existing Views of CSG from Drexel Avenue
COLUMBUS SCHOOL FOR GIRLS

April 2006



Existing Views of CSG from Powell and Columbia
COLUMBUS SCHOOL FOR GIRLS

April 2006

Campus Master Plan
Columbus School for Girls
Columbus, Ohio

Appendix A
Campus Views



Photo A1: View across Broad



Photo A2: Broad at CSG



Photo A3: View across Broad toward PYC



Photo A4: Broad and Columbia



Photo A5: View toward Mansion courtyard



Photo A6: CSG from Columbia



Photo A7: Columbia – view from Powell



Photo A8: Powell and Columbia



Photo A9: Powell – view from Columbia

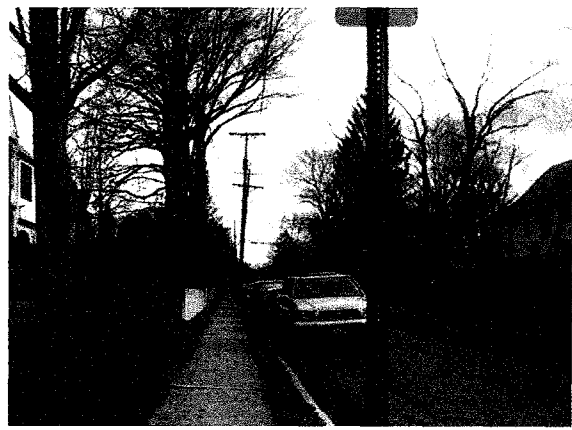


Photo A10: Powell Avenue



Photo A11: Playing field



Photo A12: Powell – view from Drexel



Photo A13: Powell and Drexel



Photo A14: CSG from Drexel at Powell



Photo A15: Drexel - view toward Powell



Photo A16: CSG from Drexel



Photo A17: CSG from Drexel Circle

Campus Master Plan
Columbus School for Girls
Columbus, Ohio

Appendix B
Site Context



Photo B1: Columbia Avenue



Photo B2: Columbia Avenue



Photo B3: Columbia Avenue



Photo B4: Powell and Columbia



Photo B5: Powell and Drexel

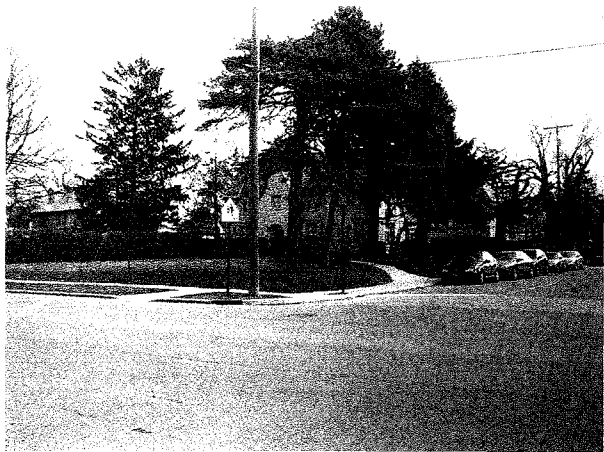


Photo B6: Powell and Drexel



Photo B7: Drexel Avenue



Photo B8: Drexel Avenue



Photo B9: Drexel Avenue



Photo B10: Drexel Circle



Photo B11: Drexel Circle



Photo B12: Residences across Broad

Campus Master Plan
Columbus School for Girls
Columbus, Ohio

Appendix C
CSG Buildings



Photo C1: Mansion – courtyard entry



Photo C2: Mansion – from Broad



Photo C3: Columbia House

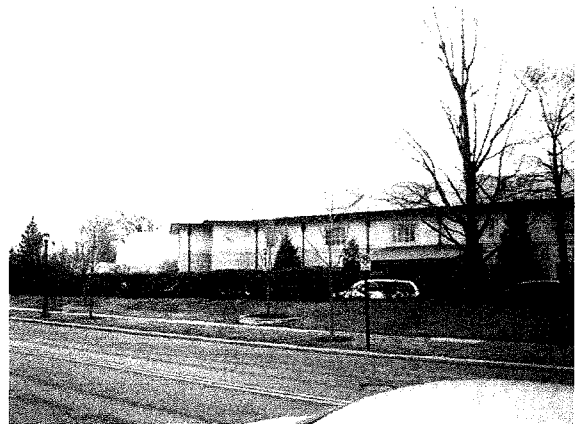


Photo C4: Classroom Building: Drexel side



Photo C5: Classroom Building



Photo C6: Classroom Building



Photo C7: Classroom Building – NE entry



Photo C8: Classroom Building – SE entry



Photo C9: Crane Gym

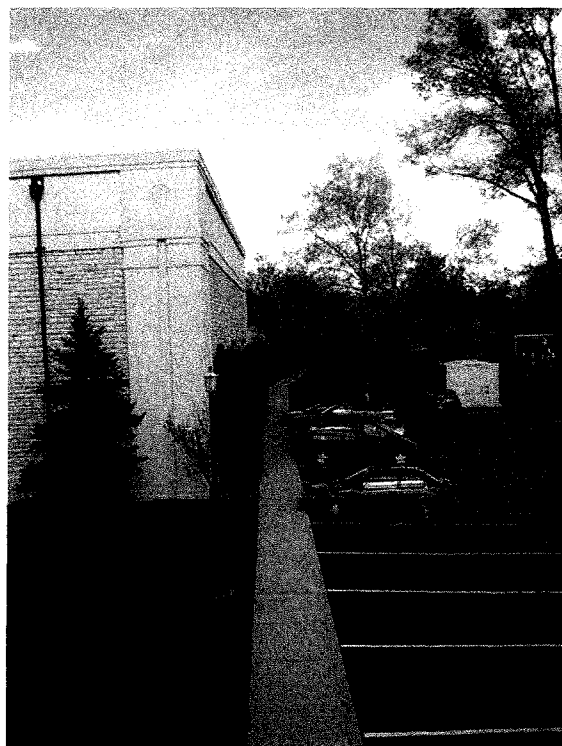


Photo C10: Crane Gym



Photo C11: Pool exterior



Photo C12: Entry at Arts Wing



Photo C13: Arts Wing



Photo C14: 66 South Columbia entry



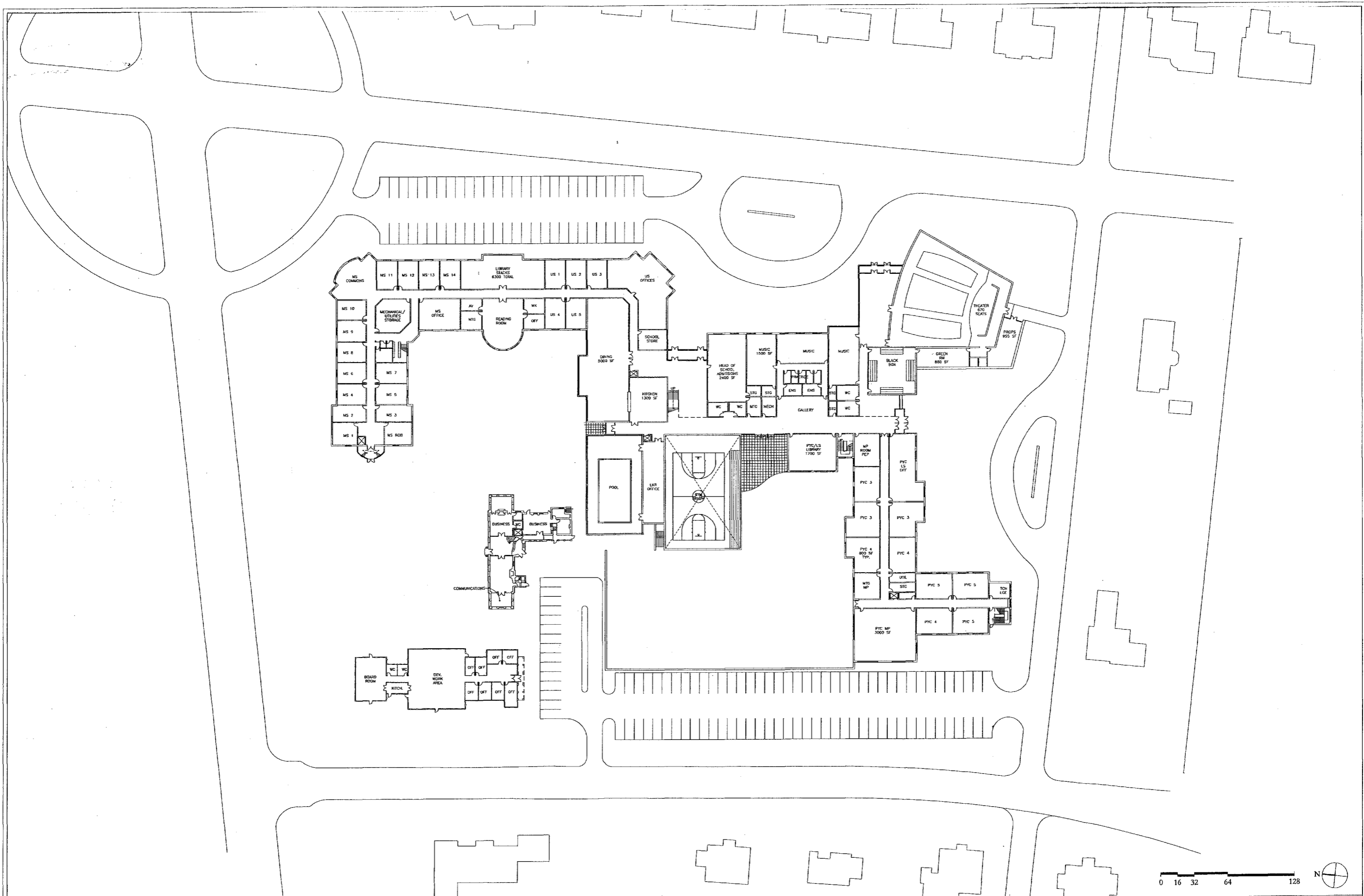
Photo C15: 80 South Columbia

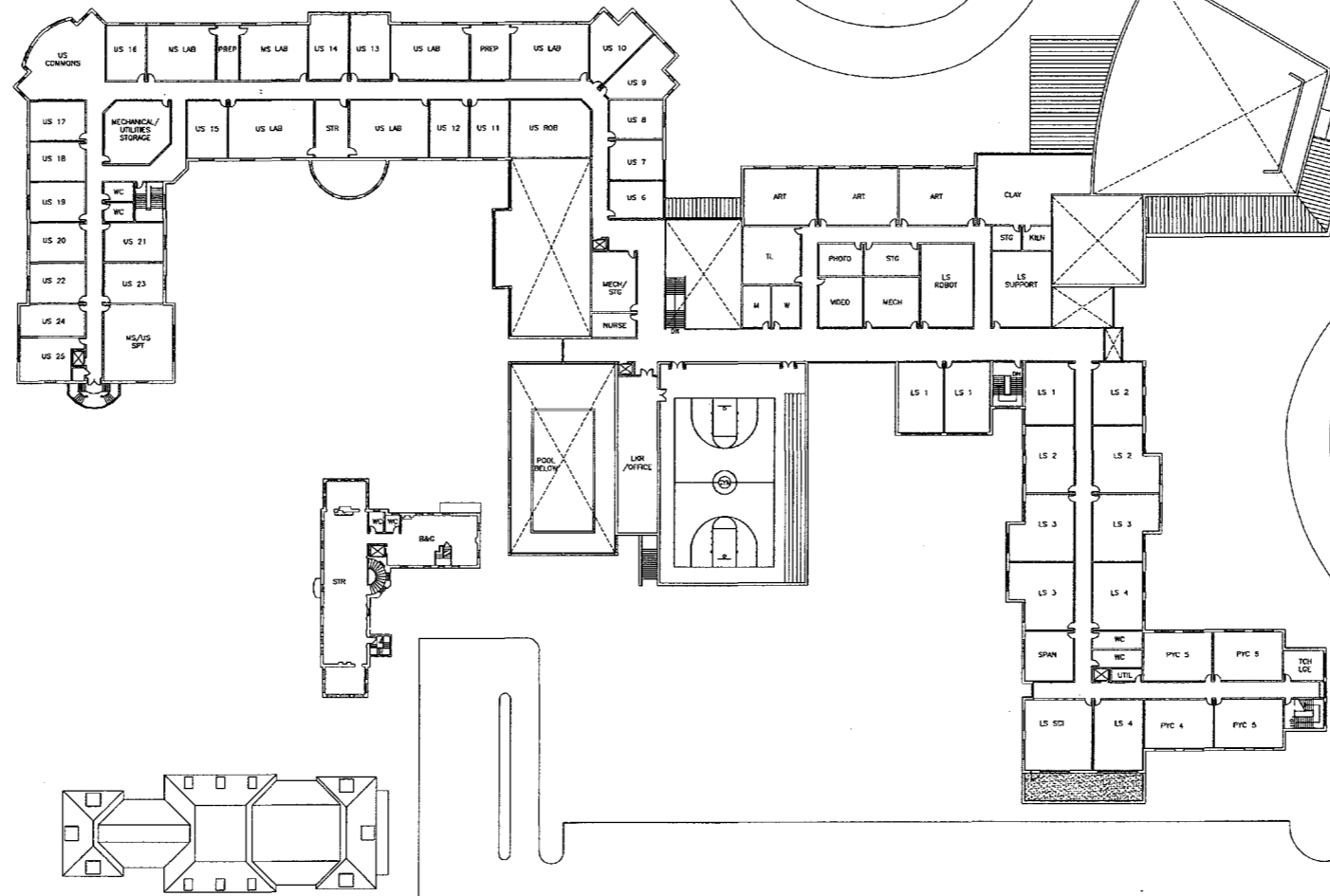


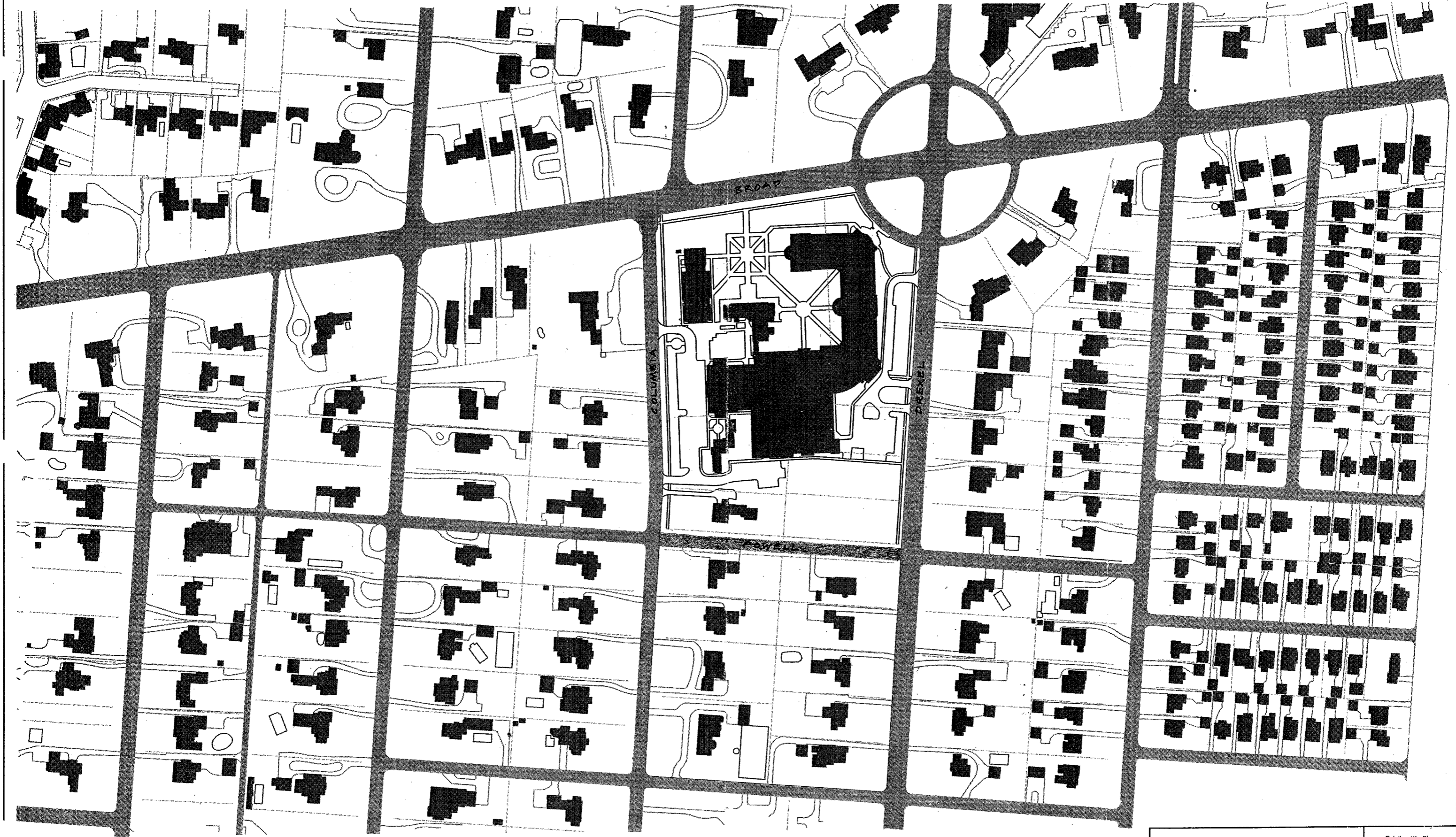
Photo C16: 115 South Drexel



Photo C17: 104 South Columbia







NEIGHBORHOOD PLAN 1:200



NORTH

COLUMBUS SCHOOL FOR GIRLS
 56 South Columbia Avenue Bexley, Ohio 43209

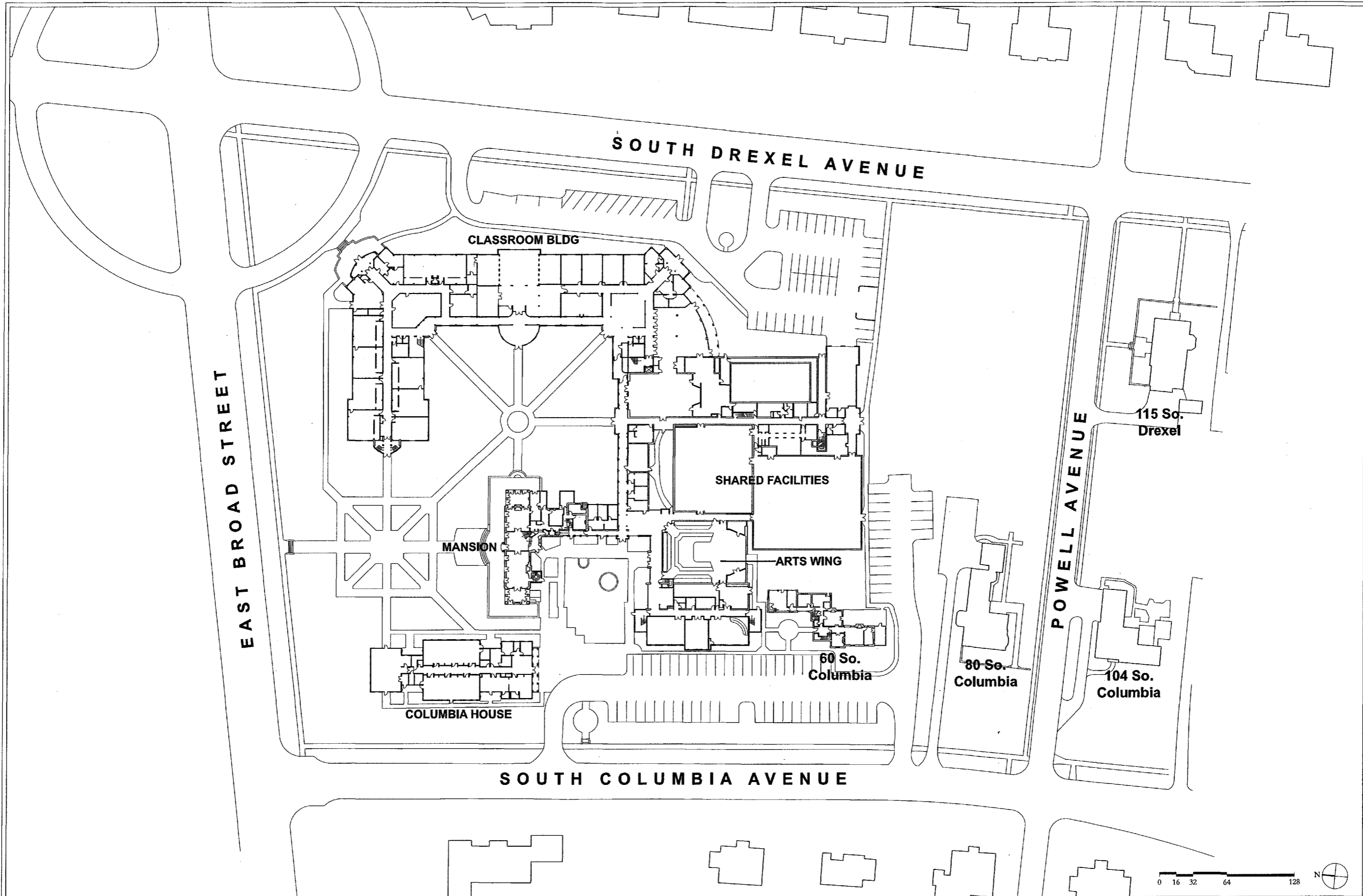
**ROGERS
 KRAJNAK**
 ARCHITECTS, INC.

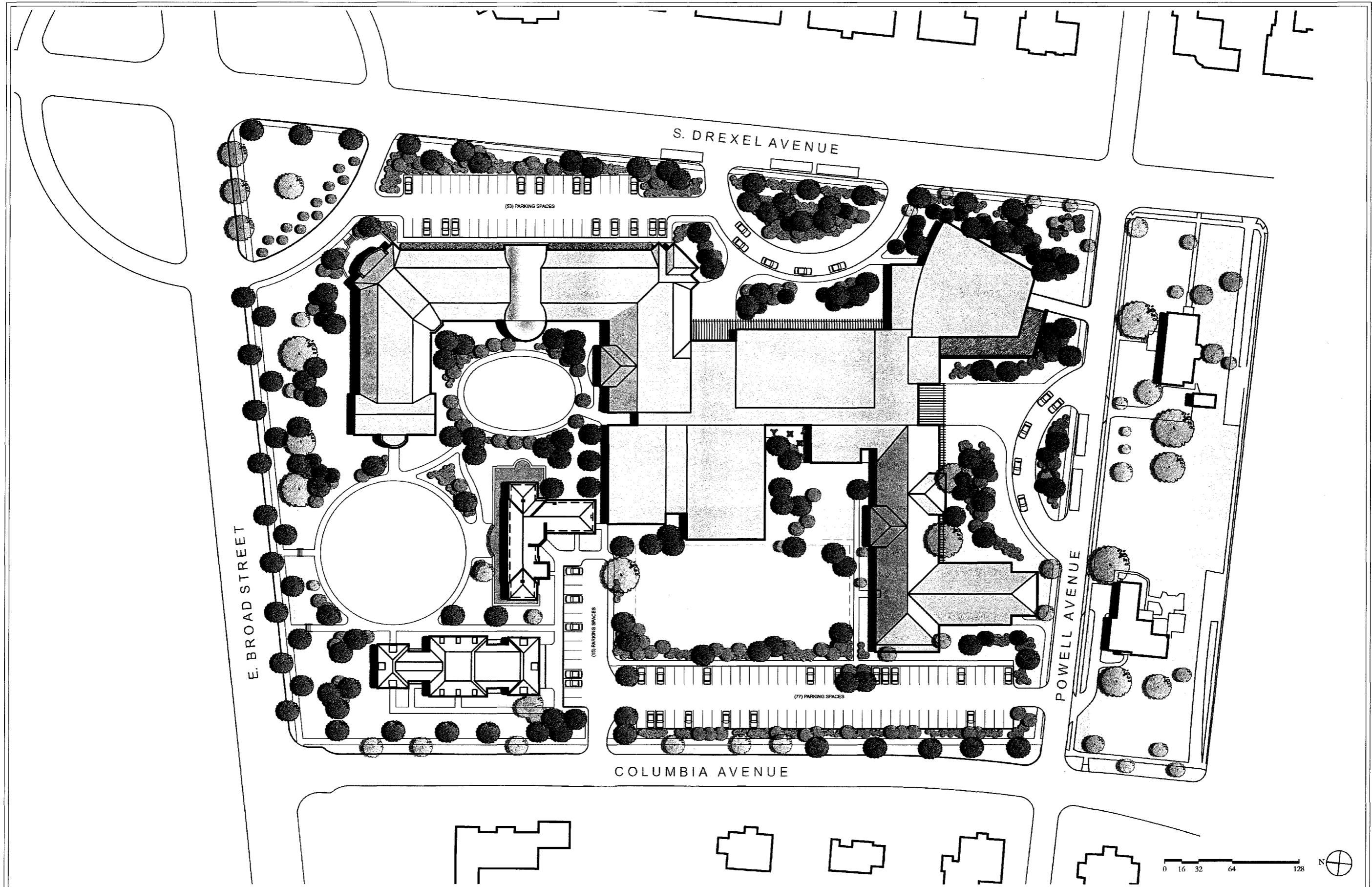
243 East Livingston Avenue
 Columbus, Ohio 43215 USA

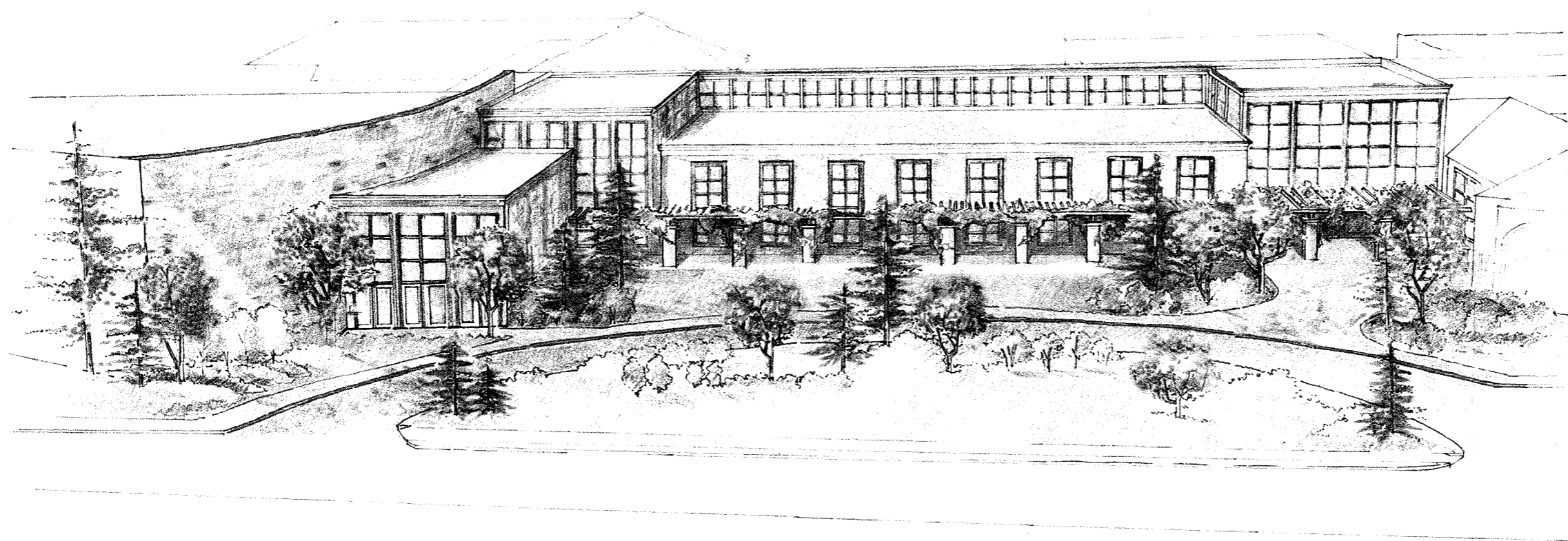
telephone (614) 461.0243
 facsimile (614) 461.6243
 www.rogerskrajnak.com

Existing Site Plan

03.11.04

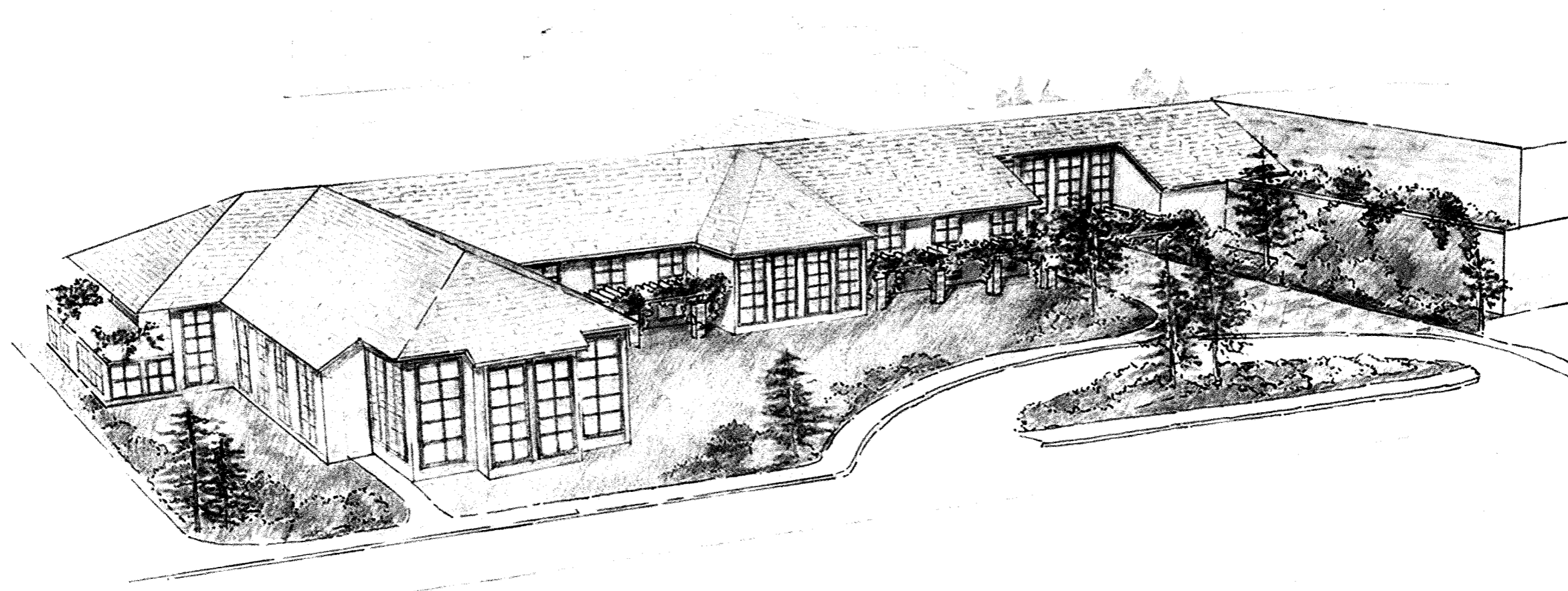






April 2006

View of Proposed CSG Main Entrance from Drexel Avenue
COLUMBUS SCHOOL FOR GIRLS





Campus Master Plan Summary
Columbus School for Girls
Columbus, Ohio

Prepared By:
Susan Maxman & Partners

September 2006

Columbus School for Girls
Planned Unit Residential District
Development Text
56 South Columbia Avenue
Revised September 1, 2006

The following is the textual portion of the requirements for an application under Bexley Zoning Code Section 1264.21. The following text supplements the site plan and elevations submitted by the applicant to rezone 80 South Columbia Avenue and to amend the existing PUR development plan for the abutting 8.8 acres to provide for additional school buildings, onsite parking and landscaping.

The applicant is seeking to amend the PUR site plan approved by City Council in 1991 to encompass all the property included in the block bounded by South Columbia Avenue, Powell Avenue, South Drexel Avenue and East Broad Street. A master plan to meet the educational needs of the students for the next twenty (20) years has been developed. The revised development plan is a reflection of that plan and CSG's vision for the future of the school. A major decision was made to relocate the athletic campus facilities to the Kirk campus which is sited well north of the current campus along Cassady Avenue near Agler Road. The relocation of the athletic facilities allows the proposed reconstruction of the campus for primarily academic related activities.

The submitted development plan, elevations and landscaping plan represent the application required by the Bexley Zoning Code for approving the requested rezoning and amendment to the PUR previously approved site plan. The plan will be implemented in four (4) phases as defined in Section 11. Each phase of the Bexley Campus Plan requires all building elevations, landscape plans and any changes to be presented to the Planning Commission for review and approval with comments from the Architectural Review Board prior to granting building permit approval.

The following describes and details the PUR development plan, the requirements for rezoning 80 S. Columbia Avenue to the PUR district and approval of the preliminary development plan for the entire school site in conjunction with the submitted site plan, setback plan, landscape plan, model and elevations.

The campus will consist of one large main building which will incorporate all educational activities, and two existing out buildings that will function primarily in an office capacity. The main building will consist of the existing wing located along South Drexel Avenue which will be used for upper and middle school educational purposes; a central core where two gyms, a pool, dining area and administrative offices will be located; a new arts wing that will include an approximate 670 seat theater and related music and arts classrooms and the other new wing will front on Powell Avenue and house the Program for Young Children (PYC) and Lower School operations. The existing administration building and the existing PYC buildings will remain on the site.

The reconfigured site will require the removal of the home at 80 South Columbia Avenue, the Kibler house (66 South Columbia Avenue), the existing arts, physical education and dining areas and the south and west wings of the school building. A thorough architectural and engineering study of both homes has been made and submitted to support the demolition of the two existing homes. The study concluded that the houses are not feasible for school activities and therefore their removal is vital to the construction of safe and secure school space catering to elementary school children. Section 1223.03(b)(1) of the Bexley Zoning Code provides for the demolition of homes under the existence of unusual and compelling circumstances. It is the applicant's assertion that the construction of the new school building, as already permitted under the PUR district in place over the majority of the site, would support the fact that there are unusual and compelling circumstances for the removal of the homes and that the demolition is warranted by the facts. An elevation has been submitted as a part of the application which reflects the character, height, materials and preservation of green space proposed by the school at the corner of Powell and Columbia Avenues. The final design and materials will be submitted to the Planning Commission for review and approval with comment from the Architectural Review Board prior to demolition. The reconfigured site plan will provide a minimum of 132 parking spaces, an increase of 18 spaces, two (2) drop off points, a redefined front door to the school and other amenities to support a school population of 750 students.

The following will help to define and clarify the elevations, site plans and landscaping layouts for the final PUR development plan submittals:

- (1) The materials used will be stone, stucco and brick with a slate style architectural dimensional roofing shingle as shown on the submitted elevations and renderings. Hipped roofs, divided light windows, bays and gables are integrated residential attributes that will allow the proposed building to complement the neighborhood. All roof mechanicals will be architecturally screened with materials that are consistent with the primary materials of the building. The final material selection will be made subject to Planning Commission review and approval and comment by the Architectural Review Board.
- (2) The topography of the site is currently elevated above the surrounding sidewalk by berms and/or retaining walls ranging in height from 2 feet on Powell to 4 feet on Broad and the remainder of the site is flat with an average elevation at 795 feet above sea level. The site will be served with a subsurface storm water drainage system.
- (3) The existing school facility will be expanded from 172,900 sq.ft. to 205,600 sq.ft. as shown on the site plan. The increase includes demolition of some of the existing classroom building and construction of new two and one-half (2.5) story (maximum of 45' in height at the center of the site) school structures. A setback plan is included in the application which indicates setbacks off the four right-of-ways and the heights of those buildings at the setbacks. Per the approved setback

plan the height of any proposed structures is limited to 35' within the first 100' setback off all abutting public roads and then may increase to a maximum of 45' in height within the inner core of the school site. The submitted site plan indicates the location of proposed new buildings, curb cuts, landscaping, and other elements for final development of the site. A massing plan has been submitted to insure that the new school buildings are sensitive to the abutting residential homes, especially at the Drexel and Powell corner and the Columbia and Powell corner. The applicant shall submit construction plans to the Planning Commission for review and approval and comment from the Architectural Review Board prior to beginning of each phase.

- (4) There will be two (2) new access drives to serve the school operation. One will be located mid-block along South Drexel Avenue to provide access to the new front entry way to the school and the second is mid-block along Powell Avenue to provide access to the lower school and the auditorium. A thorough traffic study and plan has been prepared and submitted as a part of this application. The study supports the traffic movements on both South Drexel Avenue and Powell Avenue. The plan is designed to be sensitive to both stacking and traffic flow issues in the neighborhood. The drives and traffic flows shall be reviewed and approved by the City of Bexley Traffic Engineer prior to installation.
- (5) The proposed redevelopment will connect with onsite water, storm, sanitary, telephone and electrical utilities. The utility plan shall be designed and certified by a registered professional engineer and is subject to review and approval by the City of Bexley. All utility service shall be installed underground to aid in the aesthetics of the overall site.
- (6) A site lighting plan will be prepared and submitted to the Planning Commission for review and approval to insure conformity with the character of the surrounding neighborhood. The height of light poles for parking areas shall be kept at a neighborhood scale and all lighting fixtures shall use cut-off features to insure minimum of light pollution at the periphery of the property boundaries.
- (7) Off-street parking will be expanded on site with the addition of 18 spaces to bring to total number of parking spaces to 132. This parking will occur off South Drexel Avenue and South Columbia Avenue and will be screened from view with landscaping. The screening will consist of a variety of evergreen and shrubbery like that already existing on the site as the buffering has provided a visual screen for surrounding properties. The new screening will provide an opacity of 70% or better within three years of planting to provide maximum buffering to the neighbors.
- (8) Open spaces will continue to be located along East Broad Street as no changes are

proposed along this corridor. Better than 50% of the campus will be green space which includes the central courtyard and the athletic green space as shown on the site plan. These open spaces may be active or passive as the open space along Columbia Avenue will serve as an outdoor activity area for limited athletic events and the lower school. An inventory of the existing significant trees has been submitted with this application to show the minimum number of trees to be lost due to construction of the new structures on the site.

- (9) Plans will be submitted to the Columbus Fire Department for review and approval upon the receipt of approval for construction of the new building.
- (10) The palette of all landscaping materials will be shown on the landscaping plan that will provide guidance for future presentation of a landscape plan. The landscaping plan will be submitted to the Planning Commission for review and approval prior to construction. Care shall be taken to protect the existing trees where possible and consultation will be made with the Bexley Tree Commission to review all existing and proposed trees within the site. Any trees removed during construction that are located in the right-of-way shall be replaced on an equal basis on a caliper inch basis measurement or a fee in lieu of tree replacement as determined by the Bexley Tree Commission. The trees to be saved shall be protected with rigid construction fencing and installed at the drop line of the branches to prohibit damage to root systems. An arborist has been employed to insure preservation of those trees to be saved and proper installation of new trees and landscaping during the construction process. All healthy trees scheduled to be removed that are less than five (5) caliper inches in diameter are to be transplanted on site and incorporated into the overall landscape plan. All healthy trees programmed to be removed that are more than five (5) inches in diameter are to be replaced with trees that are at a minimum of four (4) inches in diameter if available and if not will be substituted with two (2) trees with a minimum 2 1/2 inch caliper diameter. A hedge row, wall or evergreen shrubs will buffer the school on all four (4) sides as shown on the landscaping plan and this level of screening will be duplicated with the reconstruction of the building. In some instances a low brick/stone wall, mounding or decorative fencing maybe substituted for the evergreen hedge and such changes will be reflected on the landscape plans submitted for review and approval. Deciduous street trees, (2 1/2' caliper in size at the time of planting) combined with evergreen trees (five foot minimum height at planting) and shrubs (minimum 2 bucket size at planting) provide for a park like setting on the campus that will be fostered by the redevelopment of the site. It should be noted that the overall lot coverage under the proposed layout is less than what is currently located on the property.
- (11) The proposed construction will be done in phases to lessen the impact on the school and surrounding neighborhood. No demolition permit shall be granted

until building permits are secured for the replacement structures. A phasing plan of four steps is provided below:

Phase 1: Construction of a Fitness Center at CSG's Kirk Campus on Cassady Avenue. The earliest that this construction would begin would be summer of 2007. The school's goal is to complete construction by the beginning of the 2008-2009 school year.

Phase 2: Construction of the new PYC and Lower School, Auditorium and Arts Center and most of the new Main Lobby. This will require removal of the existing pool, maintenance facility, Crane Gym, 80 South Columbia and Kibler House. The removal of the two (2) homes will only occur after review and comment by the Architecture Review Board for appropriateness of the replacement building elevations and materials. The replacement architecture will reflect and be compatible with the neighborhood to the extent practical and may include saved elements from the existing homes such as balustrades, stain glass windows, doorways, etc. and such materials will be made a part of the presentation to the Boards. The construction will likely not occur before the summer of 2009.

Phase 3: Renovation of the early 1990s classroom building at Drexel and Broad and the work required to make Columbia House into a temporary dining facility, which will be used as such until the completion of Phase 4. This work cannot begin until Phase 2 is complete.

Phase 4: Construction of the Bexley gymnasium and pool, completion of the Lobby and Dining Room / Kitchen and renovation of the Mansion and Columbia house for CSG offices. This work cannot begin until the completion of Phase 3. The existing kitchen and dining rooms as well as the Gold gym also cannot be removed until the completion of Phase 3.

During each phase of development the City Traffic Engineer will review the results and traffic patterns to insure proper vehicular movement around the site. Construction parking, tool trailers and staging areas on site will be carefully located and screened wherever possible to lessen visual intrusions within the neighborhood. Surrounding owners will be given fifteen (15) days notice prior to the construction of the new buildings.

- (12) All mechanicals, service areas and trash dumpsters will be structurally screened (the dumpsters will be screened on all three sides up to 6' in height with materials complimentary to those used on the buildings and a gate on the fourth side) and no open storage will be permitted within the site. The site plan indicates that the service area and trash dumpsters will be centrally located within the site to

maximize screening and noise reduction. Access to the service area will come off Columbia Avenue to minimize the possibility of contacts with school traffic. The City of Bexley Traffic Engineer will review and approve the flow of traffic and access point to insure proper vehicular patterns along Columbia Avenue.

- (13) Minor changes may be made without resubmission of the Master Plan to City Council but must be approved by the Planning Commission with review and comment by the Architectural Review Board. For the purpose of this clause minor changes shall include alterations necessitated by final working engineering and architectural plans, which do not put structures closer to any setback line established as part of the development text and corresponding site plan, do not materially affect the views from abutting properties, do not alter the internal arrangement of the structures and do not adversely affect the aesthetics or function of the Master Plan.

colsschoolgirls-columbia.txt
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**Columbus School for Girls
Campus Master Plan Summary
Supplementary Information**

**Provided to the Planning Commission and
Board of Zoning Appeals in July, 2006**



Slate



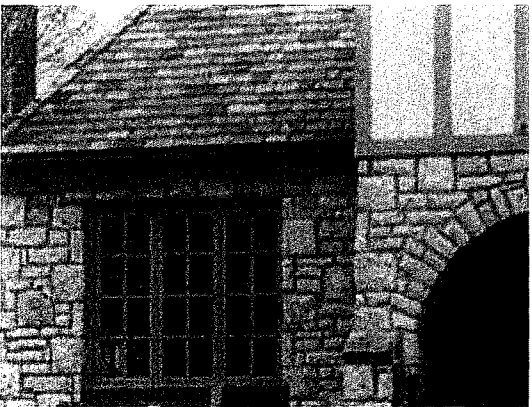
Hipped Roof



Stone



Stone and Stucco



Divided Light Windows



Overall Effect

Suggested Material Palette

COLUMBUS SCHOOL FOR GIRLS

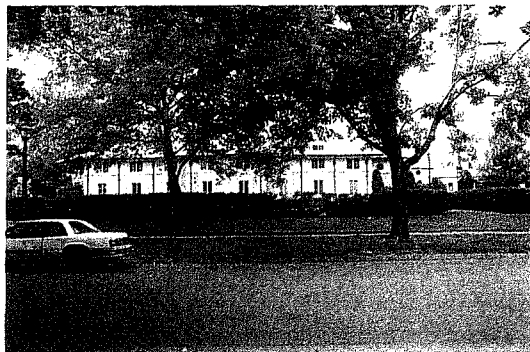
07/09/06



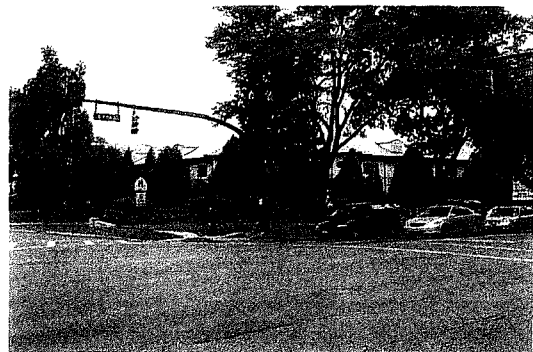
Broad Street-Existing to Remain



Broad & Columbia-Typical Hedgerow



Columbia-Screened Parking



Drexel Circle-Existing to Remain



Drexel & Powell-Heavily Landscaped



Drexel Ave. Parking-Existing to Remain

which approaches the main entrance of the school. The entire length of Drexel Avenue will be heavily planted, more than it is today, and street trees, which are in good condition, will be preserved. The stone wall of the auditorium at the corner of Drexel and Powell will be partially obscured by a grove of tall evergreens, deciduous trees and shrubs. The setback from Drexel established for the 1990's classroom building will be respected.

Powell Avenue: Plantings will continue around the corner and continue down Powell Avenue. The setback from Powell established by 80 South Columbia Avenue will be maintained. A low berm, similar to the present one will remain. The small access drive to the Auditorium back door will be located off of Powell, but it will be rarely used – no more than several times a semester. It will be set back from Drexel Avenue a distance that is past the setback of the houses on Drexel, south of Powell.

A smaller semicircular drive will be constructed along Powell Avenue to serve as pick-up and drop off for the PYC and Lower School. This will greatly help ease the traffic flow during drop off and pick up activities. Circulation will proceed around an island that will be heavily planted.

At the request of the joint boards, the western wing of the PYC and Lower School will be set back a minimum of a distance comparable to the setback maintained by 80 South Columbia Avenue. The Columbia Avenue parking area will be modified to have a dead end configuration, eliminating the need for a curb cut on Powell Avenue near the Columbia corner. This will eliminate approximately 8-10 on-site parking spaces at that location. The corner of Powell and Columbia will appear very similar to the existing. The tall, healthy trees, hedges, lawn and terraced area with low stone wall will remain.

Columbia Avenue: The pedestrian experience along Columbia Avenue will be greatly improved with the elimination of two curb cuts at the Powell Avenue end of the block. The parking areas will continue to be set back from the road and separated from the side walk by a grassy berm planted with the existing evergreen shrubs and trees. All healthy street trees will be preserved. The landscaping around Columbia House will not change and, if anything, fewer of the school buildings will be visible from the sidewalk.

Deliveries /Loading/Dumpsters

Deliveries and Loading: Deliveries will be made at the door located between the proposed instructional pool and the dining room. Trucks will enter the school property off of Columbia Avenue and unload at the eastern end of the small parking lot southwest of the Mansion. Dumpsters will be located in the same area, at the center of the site and will be shielded from the neighbors' view using plant materials as well as an architectural screen, most likely of wood.

Parking Requirements:

Information on projected parking requirements is located on the attached chart. The parking requirements related to the projected increase in enrollment are not significant, but with all of the site modifications requested by recent reviews, the number of spaces provided by the latest development plan will not even accommodate the increase in staff. The total number of on site spaces in the current plan is 132, with 12 additional lay-by spaces on the circular drives for visitors and short term parking. The minimum number of spaces needed for faculty and staff in Bexley, excluding student drivers, visitors and staff who will be working at Kirk, is approximately 152.

CSG Projected Faculty/Staff & Related Parking: PreK-12

		Current	Growth as per enroll plan	Parking Required	Comments/Notes
A	Instructors				
1	PYC	11	12	12	
2	Lower School	28	29	29	
3	Middle School	25	25	25	
4	Upper School	34	37	37	Unsure about overlap of A4 and C7
	ST	98	103	103	
B	Coaches				
1	Faculty	22	24	0	Assumed faculty coaches are counted above
2	Non-faculty	19	20	20	
	ST	41	44	20	most of these will be located at Kirk
C	School Administration				
1	Head of School	4	4	3	Assumes head of school will not require parking
2	Admissions	3	3	3	
3	Business	4	4	4	
4	Development	6	8	8	
5	Publications/PR	2	2	2	
6	Psychologist	1	1	1	
7	School Administration	12	14	14	PYC:2, LS:3, MS:3, US 6
8	Library and IT	6	6	6	
9	Athletic Director	1	1	1	
10	Maintenance	6	7	7	Additional staff person will be required for Kirk
		45	50	49	
D	Students				
	Upper School Students	98	112	112	40% of Upper School drive
E	Guest Parking	0	4	4	can go on street or in lay-by areas on pick-up and drop-off circles
	TOTALS	282	309	288	This total includes PT staff which may not need a dedicated space. The total spaces required at Bexley is 267. If we eliminate student parking the total drops to between 150 and 155

Traffic Study

The traffic study prepared by E. P. Ferris & Associates is provided under separate cover. Described in this report are the proposed drop-off and pick procedures for the school. By separating Middle and Upper School drop-off and pick-up locations from those of the Lower School and PYC, the School will greatly reduce the congestion that occurs at these times. Queuing will no longer extend to Broad Street, which was a safety concern of CSG's.

Tree Survey

A tree survey of CSG's Bexley campus was conducted by Ahlum and Arbor in late June. The final report is provided under separate cover. Susan Maxman & Partners has taken the information from that report and overlaid it on the latest development plan and site survey. SMP concludes that the only trees that conflict with the development plan, and are of both substantial size and in good health are as follows:

- Tree 130: A street tree located on Drexel Avenue conflicts with the circular drive.
- Tree 136: A plane tree currently located in the playing field will conflict with the auditorium wing.
- Trees 97-99, 2 ginkgos and a Norway maple *may* conflict with Drexel Parking.

The following trees are of substantial size but are in fair to poor condition:

- Trees 50: large plane tree behind the Mansion, in fair/poor health, conflicts with the current plan.
- Trees 184 and 185: 2 large Pin Oaks, in fair/poor condition, conflict with the LS/PYC drive.

On the updated illustrated site plan which is included in this report, existing trees which are being retained are shaded to differentiate them from new plantings. The trees noted above are indicated for reference. Other existing trees that will not be retained in the development are those which are either very small or in poor condition. For example, all of the magnolias on the property have a blight and should be removed. Other points of interest:

- The street trees along Drexel Avenue are in quite good condition
- All but two of the street trees along Columbia Avenue are in poor condition.
- The street trees on Broad nearer to Columbia are in better condition than those near Drexel.

Proposed Setback and Height Limitations

The proposed setbacks from property lines, and related height limitations, are indicated on the accompanying 11 X 17 plan.

Southwest Corner of the Bexley Site

Scheme A represents the plan of the Program for Young Children and Lower School classroom building that was presented on May 22 to the Joint Planning and ZBA Boards. It represents, in concept plan form, a layout that meets the academic needs of Columbus School for girls. To briefly summarize:

Description:

PYC and LS are envisioned as being housed in a 2-1/2 newly constructed classroom building. The image of the structure is represented by the attached conceptual rendering and strongly resembles the neighboring houses. The hipped roof is shingled in slate and the walls will be stucco with stone, most likely at the base. Divided light windows are planned and a continuous trellis with plantings also softens the appearance of the building. The surrounding landscape is heavily planted. To the west of the PYC/LS, the Columbia parking lot accommodates 80 cars. The lot, designed for one-way traffic, has an entry located on Powell and an exit located on Columbia.

The PYC and LS offices are located on the first floor, directly adjacent to the front door. This location gives the office a view of comings and goings of children, parents and staff. A meeting room, located across the hall from the office, can be shared by the Parent Education Program, and further down the Lobby, the PYC/LS Library is on display and becomes part of the CSG showcase of Academics, Arts and Athletics.

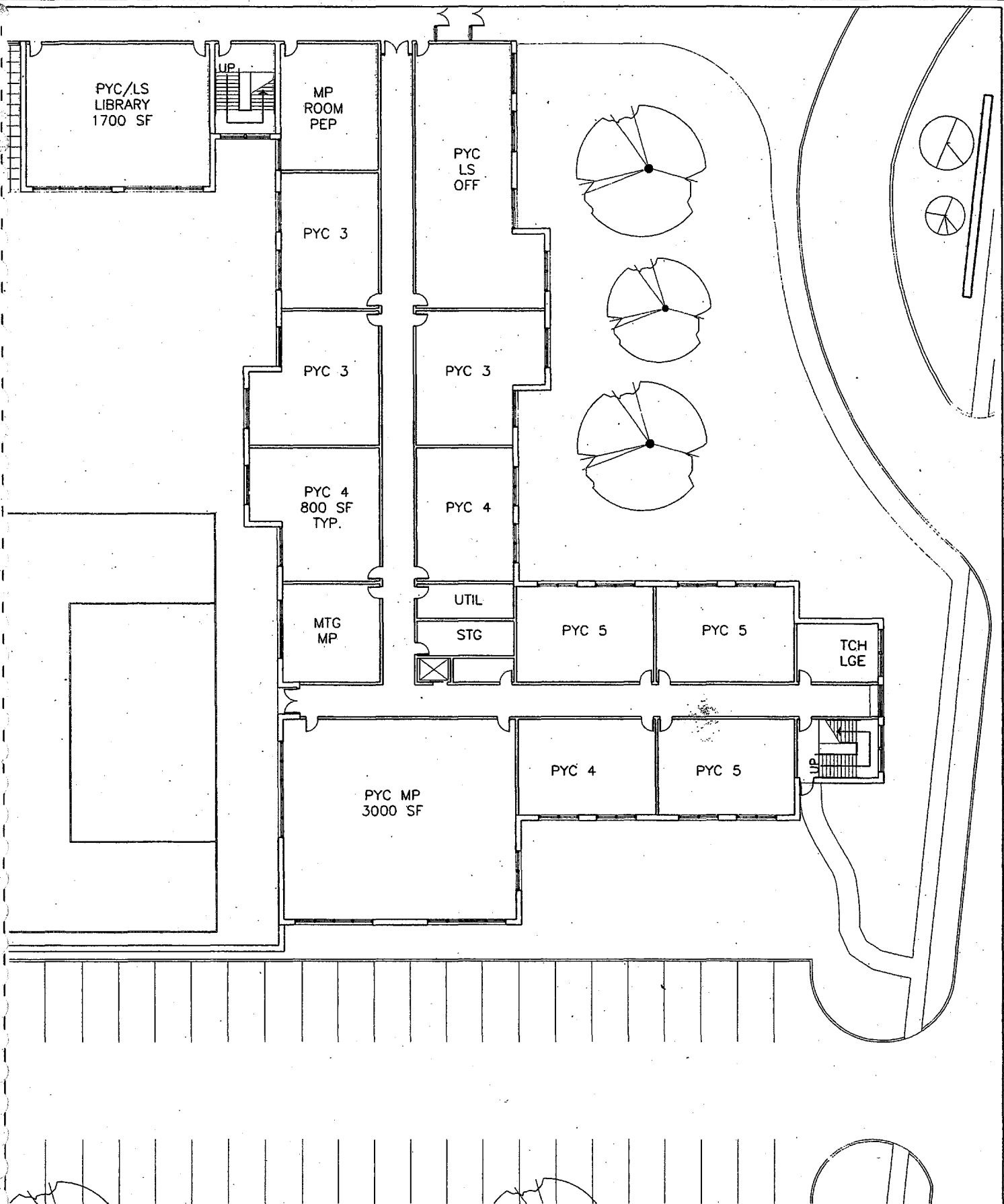
Three classrooms for each PYC age group are located along the first floor corridor within the PYC/LS Wing. A small meeting room for tutoring and a teachers' lounge are also located on the first floor. A large multipurpose room, which can accommodate either PYC movement classes, or the assembly of a whole grade level, is provided at the bend in the corridor.

The entire Lower School, is located on the second floor. Facilities include three classrooms for each form and bathroom/storage/utility space. A large shared science room, with an outdoor terrace for gardening, and a Spanish room are centrally located.

Issues:

After the presentation to the Joint Boards on 5/22/06, SMP was asked to review several design issues pertaining to the southwest corner of the Bexley site that are a concern to the committee members and residents of the surrounding community:

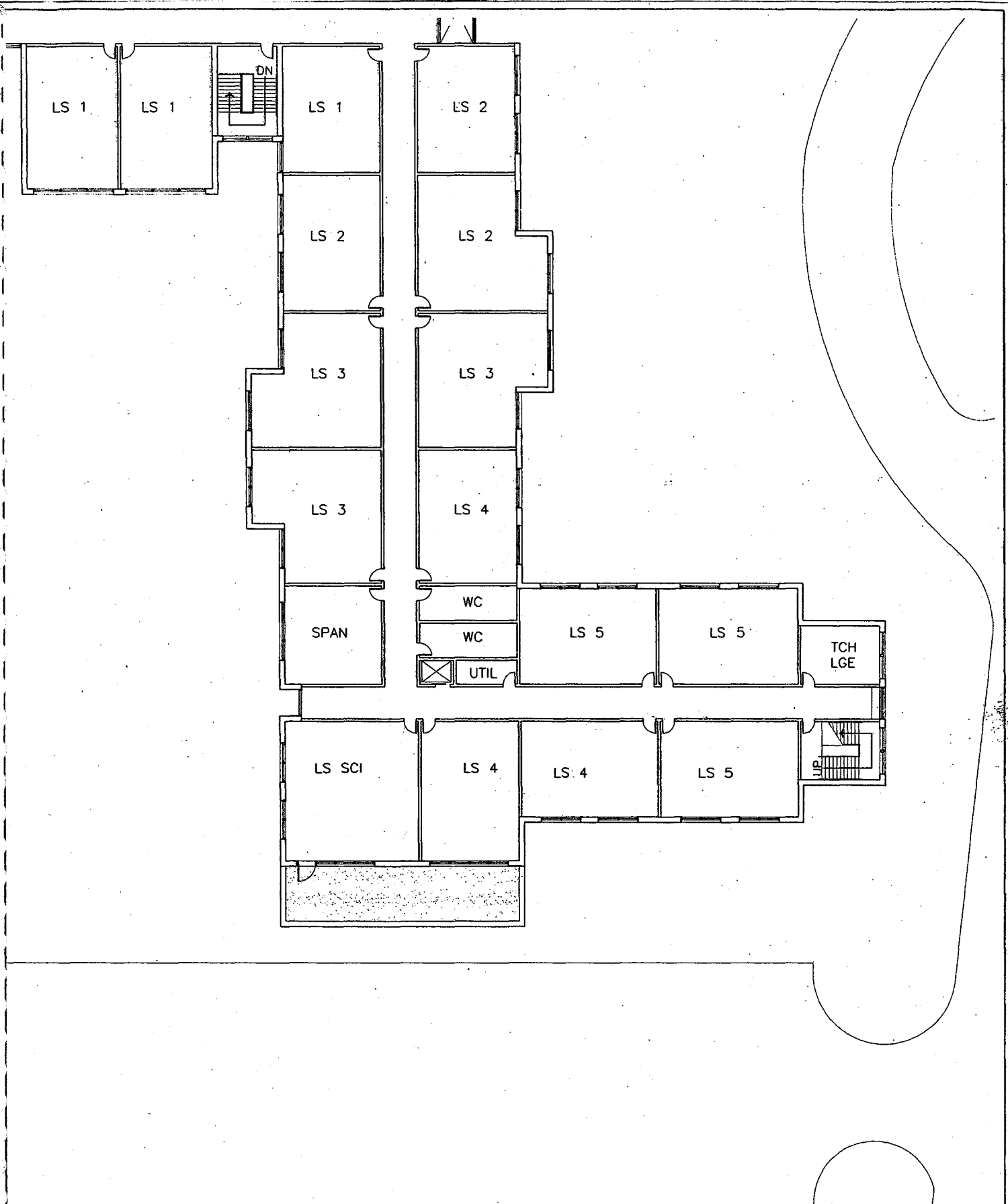
- The minimal setback from Powell Avenue
- The curb cut on Powell near Columbia
- Reuse of 80 South Columbia, all or in part
- The extent of the Columbia parking lot
- The amount of landscaping at the Columbia parking lot
- The lack of greenery at the corner and retention of existing trees



Susan Maxman & Partners
architects

**COLUMBUS SCHOOL FOR GIRLS
 COLUMBUS, OHIO**

Drawing Title: Scheme A - First Floor
 Scale: 1/32" = 1'-0"
 Date: July 20, 2006



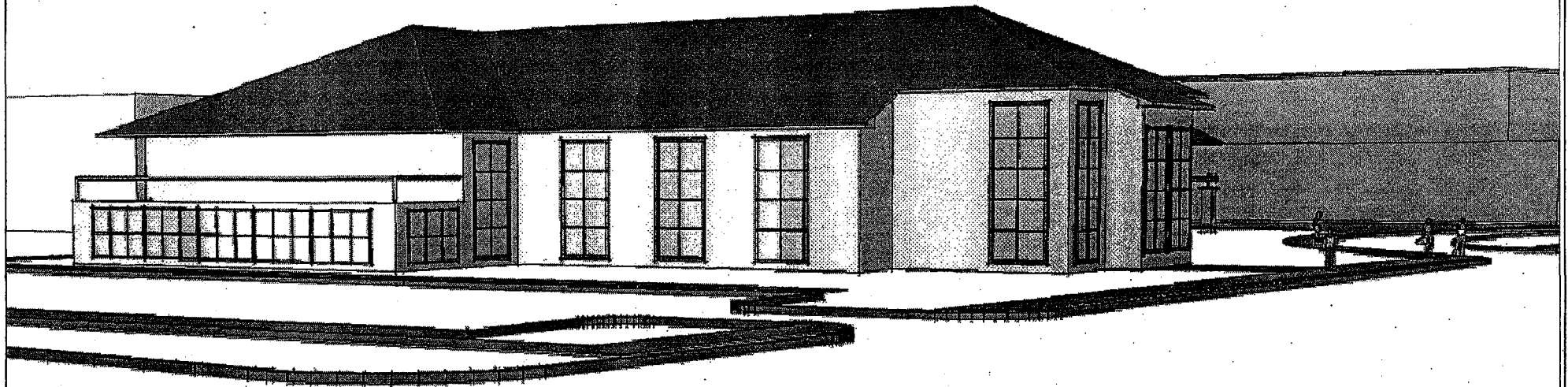
Susan Maxman & Partners
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**COLUMBUS SCHOOL FOR GIRLS
 COLUMBUS, OHIO**

Drawing Title: Scheme A - Second Floor

Scale: 1/32" = 1'-0"

Date: July 20, 2006



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COLUMBUS SCHOOL FOR GIRLS
COLUMBUS, OHIO

Drawing Title: Scheme A - View from
SW Corner

Date: July 20, 2006

Scheme B – The Modified PYC/LS Building and Surrounding Site

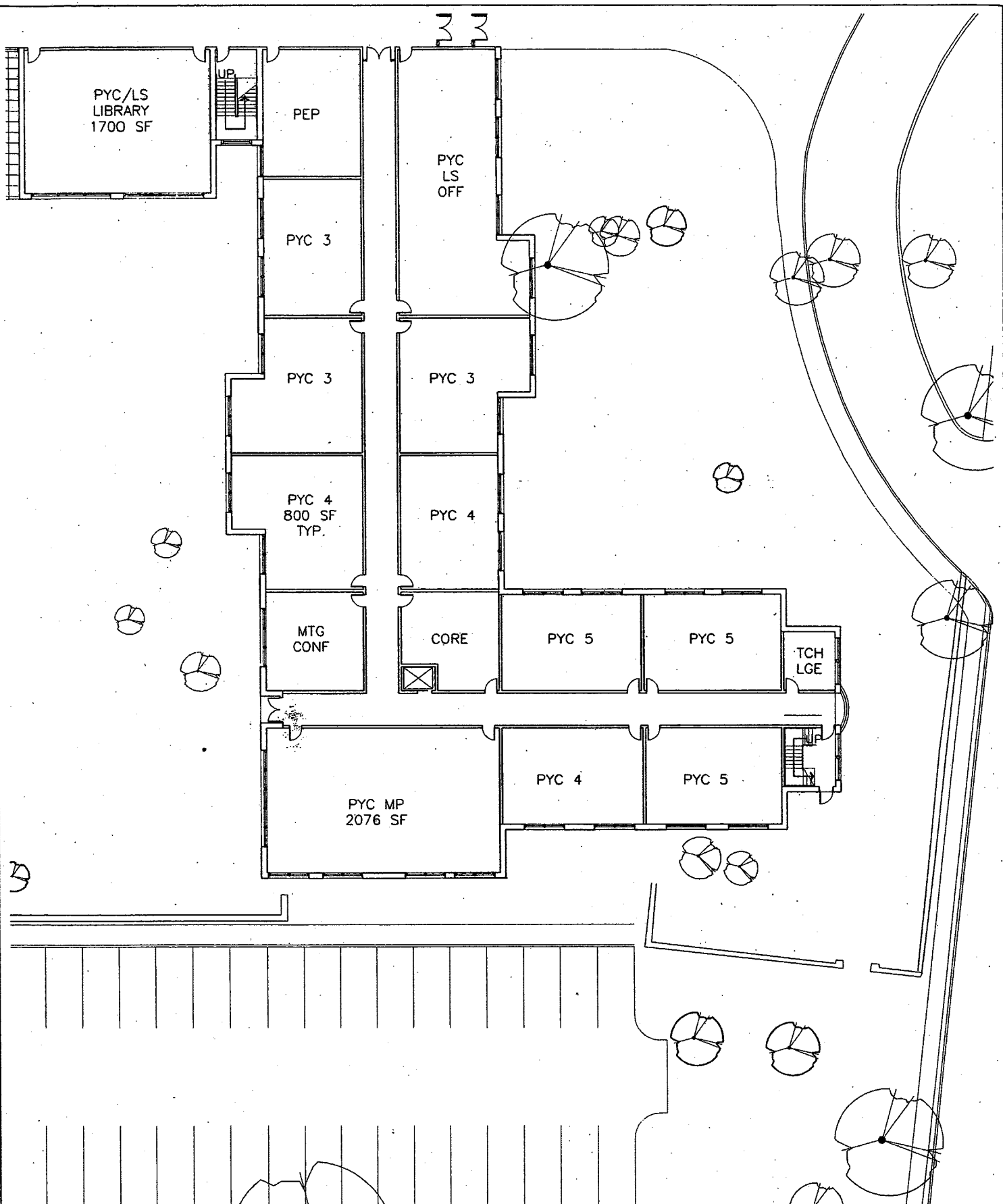
Keeping in mind all of CSG's educational goals, SMP adjusted Scheme A to reflect the concerns from the City of Bexley. The attached rendering of the southwest corner retains the overall image of the previous rendering – sympathetic in massing, scale and materials to the surrounding neighborhood, but also illustrates how the modified design addresses the issues listed above.

Description

The PYC/LS building in Scheme A is moved to the North four feet, and the stair tower to the south is reduced in size. The Columbia parking lot is shortened, leaving the southwest corner as green space. The multipurpose room is reduced in size allowing the relocation of the Columbia parking lot six feet to the East. The Columbia lot is altered to be a cul-de-sac, with entry and exit on Columbia, midway between Broad and Powell. Although the retention of 80 South Columbia could not be accommodated, features of the house are retained – interior woodwork and details, the large bay window to the south and the west facing terrace with stone balustrade. All of PYC remains on the first floor in much the same layout as Scheme A. Likewise, the Lower School and its shared classrooms and support spaces remain on the second floor, in an arrangement similar to Scheme A.

Evaluation:

1. All CSG's academic objectives are met in an economical structure sympathetic to the community.
2. The design is efficient, accessible and the new building will be designed to comply with all codes.
3. The building relocation pulls it back to the setback line established by 80 South Columbia.
4. It also preserves several large trees to the south of the building along Powell
5. The southwest corner retains its green "park-like" ambiance
6. Redesign of the parking lot allows a deeper landscaped buffer and eliminates the Powell curb cut.
7. 80 South Columbia is not retained, but architectural elements have been reused.
8. Unfortunately, 10 site parking spaces are eliminated in the Columbia parking lot.



Susan Maxman & Partners **architects** LLP

**COLUMBUS SCHOOL FOR GIRLS
COLUMBUS, OHIO**

Drawing Title: **Scheme B - First Floor**

Scale: **1/32" = 1'-0"**

Date: **July 20, 2006**



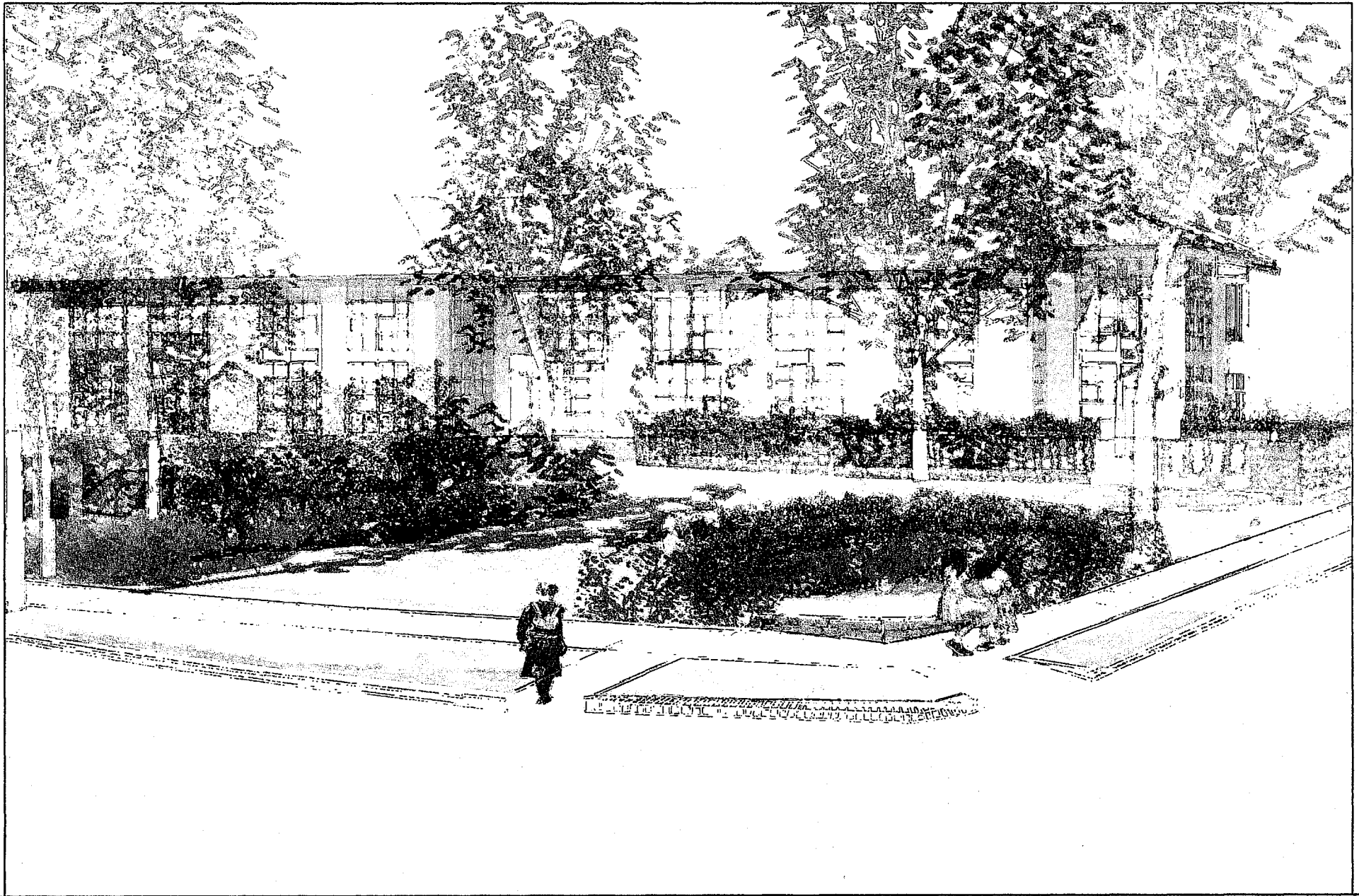
Susan Maxman & Partners **architects**

**COLUMBUS SCHOOL FOR GIRLS
COLUMBUS, OHIO**

Drawing Title: Scheme B - Second Floor

Scale: 1/32" = 1'-0"

Date: July 20, 2006

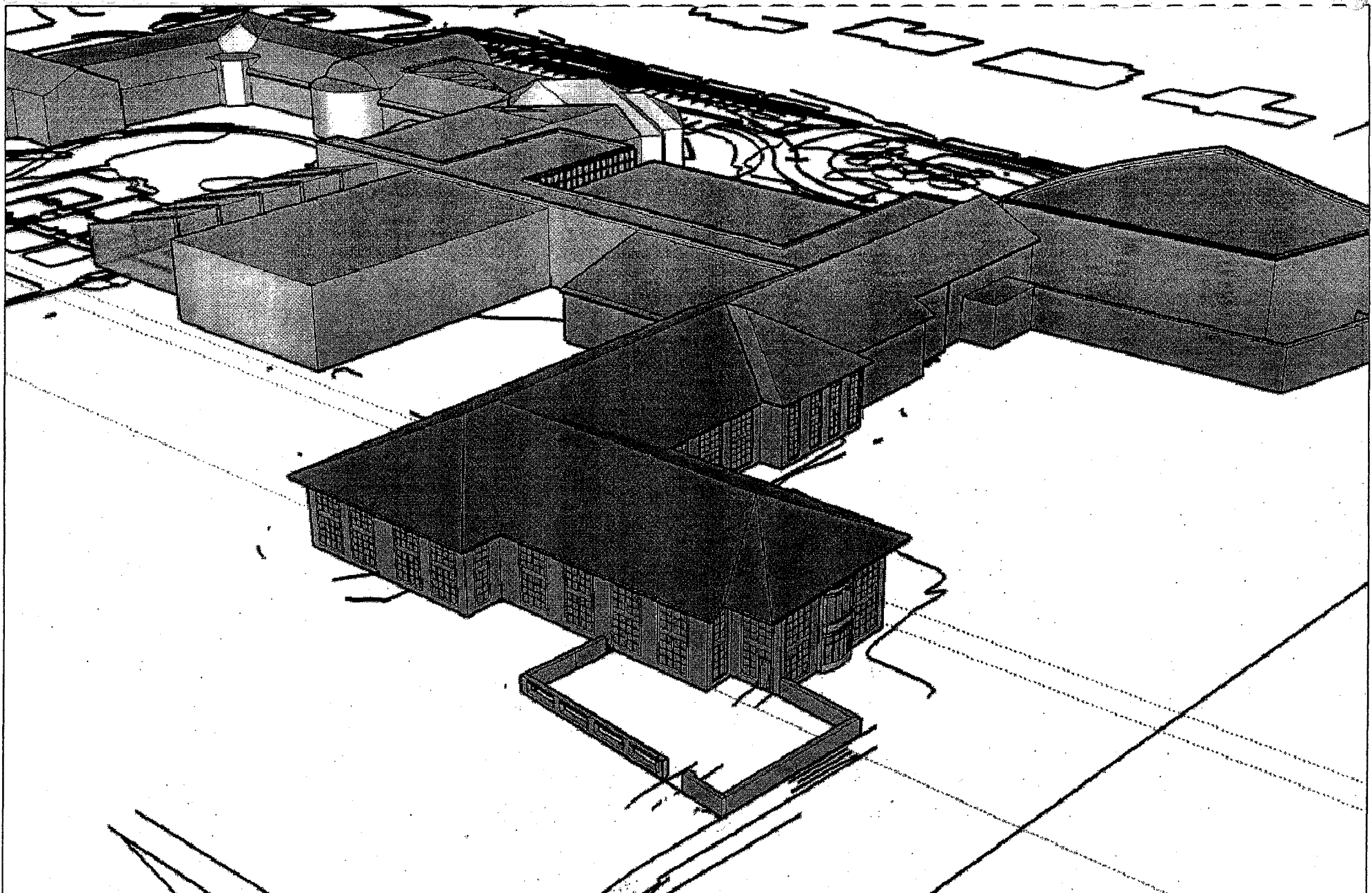


Susan Maxman & Partners **architects**

COLUMBUS SCHOOL FOR GIRLS
COLUMBUS, OHIO

Drawing Title: Scheme B - View from
SW Corner

Date: July 20, 2006



Susan Maxman & Partners
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COLUMBUS SCHOOL FOR GIRLS
COLUMBUS, OHIO

Drawing Title: Scheme B - Bird's Eye View

Date: July 20, 2006

80 South Columbia Avenue Studies and Commentary

Overview

Columbus School for Girls recognizes the value of retaining older houses in Bexley that reinforce the residential character of the town, for they contribute to making it a great place to live. The dilemma that faces the school, in the case of 80 South Columbia Avenue, relates to the fact that improvement of facilities on the Bexley site to support its academic program are critical to the school's continued success. Options for providing those improvements are extremely limited, especially with the added complexity of trying to phase construction and keep a school for 650 girls operating efficiently and safely.

Academic Uses in Residential Structures

CSG has been located on this current site in Bexley for over fifty years and has assumed many configurations and shapes. One thing that the school has learned over the years is that the residences on the site do not serve well as academic facilities:

- equal access to all floors is an enormous challenge;
- ventilation is poor, and rooms are draughty;
- mold has become more and more of a problem;
- IT systems cannot be effectively networked to the larger facilities on campus;
- life safety compliance cannot be satisfactorily met, and most critically;
- the rooms are too small to accommodate traditional CSG class sizes.

In fact, one of the stated goals of the master plan process was to move the remaining classrooms out of the Mansion because very few classes fit in the rooms, and teachers view the accommodations as sub-standard and balk at teaching in them. An illustration of the comparison of the space provided in 80 South Columbia to the size of a standard PYC or Lower School classroom is attached.

Office Uses in Residential Structures

The smaller sized rooms of the residential structures can be used for administrative offices, and have been in many instances over the years, although office functions suffer for many of the same reasons as classroom functions. As part of the master planning process, SMP met with school administrators and teachers to develop a master plan facility program that would accommodate the school for the next 20 – 25 years. The following decisions/observations concerning office space needs were made:

- Academic Administration for each school division must be located with its teachers and classrooms.
- The required square footage for general academic administration is 9,000 square feet
- Of the 9,000 SF, approximately 2,000 SF must be located near the school's new main entrance.
- Most of the remaining 7,000 SF of offices should be located in Columbia House, which is 7,500 SF
- Although the Mansion, a campus landmark, should be retained, its primary use will be ceremonial.

In other words, the Mansion will be under utilized in the future, but maintained by the school because of its sentimental value to the alumnae and its historical value to the community. The conclusion, from the master planning studies was that there is no viable use for 80 South Columbia Avenue other than residential use. However, over the last several weeks, CSG and SMP/URS looked again at a number of alternatives to the original Master Plan Proposal to ascertain if all possible uses of the property had been studied and objectively evaluated. The following pages describe additional options that were studied.

Retention of 80 South Columbia as the Head of School's Residence

If 80 South Columbia Avenue is kept as a residence the following are CSG's alternatives to provide the amount of space needed for the combined Program for Young Children and the Lower School academic programs and related offices:

- Keep the East/West portion of the building as designed, adding a 3rd floor
- Turn the north/south portion of the Lower School wing to the north rather than to the south.
- Make the two story addition a long straight building, rather than an L-shaped building.

A Third Floor

Although the program space can be accommodated by adding a 3rd floor, CSG cannot operate the Lower School and PYC effectively, efficiently and safely on three floors, especially due to the age of the students in those divisions. In addition, programs for preschool age children should not be located in structures with more than 2 floors.

Moving the North/South wing to the North

Flipping the wing to the North effectively eliminates the playing field located between the Gym/Pool and the Columbia parking lot. A small playing field for the younger girls, many of whom will not be using the Kirk facilities, is essential to CSG's athletic and after school enrichment programs.

A 2 Story Straight PYC/Lower School

In order to accommodate the academic program for the PYC and Lower School, the two story straight building would extend past the current setback line on Columbia Avenue, nearly to the sidewalk. In addition, 14 additional on site parking spaces would be eliminated. The only feasible way to recover the much needed parking spaces, would be construction of a small parking lot at the corner of Powell and Columbia Avenue. Both of these conditions, breaching of the setback and parking at the corner, are far less sensitive to the surrounding community than what has been proposed in the Master Plan.

Conclusion

The options described above either do not meet CSG's educational or functional needs or negatively impact zoning, planning and green spaces goals and requirements of the community.

Retention of 80 South Columbia for Academic Space, wholly or in part

SMP/URS agreed not to further study the use of 80 South Columbia Avenue for office use, since there was already more than twice the amount of office space provided in the Master Plan, without utilizing that property, than was required by the program. The following studies were limited to looking at using all or part of the property for academic use. Although many permutations of the following four schemes were developed, those that follow represent the most distinctly different approaches. Each scheme was evaluated against the criteria described below. Does the scheme in question:

1. Serve CSG's academic goals?
2. Provide a safe/efficient/accessible environment for young girls?
3. Impact adversely the use of the site?
4. Work functionally and aesthetically for the PYC/Lower School?
5. Respect the architectural design and integrity of 80 South Columbia?
6. Preserve the residential "single detached home" aspect of the block along Powell?
7. Incur additional operating costs for CSG?
8. Increase the cost of building the project?

Scheme C: Retention of south and west walls of 80 Columbia, building PYC/LS around them

Description:

All of 80 South Columbia is removed, save the West wall and the stone portions of the South wall. Floor structure is all new to allow the floors between the new classroom wing and the "residence" to align. On the first floor the library remains located off of the main lobby and the multi-purpose room is located at the end of the wing. PYC is on the first floor and LS is on the second.

Evaluation:

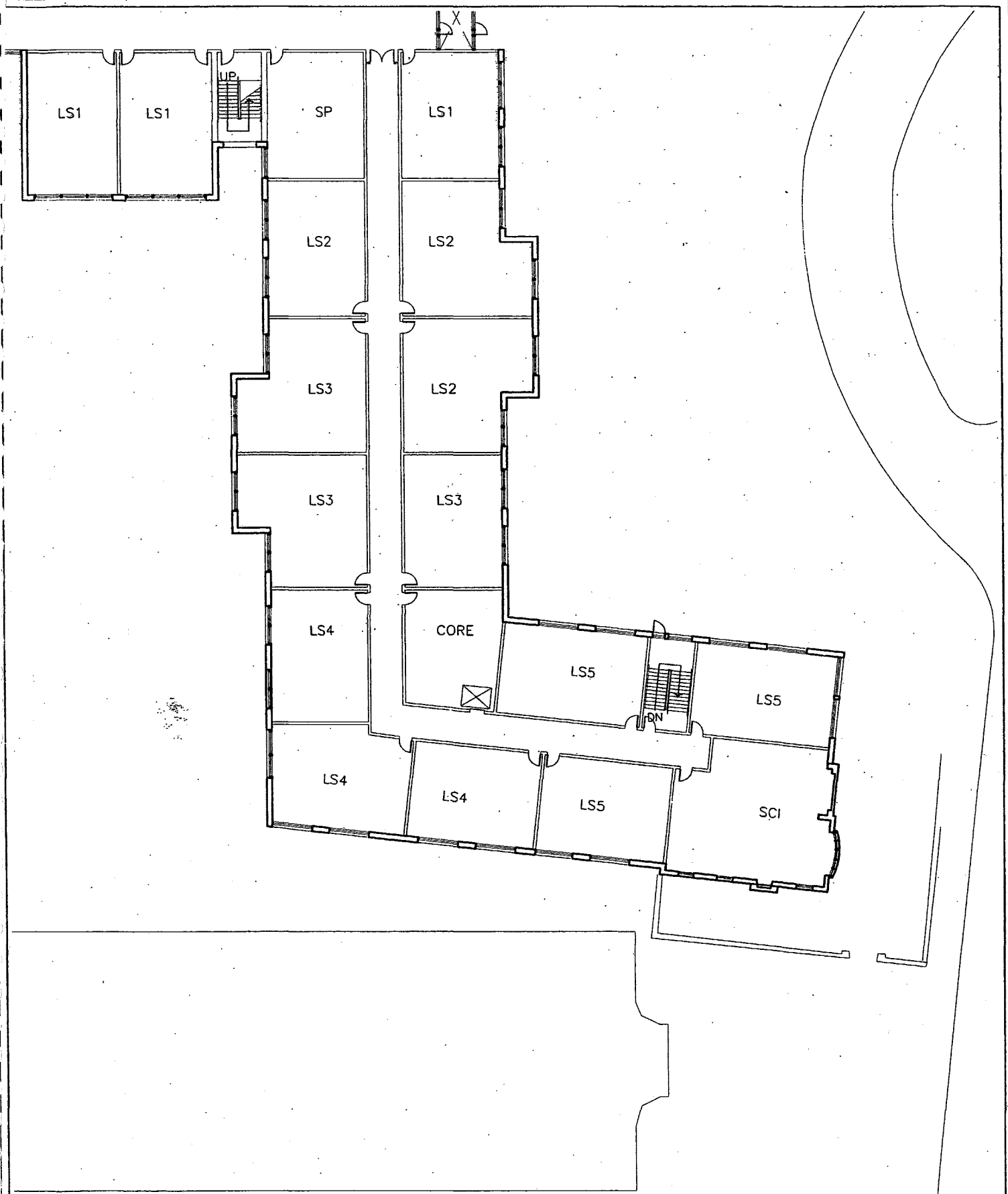
1. PYC functions are all on one floor as are Lower School. The multi-purpose room is within the PYC/LS wing, which is desirable, and the lobby remains off of the library which is a facility that CSG wanted to showcase on the lobby.
2. This plan provides a safe/efficient/accessible environment.
3. There are no adverse site implications.
4. Since the North/South wing must be angled to accommodate the two existing walls, a number of oddly shaped rooms and spaces are created, which is unfortunate in a new building. The exterior of the building is a bizarre juxtaposition of old residence and new school building. If the 80 South Columbia exterior treatment -- stonewalls and leaded glass windows - are used throughout the building, the cost of construction would increase substantially. The small punched openings in the residence are too small for a classroom if day lighting is to be maximized. Introduction of day lighting in all campus facilities is a goal of the Master Plan.
5. Most of 80 South Columbia is removed, it no longer resembles a house, and the original building is completely marginalized.
6. Since the residence is essentially obliterated, the residential aspect is gone, however the new wing does have a residential scale.
7. There should be no hidden operating costs.
8. Additional costs, though not significant, would be related to shoring up the walls, and the typical premiums related to restoring existing structures, would elevate costs slightly. A significant cost increase would occur if all of the exterior materials of 80 South Columbia are replicated (see 4 above) throughout the PYC/LS.



Susan Maxman & Partners
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**COLUMBUS SCHOOL FOR GIRLS
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Drawing Title: Scheme C - First Floor
 Scale: 1/32" = 1'-0"
 Date: July 20, 2006



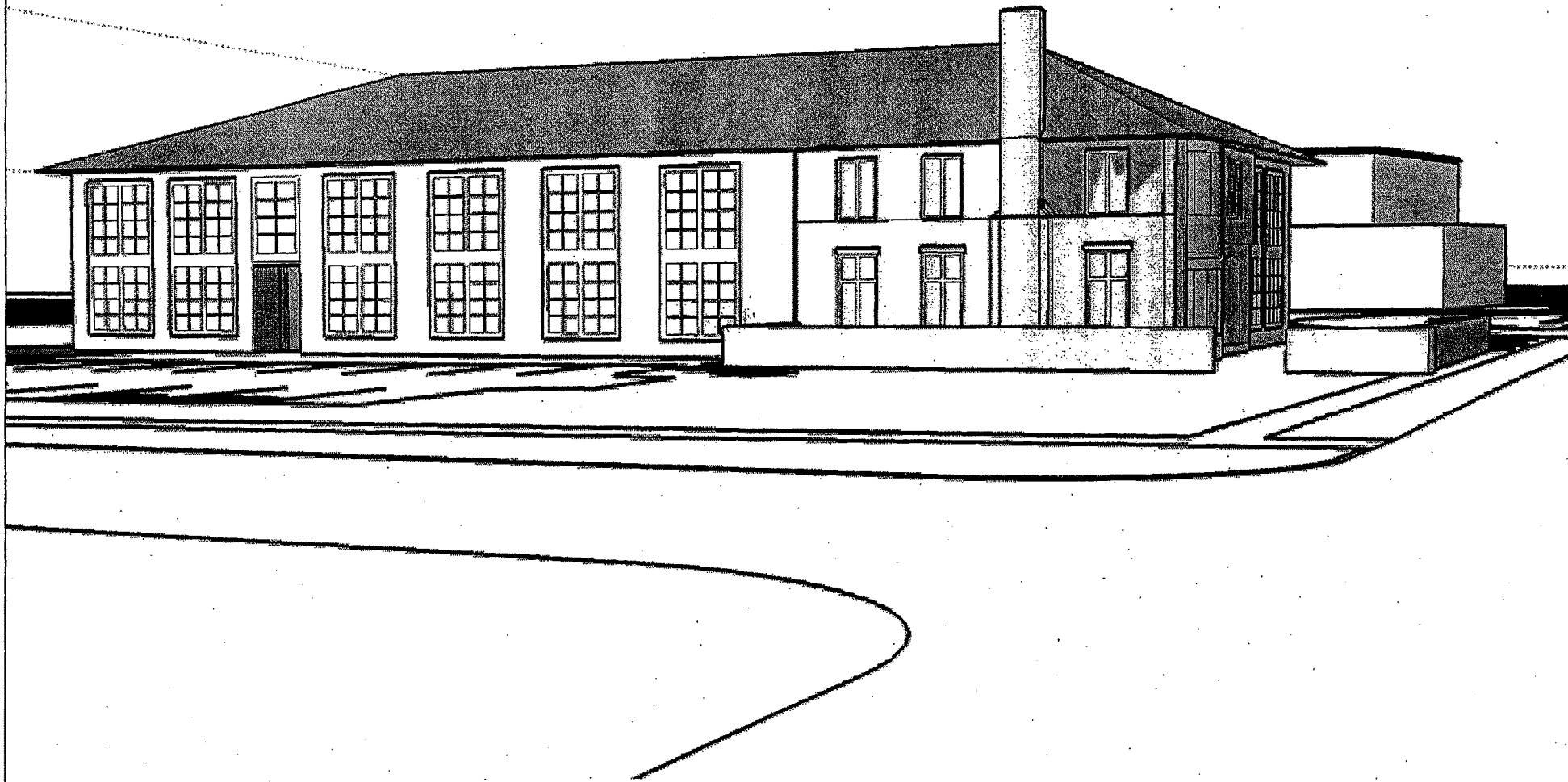
Susan Maxman & Partners
architects

COLUMBUS SCHOOL FOR GIRLS
 COLUMBUS, OHIO

Drawing Title: Scheme C - Second Floor

Scale: 1/32" = 1'-0"

Date: July 20, 2006

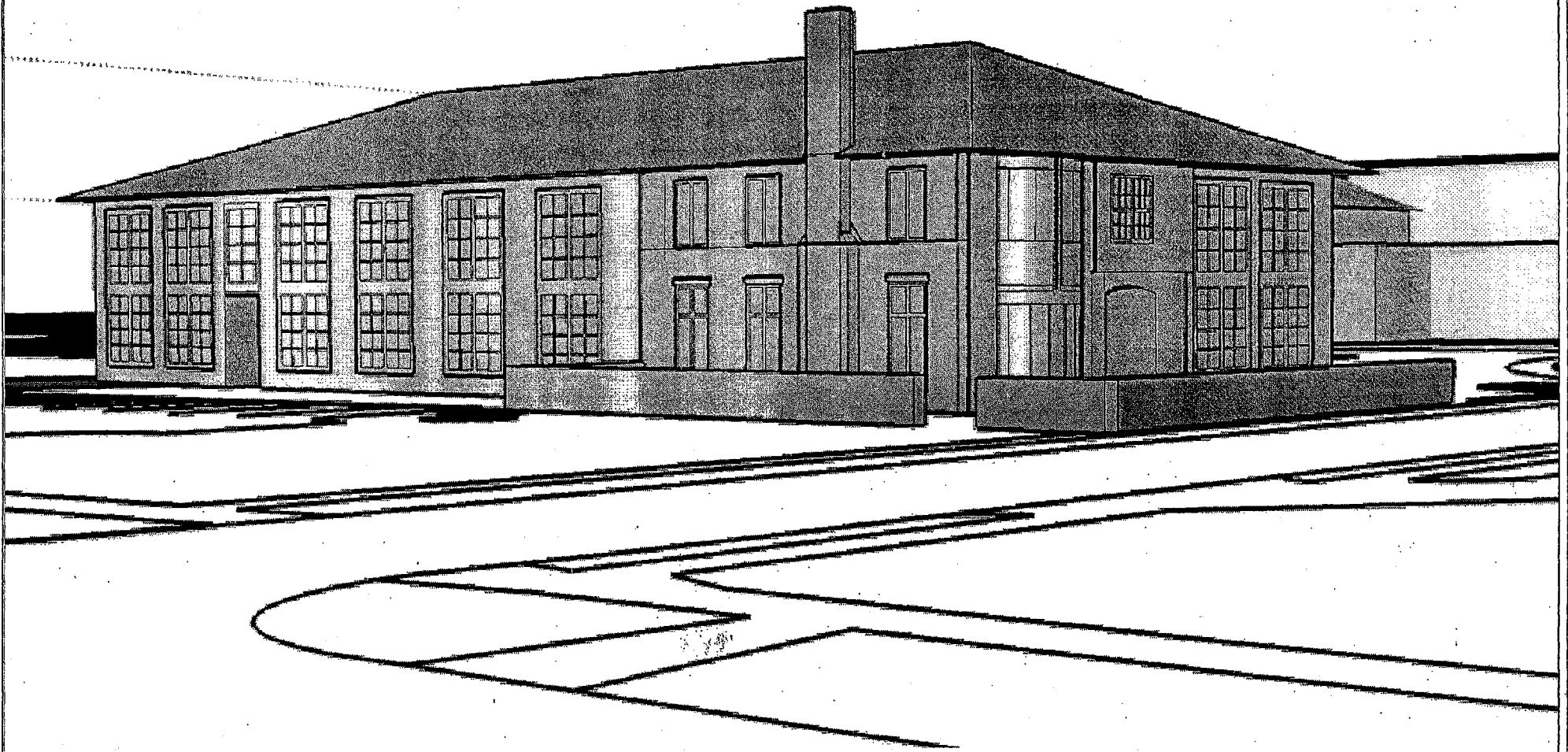


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COLUMBUS SCHOOL FOR GIRLS
COLUMBUS, OHIO

Drawing Title: Scheme C - View from
SW Corner

Date: July 20, 2006



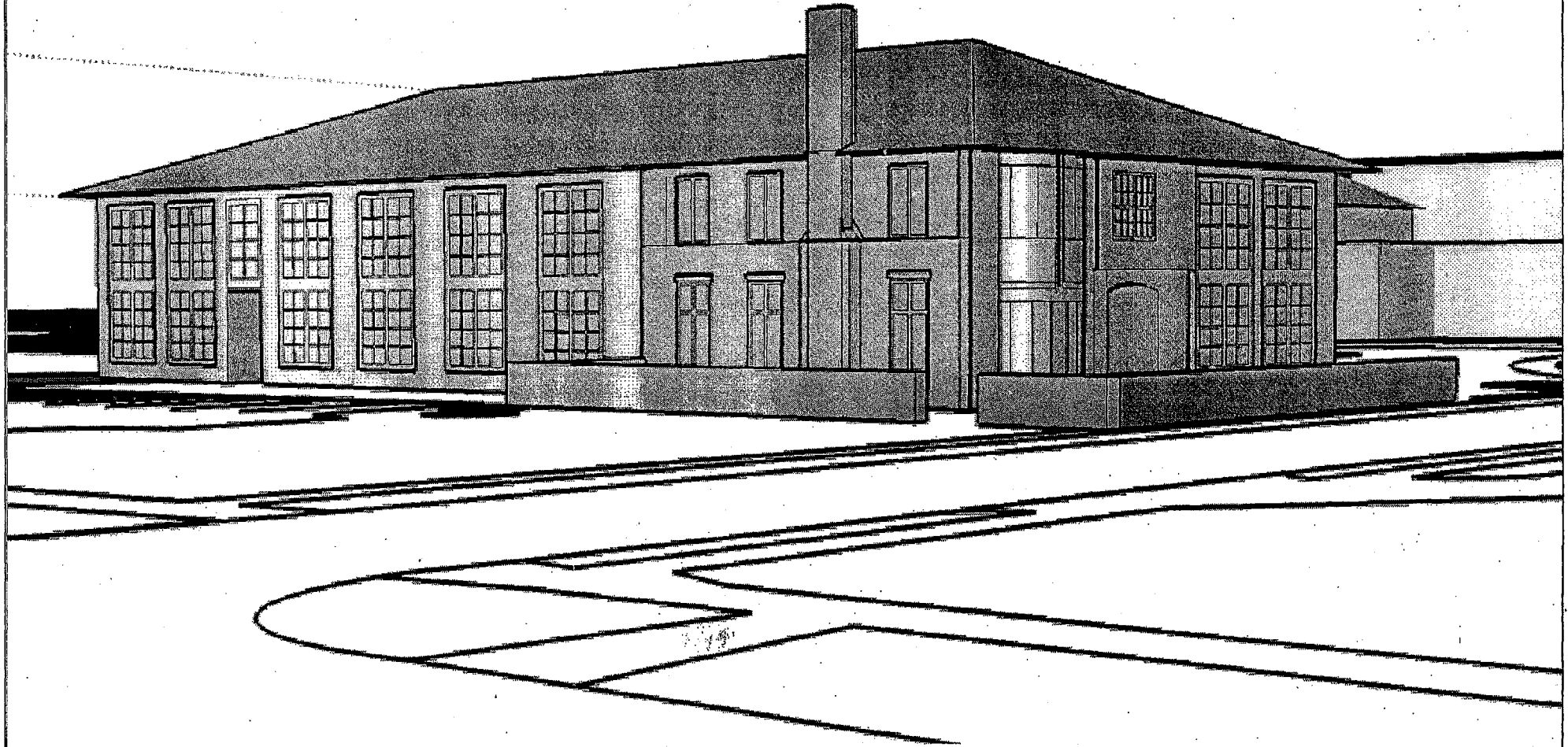
Susan Maxman & Partners LLP



COLUMBUS SCHOOL FOR GIRLS
COLUMBUS, OHIO

Drawing Title: Scheme C - View from
Powell Avenue

Date: July 20, 2006



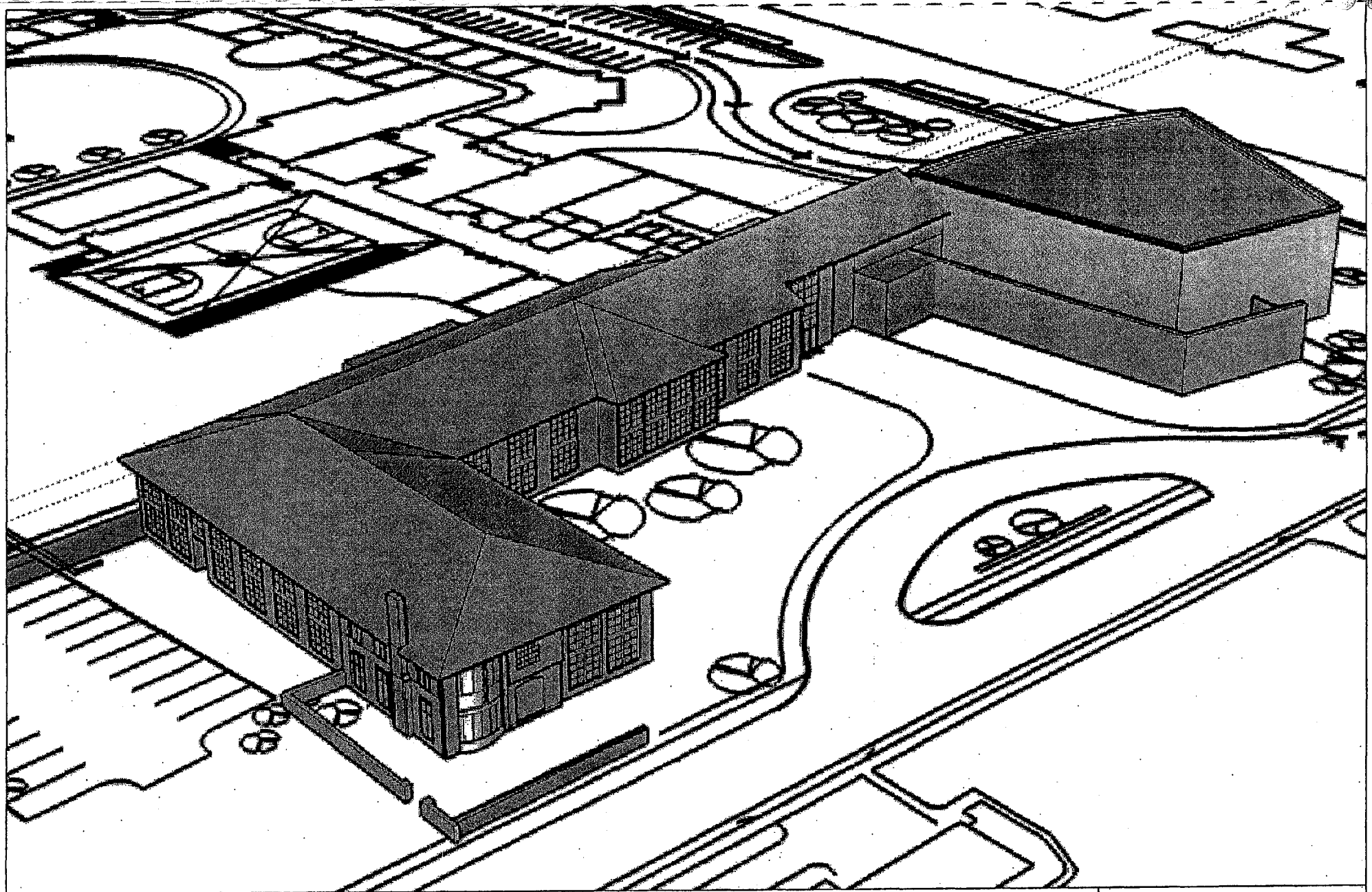
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COLUMBUS SCHOOL FOR GIRLS
COLUMBUS, OHIO

Drawing Title: Scheme C - View from
Powell Avenue

Date: July 20, 2006



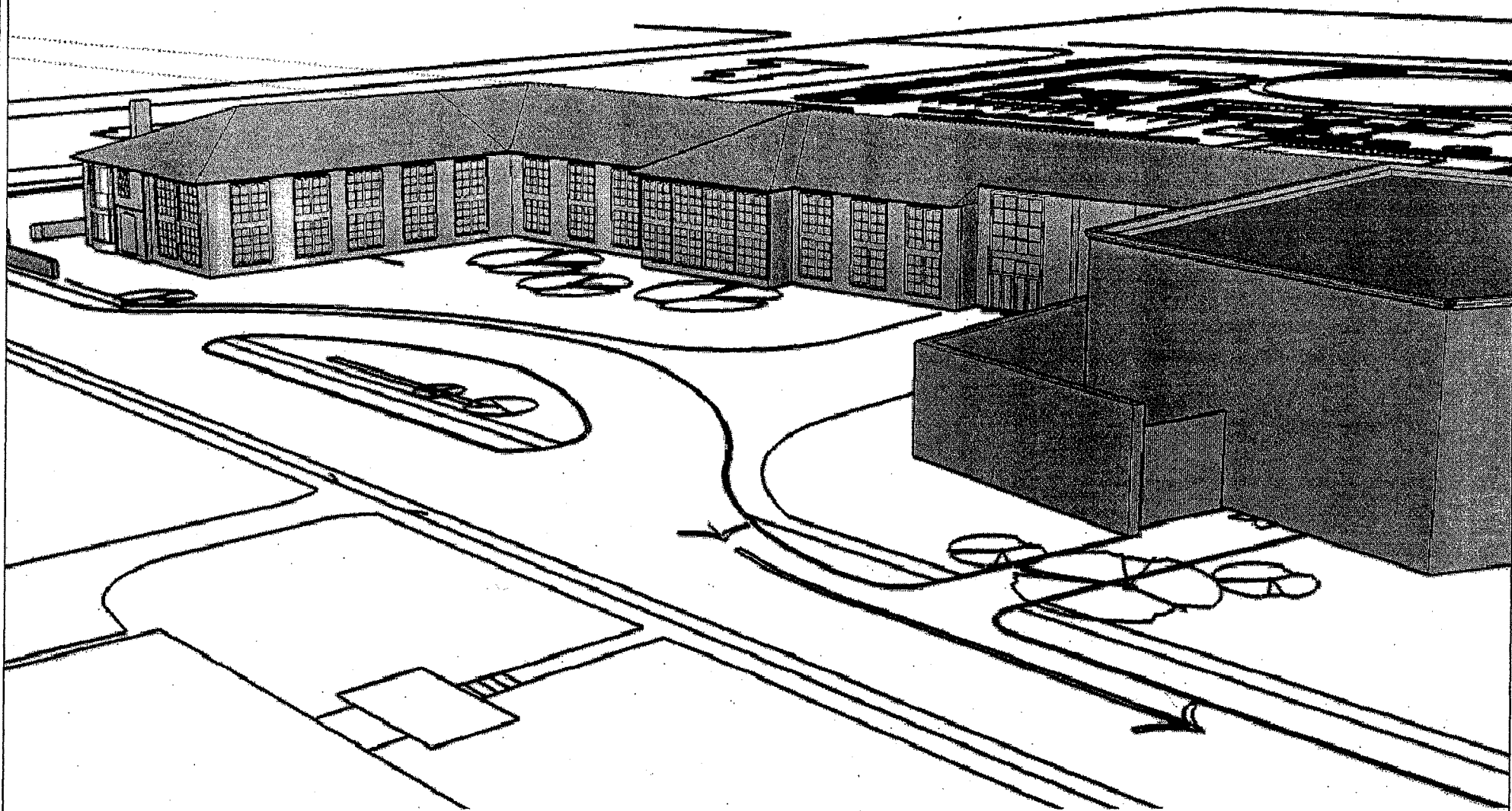
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COLUMBUS SCHOOL FOR GIRLS
COLUMBUS, OHIO

Drawing Title: Scheme C - Bird's Eye View

Date: July 20, 2006



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COLUMBUS SCHOOL FOR GIRLS
COLUMBUS, OHIO

Drawing Title: Scheme C - View from
SE

Date: July 20, 2006

Scheme D: Retention of the western portion of 80 South Columbia for use as the library and construction of a one classroom wide link to provide required program space for PYC/LS

Description:

The eastern section of 80 South Columbia is removed, and the stone wall/leaded window portion is retained as a library. An exit stair, located between "residence" and the new classroom wing, is constructed to accommodate differences in floor levels between the two structures. The porch is glassed in and becomes a reading room, and offices for the library are located upstairs. The multipurpose room moves to the lobby, PYC is assigned to the first floor of the East/West portion of the building, and the Lower School Science and Spanish Rooms are located in the "link". LS classrooms are located on the second floor.

Evaluation:

1. Lower School is located on the second floor, but Lower School Science and Spanish are located on the first floor. This split situation exists in the current facility and CSG has found this inefficient and inconvenient. The multi-purpose room, which programmatically should be located within the PYC/LS, must move to the lobby where there is adequate space, but it will generate unwanted noise and be less of an asset to display to school visitors. The library becomes very remote and is off the beaten track for visitors.
2. Entrance to the Library from the stair is less than ideal, and the doorways would have to be fire-rated and closed all of the time. The second floor of the library is not easily accessible from the first.
3. There are no adverse site implications.
4. There is no longer a dedicated room for the Parent Education Program, and a large meeting room also is eliminated. The construction efficiency of a double loaded corridor is lost at the link in order to preserve the front entrance of 80 South Columbia. Since the link structure needs to have a flat roof to transition between the different gable conditions of the residence and the school building, the overall appearance of the PYC/LS has a "Rube Goldberg" appearance.
5. From the southwest corner of the site, 80 South Columbia resembles the current building - from the southeast it appears to be glued onto a more modern institutional building.
6. From the southwest corner 80 south Columbia gives the impression of a single family house, but this impression is lost once the viewer proceeds down Powell toward Drexel.
7. The new library will not be as energy efficient as the new construction and will need to have a separate MEP system from the rest of the building as utilities cannot pass through the fire stair. The link, with the corridor along the exterior wall, may be a challenge to heat and cool.
8. Additional costs, would be related to the irregular floor plan and extensive building perimeter, which both add cost and construction difficulty. A separate mechanical system will add cost. The typical premiums related to restoring existing structures will increase costs as well.



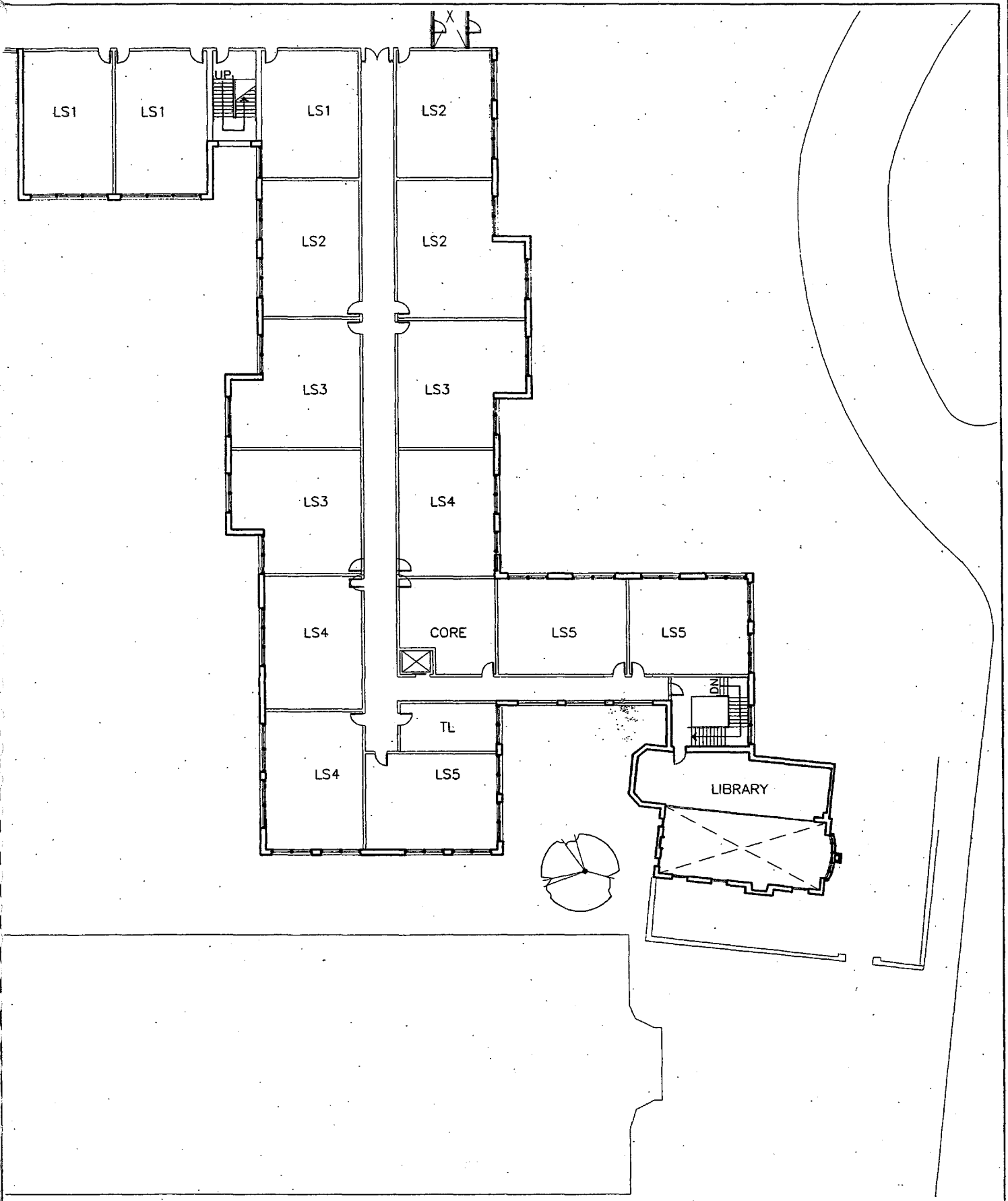
Susan Maxman & Partners **architects**

COLUMBUS SCHOOL FOR GIRLS
COLUMBUS, OHIO

Drawing Title: Schemé D - First Floor

Scale: 1/32" = 1'-0"

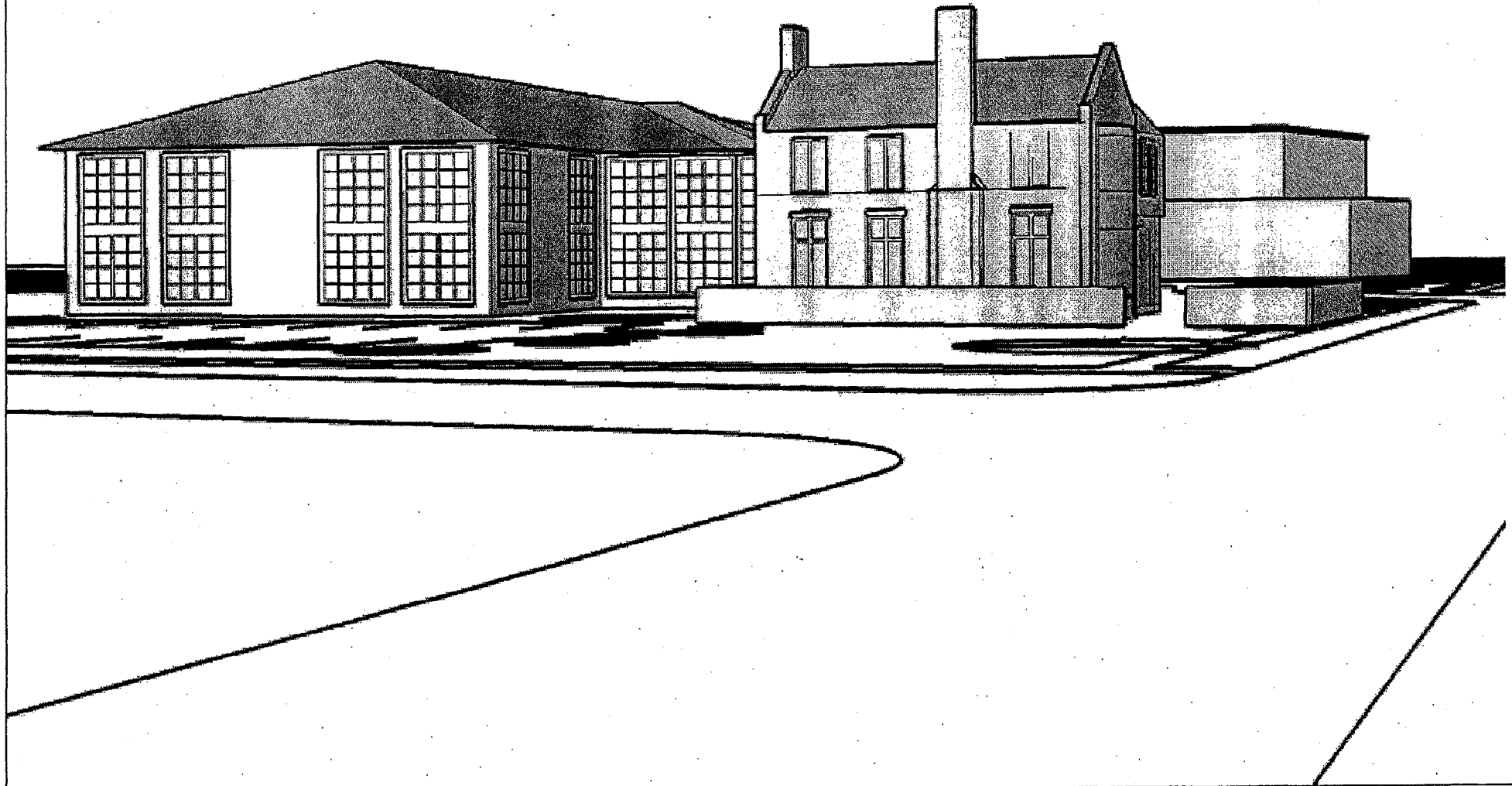
Date: July 20, 2006



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COLUMBUS SCHOOL FOR GIRLS
 COLUMBUS, OHIO

Drawing Title: Scheme D - Second Floor
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 Date: July 20, 2006

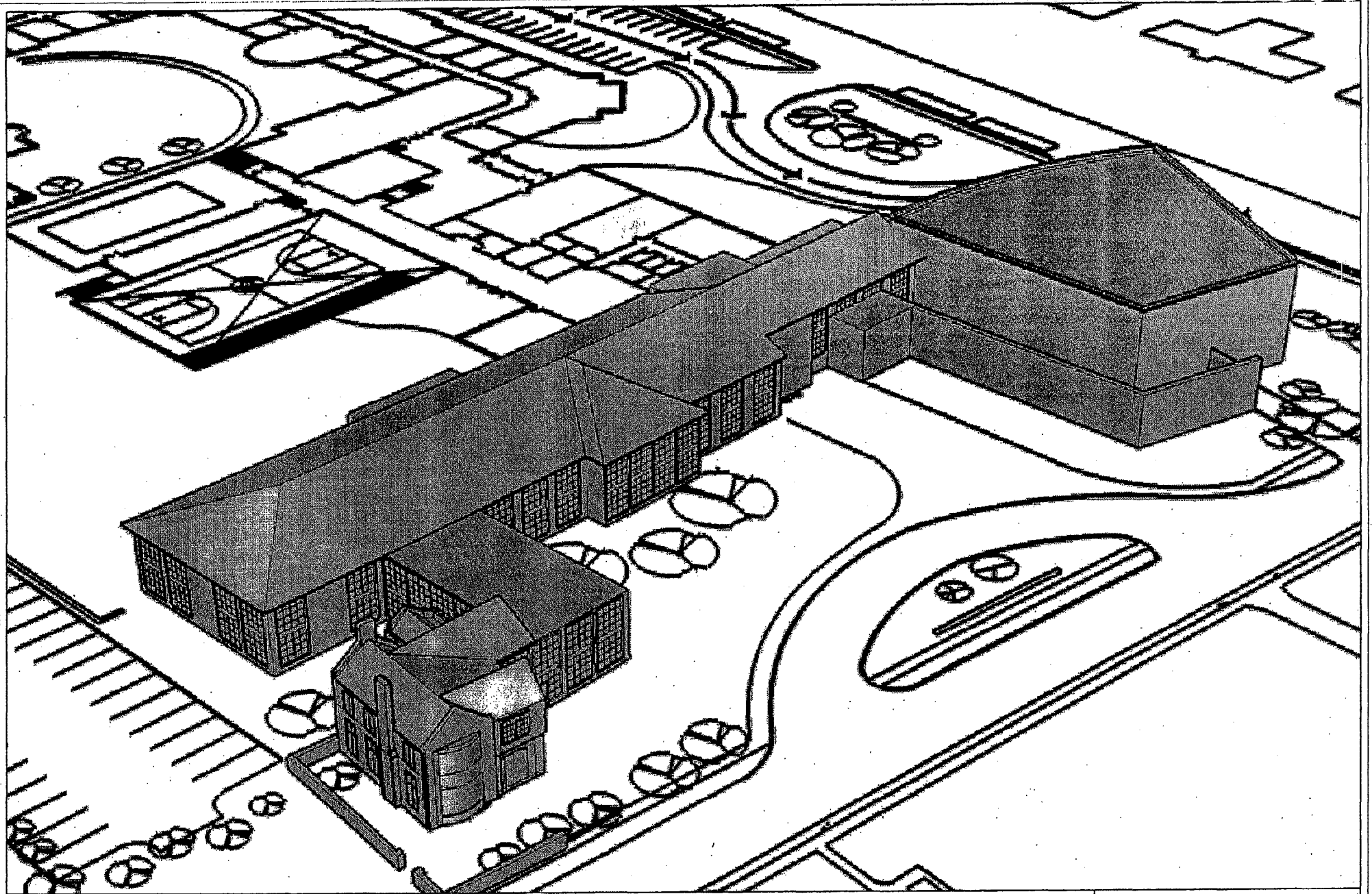


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COLUMBUS SCHOOL FOR GIRLS
COLUMBUS, OHIO

Drawing Title: Scheme D -View from
SW Corner

Date: July 20, 2006

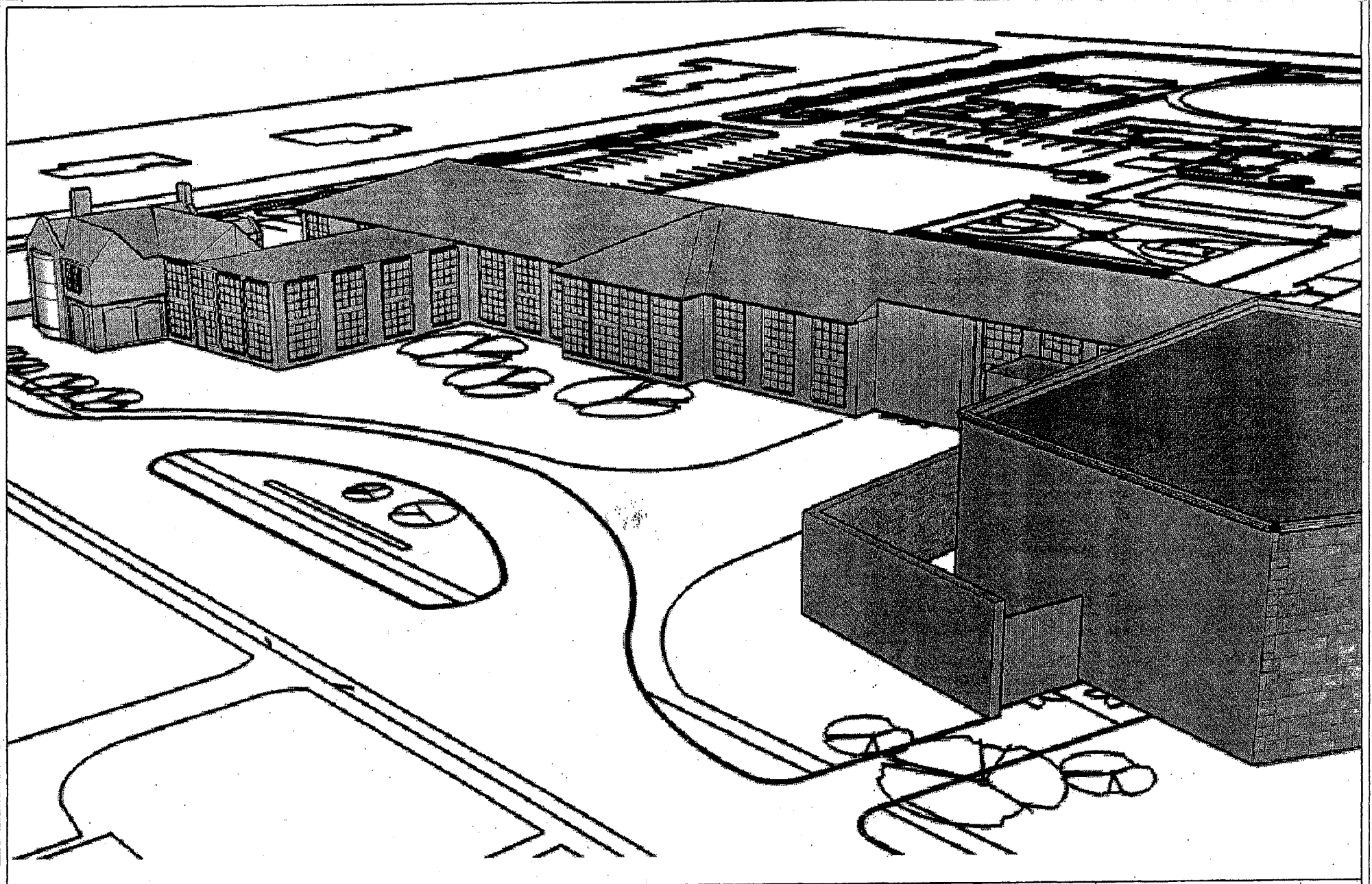


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COLUMBUS SCHOOL FOR GIRLS
COLUMBUS, OHIO

Drawing Title: Scheme D - Bird's Eye View

Date: July 20, 2006



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COLUMBUS SCHOOL FOR GIRLS
COLUMBUS, OHIO

Drawing Title: Scheme D - View from
SE

Date: July 20, 2006

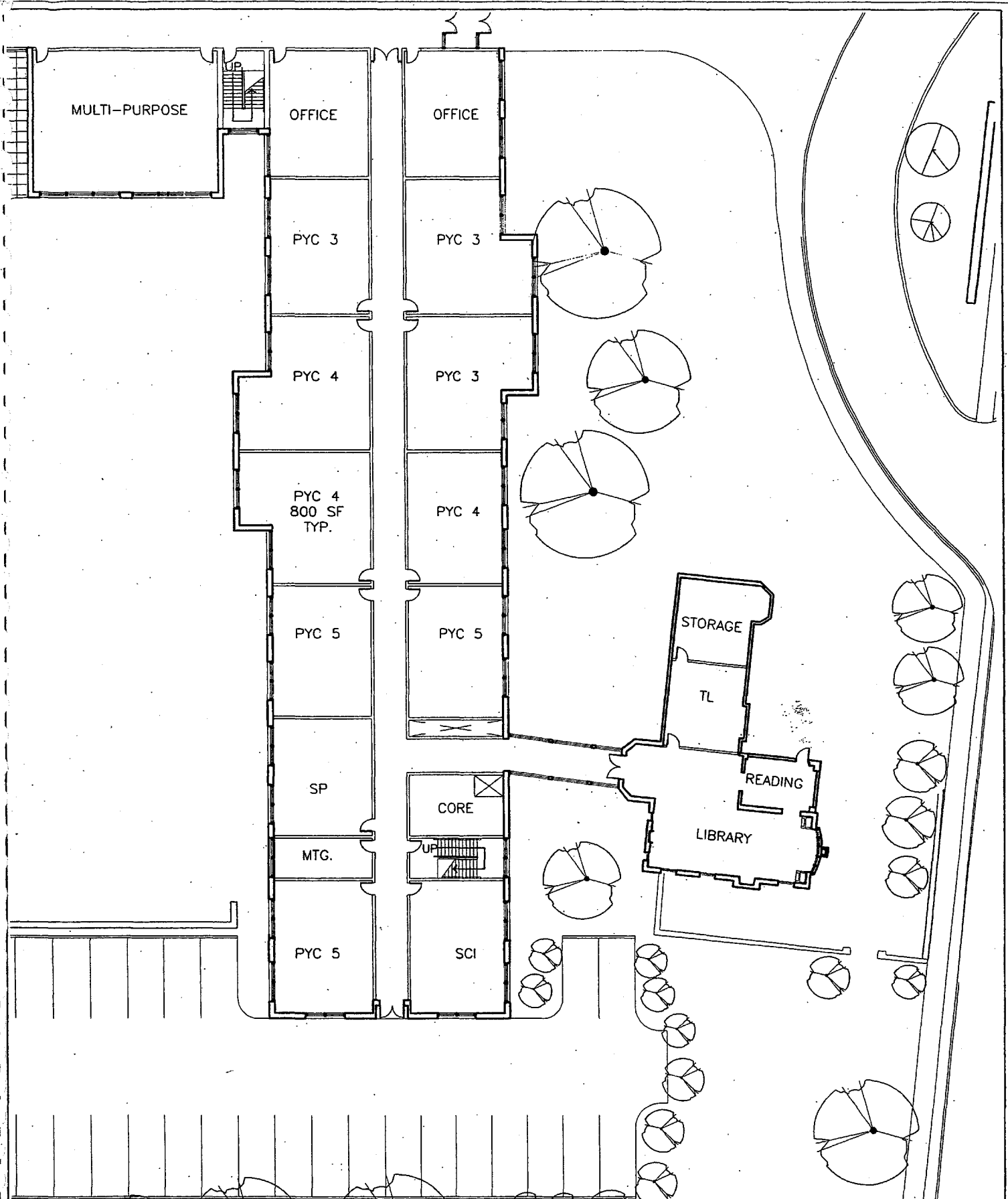
Scheme E: Retention of all of 80 South Columbia, except for the garage, for use as the PYC/LS Library and for Lower School support space and storage.

Description:

The garage of 80 South Columbia is removed, since it serves no academic function. The stone wall/leaded window portion of the building (west portion) is retained as a library on both floors and the eastern section is used for lounge, meeting and storage functions. The existing stairs in 80 South Columbia are retained for circulation between floors, and the library is connected to the PYC/LS building by a two-story glass corridor. The porch is glassed in and becomes a reading room. The multipurpose room moves to the lobby, PYC is assigned to the first floor of the East/West portion of the building, which extends into the Columbia parking lot. The Lower School Science and Spanish Rooms are located at the west end of the classroom building on the first floor, and LS classrooms are located on the second floor.

Evaluation:

1. Lower School is located on the second floor, but Lower School Science and Spanish are located on the first floor. This split situation exists in the current facility and CSG has found this inefficient and inconvenient. The multi-purpose room, which programmatically should be located within the PYC/LS, must move to the lobby where there is adequate space, but it will generate unwanted noise and be less of an asset to display to school visitors. The library becomes very remote and is off the beaten track for visitors.
2. Entrance to the Library from the bridge is workable, but accessible access between floors of the library is circuitous. The bridge connection may need to be sloped to accommodate the difference in floor levels. 80 South Columbia must be brought up to compliance with life safety code issues, but will still not meet the letter of the law.
3. Nine parking spaces are deleted from the Columbia lot.
4. There is no longer a dedicated room for the Parent Education Enfant Program, and only a small meeting space can be accommodated. From most portions of the site the PYC/LS appears as a residential structure tethered to a school building by a circulation corridor.
5. From the southwest and southeast corners of the site, 80 South Columbia resembles the current building. The main entrance of the house will be obscured by the connecting bridge. As a note, the east side of 80 South Columbia is currently not visible to the pedestrians and neighbors.
6. 80 South Columbia gives the impression of being a single family detached home from all sides.
7. The new library annex will not be as energy efficient as the new construction and will need to have a separate MEP system. A Master Plan goal is to have all new construction utilize central MEP system.
8. Additional costs, would be related to the separate mechanical systems. The typical premiums related to restoring existing structures would increase costs as well.



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**COLUMBUS SCHOOL FOR GIRLS
 COLUMBUS, OHIO**

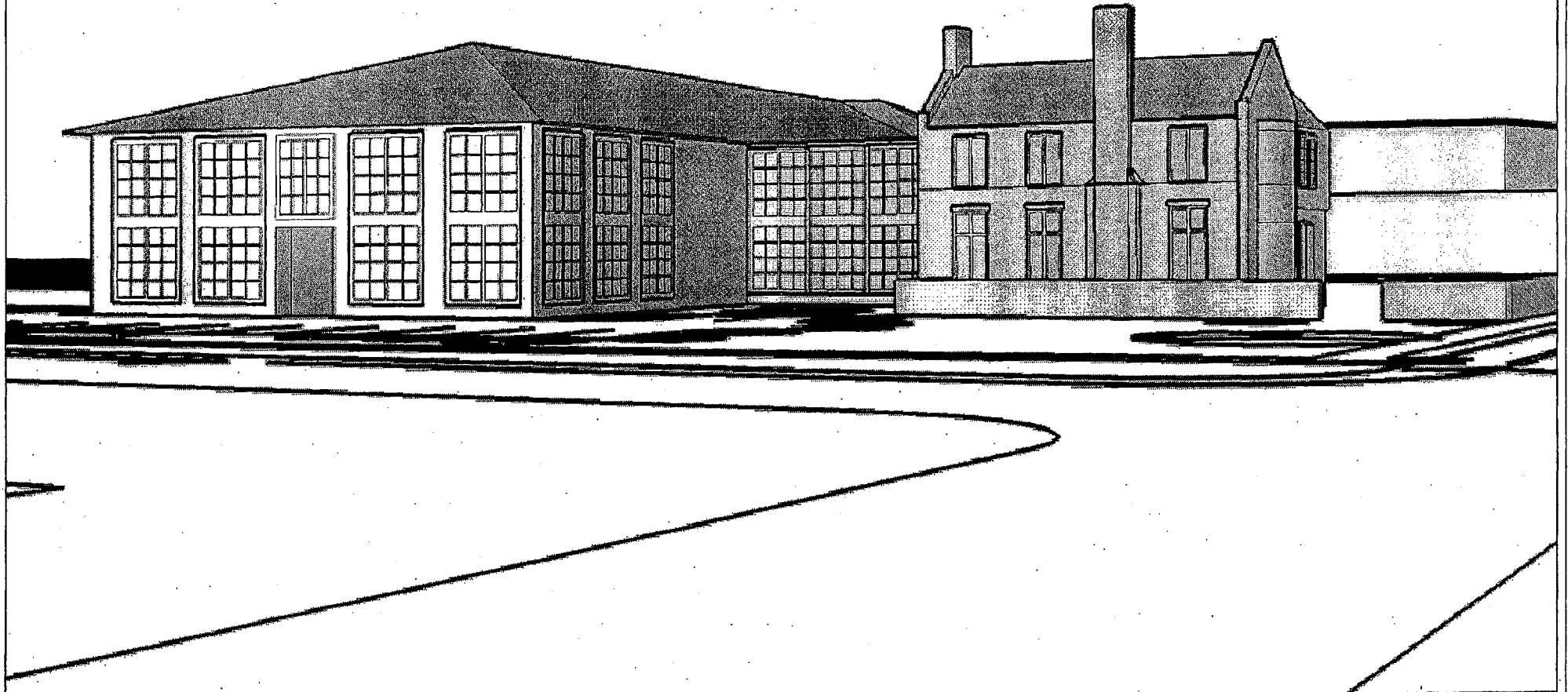
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 Date: July 20, 2006



Susan Maxman & Partners **architects**

COLUMBUS SCHOOL FOR GIRLS
COLUMBUS, OHIO

Drawing Title: Scheme E - Second Floor
Scale: 1/32" = 1'-0"
Date: July 20, 2006

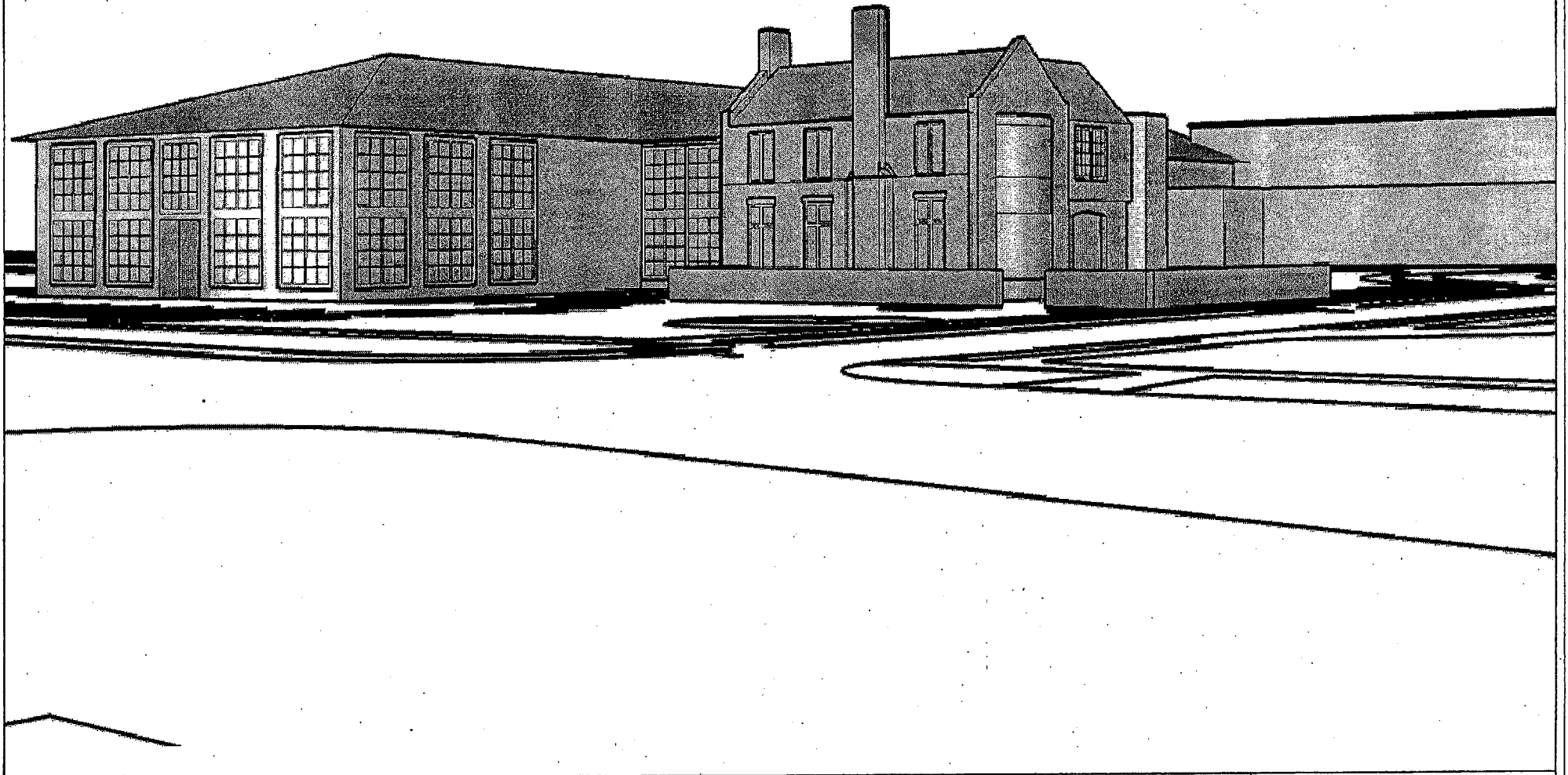


Susan Maxman & Partners, Inc.
architects

COLUMBUS SCHOOL FOR GIRLS
COLUMBUS, OHIO

Drawing Title: Scheme E -View from
SW Corner

Date: July 20, 2006

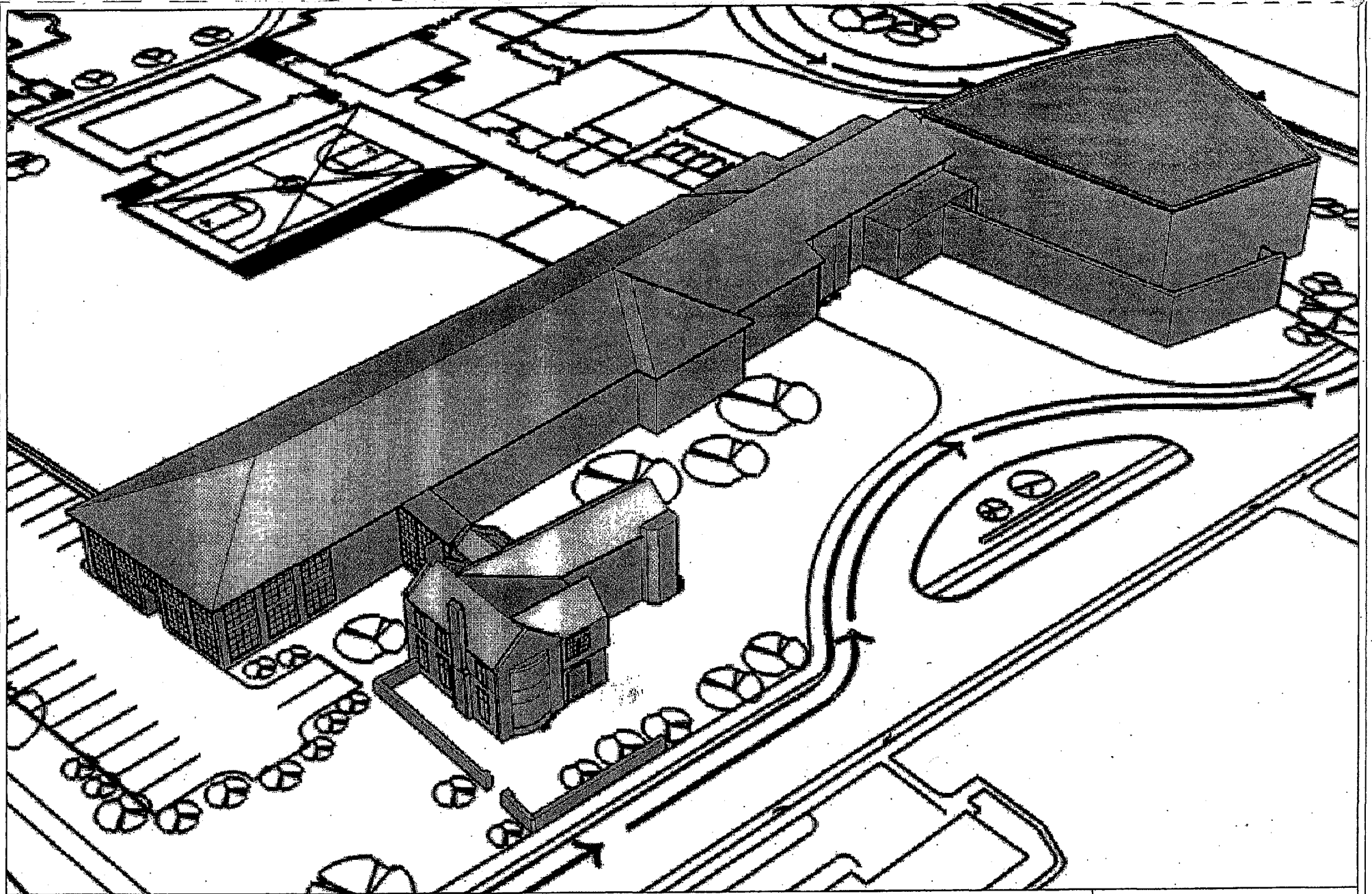


Susan Maxman & Partners
architects

COLUMBUS SCHOOL FOR GIRLS
COLUMBUS, OHIO

Drawing Title: Scheme E - View from
Powell Avenue

Date: July 20, 2006

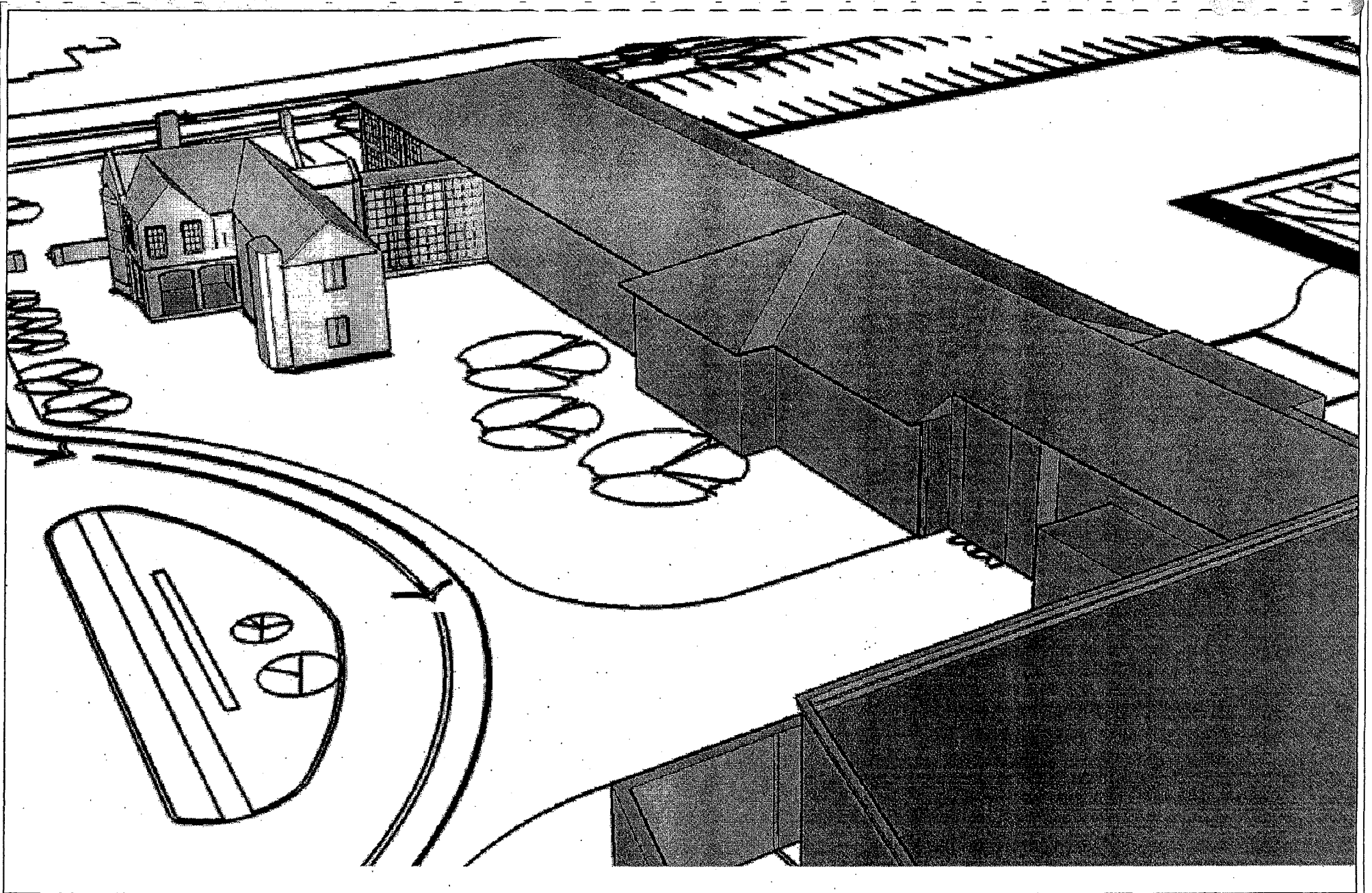


Susan Maxman & Partners
architects

COLUMBUS SCHOOL FOR GIRLS
COLUMBUS, OHIO

Drawing Title: Scheme B - Bird's Eye View

Date: July 20, 2006



Susan Maxman & Partners
architects

COLUMBUS SCHOOL FOR GIRLS
COLUMBUS, OHIO

Drawing Title: Scheme E - View from
SE

Date: July 20, 2006

Scheme F: Retention of the western portion of 80 South Columbia, for use as the PYC/LS Library and construction of an addition to it that mimics its architectural style.

Description:

The eastern portion of 80 South Columbia is removed, since it serves no academic function. The stone wall/leaded window portion of the building (west portion) is retained as a library on both floors. A new addition to the east of the retained portion is constructed to accommodate some classroom space. This means that the main portion of the building does not need to extend into the parking area. The existing stairs in 80 South Columbia are retained for circulation between floors, and the library is connected to the PYC/LS building by a two-story glass corridor. Due to the increased size of 80 South Columbia, an additional stair tower is constructed, facing the main school building. The expanded 80 South Columbia accommodates two classrooms per floor – science and Spanish on the first and two fifth grade classrooms on the second. The multipurpose room moves to the lobby. PYC is assigned to the first floor of the main portion of the PYC/LS building and LS classrooms are located on the second floor.

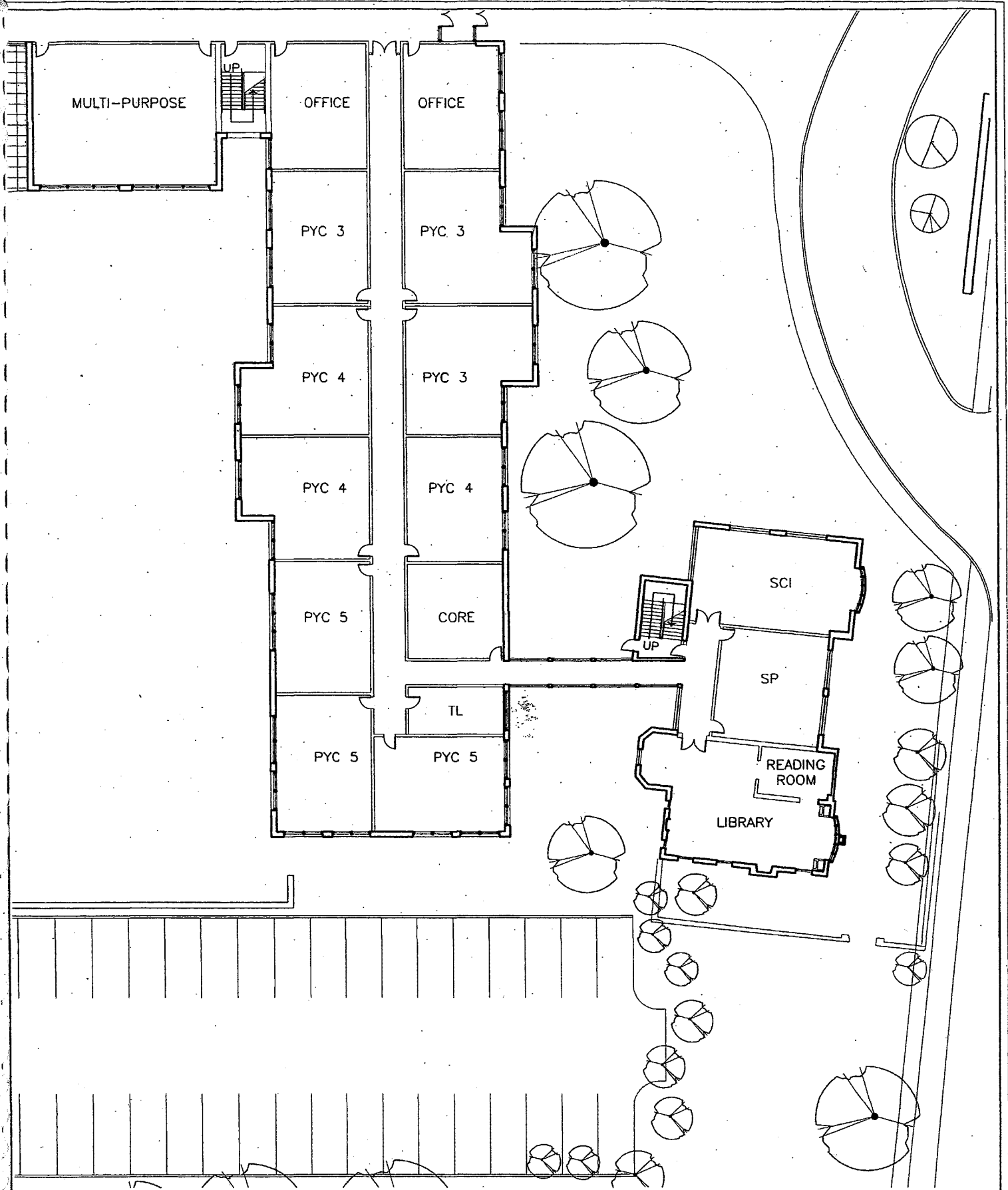
Evaluation:

1. Lower School is located on the second floor, but Lower School Science and Spanish are located on the first floor. This split situation exists in the current facility and CSG has found this inefficient and inconvenient. The multi-purpose room, which programmatically should be located within the PYC/LS, must move to the lobby where there is adequate space, but it will generate unwanted noise and be less of an asset to display to school visitors. The library becomes very remote and is off the beaten track for visitors. Two of the fifth grade classrooms are physically separated from the other which stifles collaboration.
2. Entrance to the library from the bridge is workable, but accessible access between floors of the library is circuitous. The bridge connection may need to be sloped to accommodate the difference in floor levels. 80 South Columbia must be brought up to compliance with life safety code issues, but will still not meet the letter of the law.
3. There are no adverse site effects.
4. There is no longer a dedicated room for the Parent Education Program, and only a small meeting space can be accommodated. From most portions of the site the PYC/LS appears as an enormous residential structure tethered to a school building by a circulation corridor.
5. From the southwest corner of the site, 80 South Columbia resembles the current building. From the southeast corner of the site 80 South Columbia will look similar to the southwest corner. From Powell Avenue the building will have the appearance of a "McMansion". The main entrance of the house can be retained as an emergency exit. The entire addition will be constructed to match the western portion of the house.
6. 80 South Columbia gives the impression of being a very large single family detached home from all sides.
7. This configuration will consume more energy and require more maintenance, as the annex construction and will need to have a separate MEP system. A Master Plan goal is to have all new construction utilize one central MEP system.

8. This is the most expensive scheme. The cost of replicating the 80 South Columbia construction and details will be substantial. Additional costs will be incurred because of the separate mechanical systems and extensive building perimeter.

Conclusion

Both Schemes A and B serve CSG's present and long term academic needs. Scheme B resolves most of the community's concerns with the Master Plan, although the school will lose an additional 10 parking spaces.



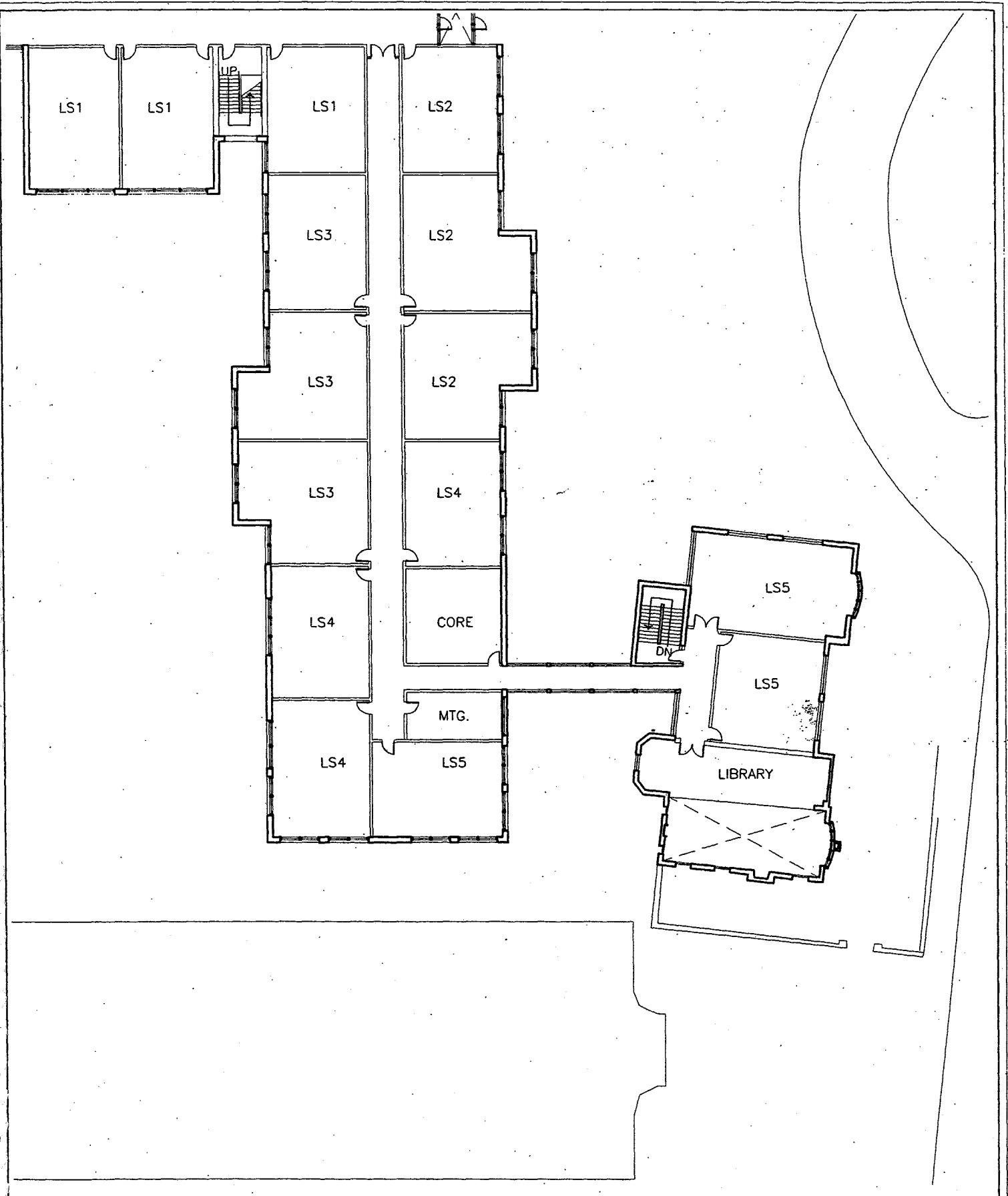
Susan Maxman & Partners
architects

**COLUMBUS SCHOOL FOR GIRLS
 COLUMBUS, OHIO**

Drawing Title: Scheme F - First Floor

Scale: 1/32" = 1'-0"

Date: July 20, 2006



P.P

LS1

LS1

LS1

LS2

LS3

LS2

LS3

LS2

LS3

LS4

LS4

CORE

MTG.

LS4

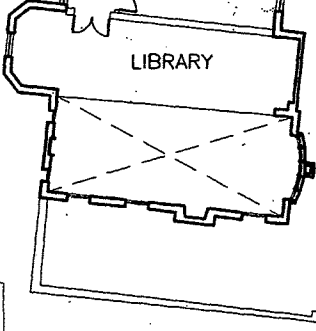
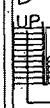
LS5

LS5

LS5

LIBRARY

DN



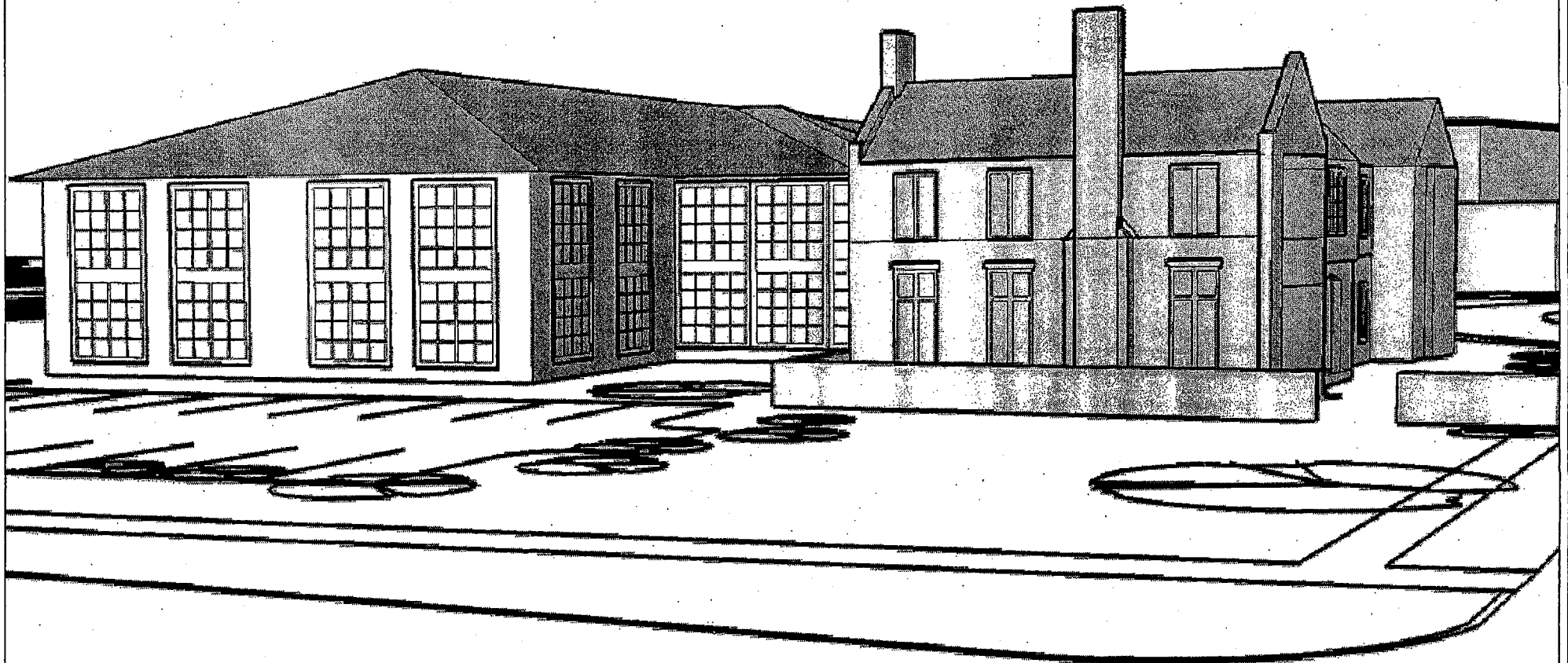
Susan Maxman & Partners **architects**

COLUMBUS SCHOOL FOR GIRLS
COLUMBUS, OHIO

Drawing Title: Scheme F - Second Floor

Scale: 1/32" = 1'-0"

Date: July 20, 2006

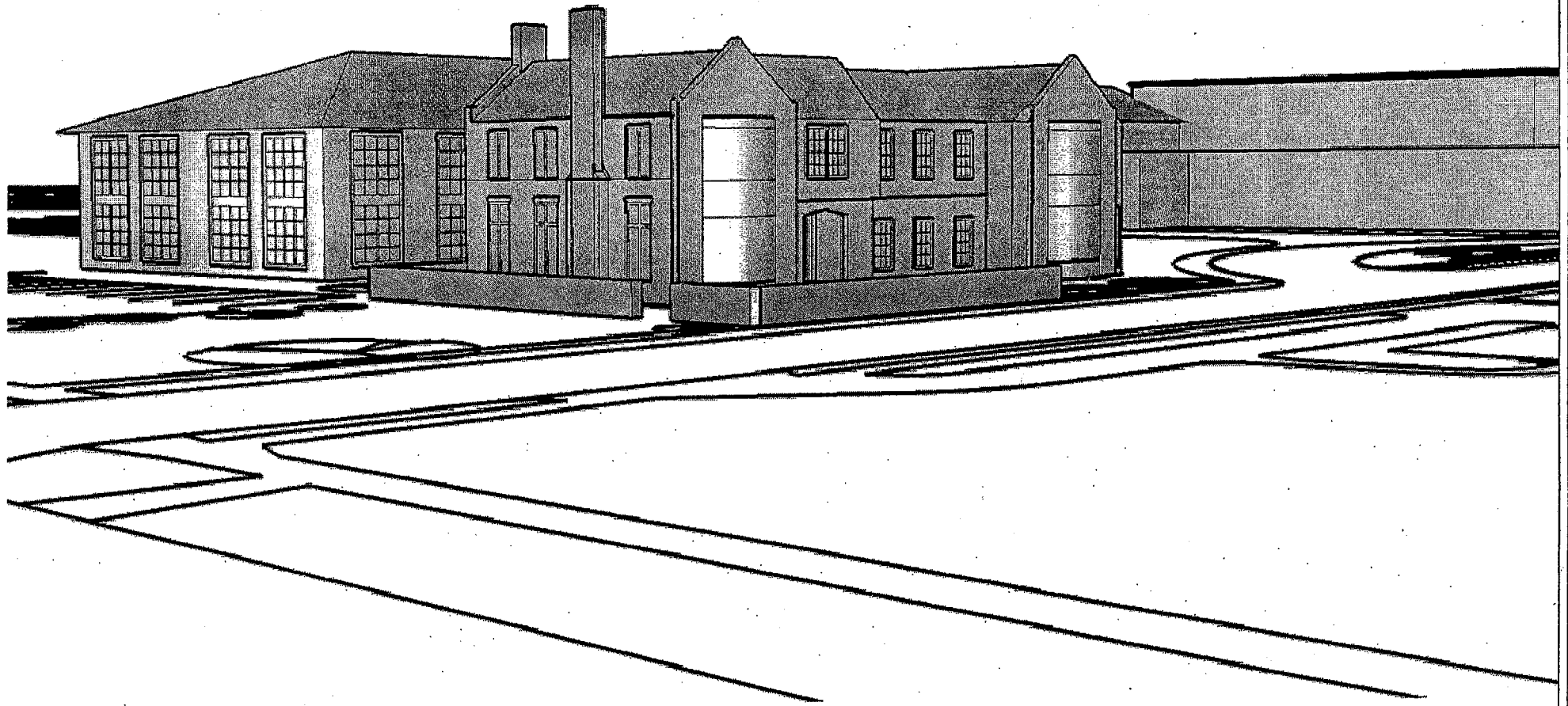


Susan Maxman & Partners
architects

COLUMBUS SCHOOL FOR GIRLS
COLUMBUS, OHIO

Drawing Title: Scheme F - View from
SW Corner

Date: July 20, 2006

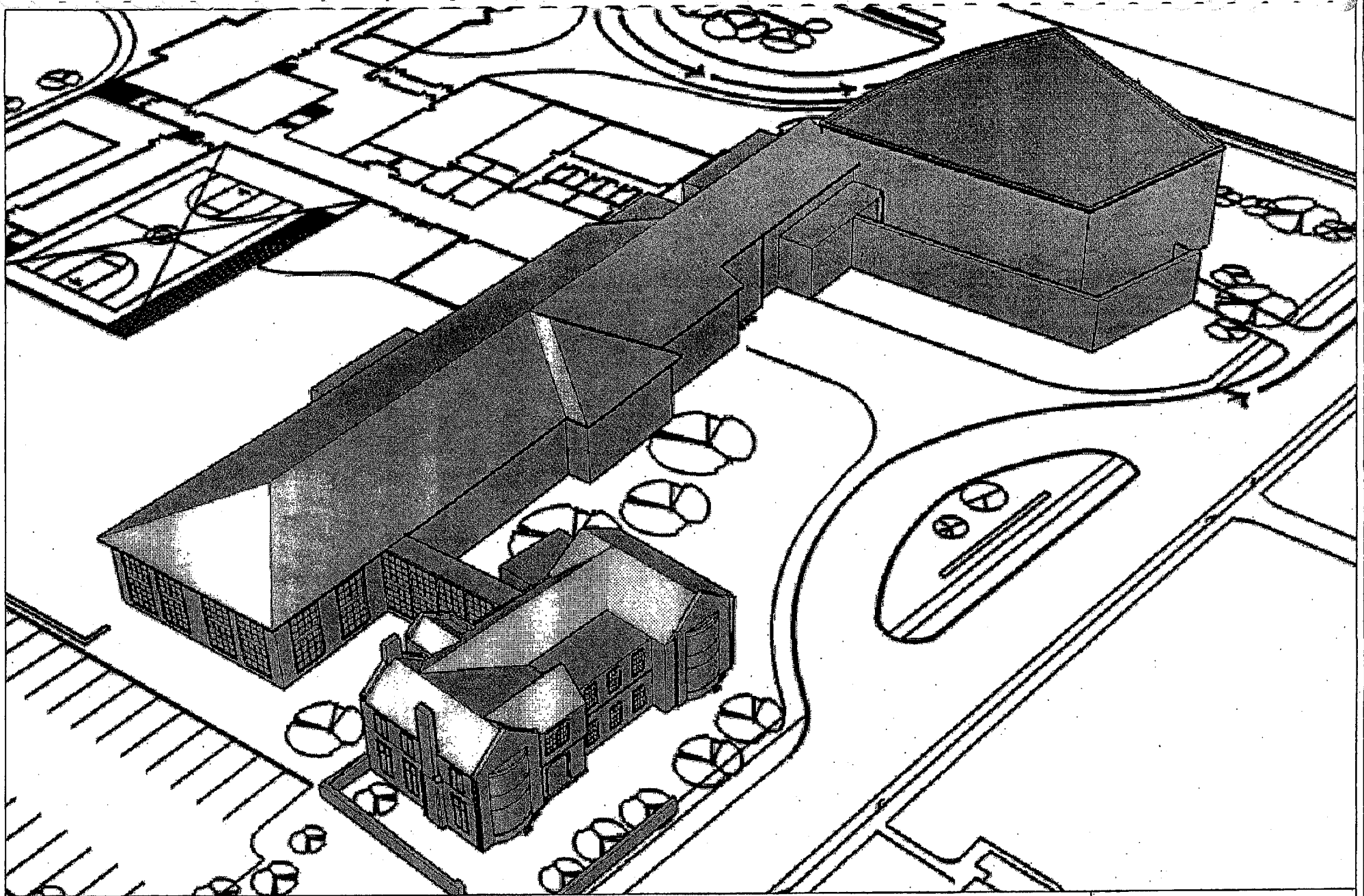


Susan Maxman & Partners
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COLUMBUS SCHOOL FOR GIRLS
COLUMBUS, OHIO

Drawing Title: Scheme F - View from
Powell Avenue

Date: July 20, 2006

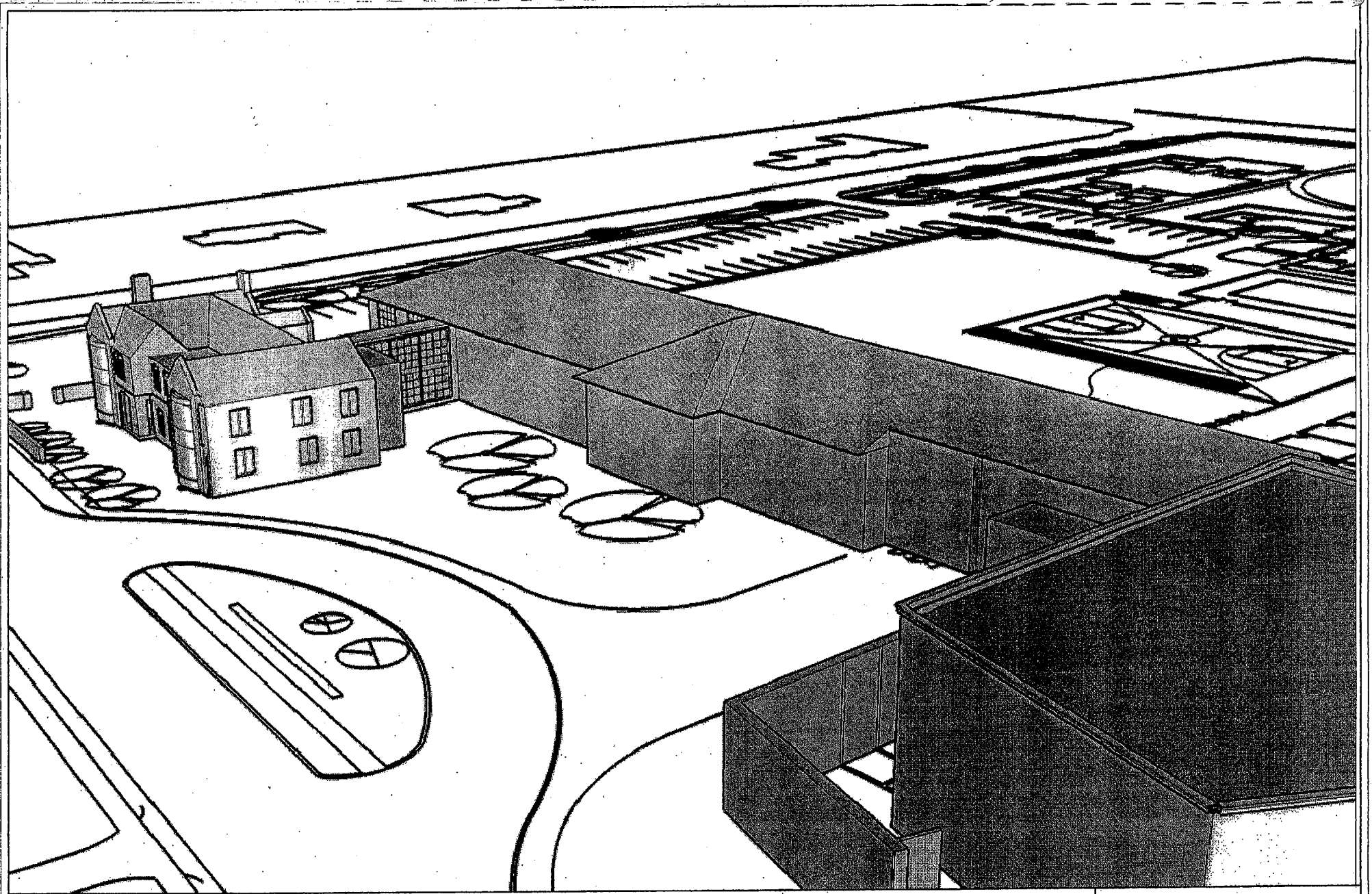


Susan Maxman & Partners
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COLUMBUS SCHOOL FOR GIRLS
COLUMBUS, OHIO

Drawing Title: Scheme F - Bird's Eye
View

Date: July 20, 2006

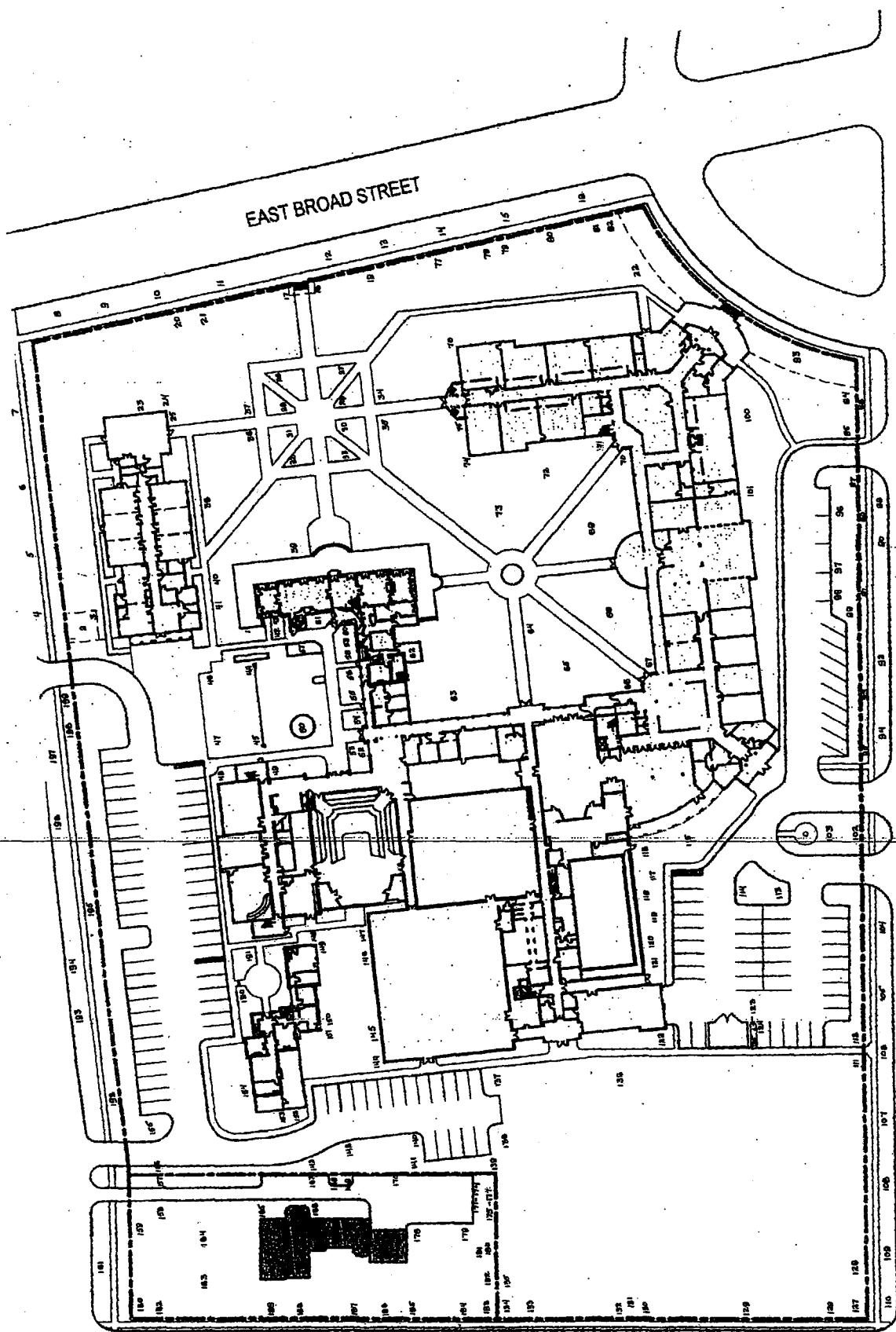


Susan Maxman & Partners
architects

COLUMBUS SCHOOL FOR GIRLS
COLUMBUS, OHIO

Drawing Title: Scheme F - View from
SE

Date: July 20, 2006

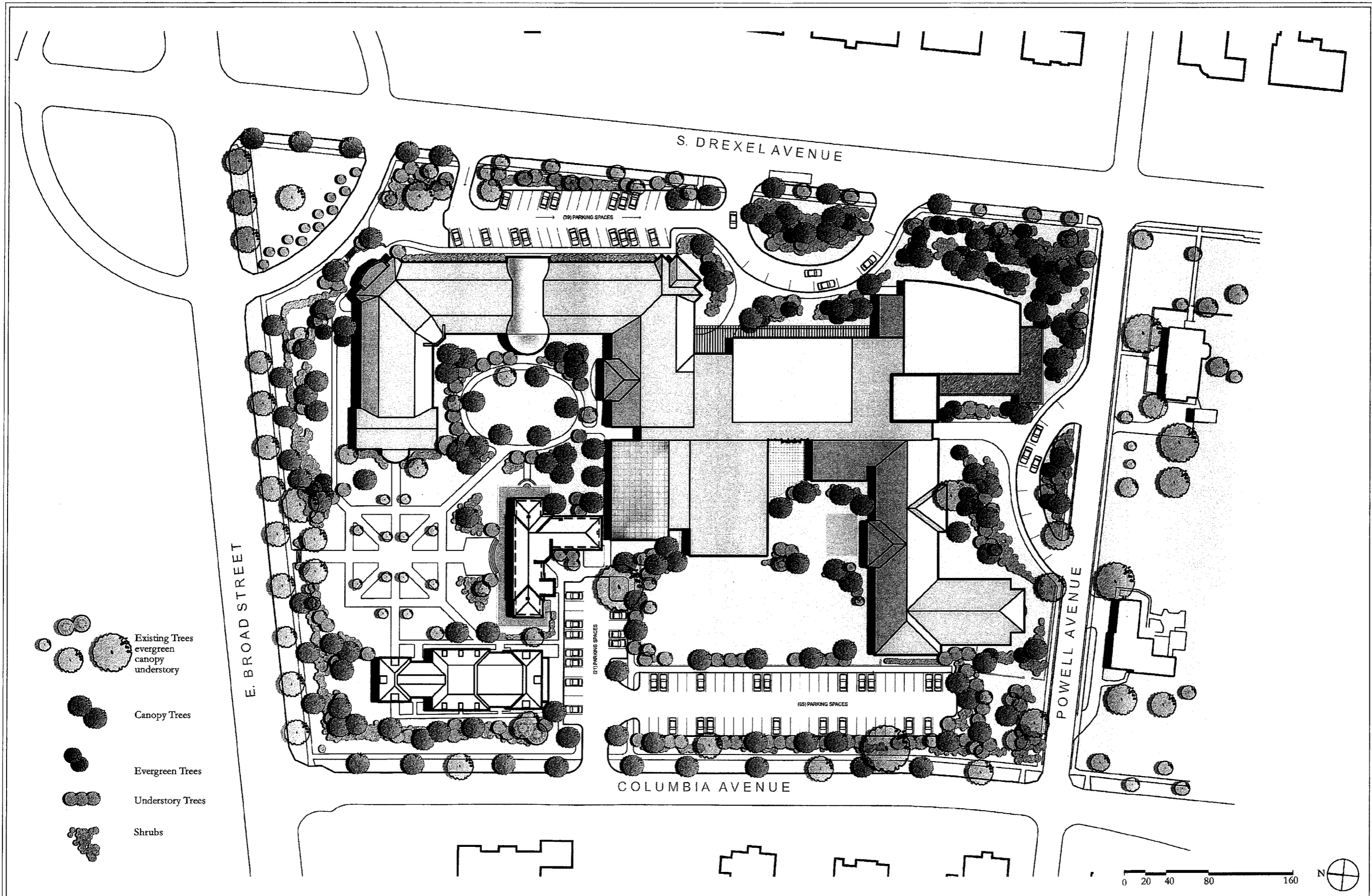


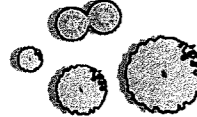




EAST BROAD STREET

SOUTH DREXEL AVENUE

POWELL AVENUE

COLUMBUS SCHOOL
FOR GIRLS

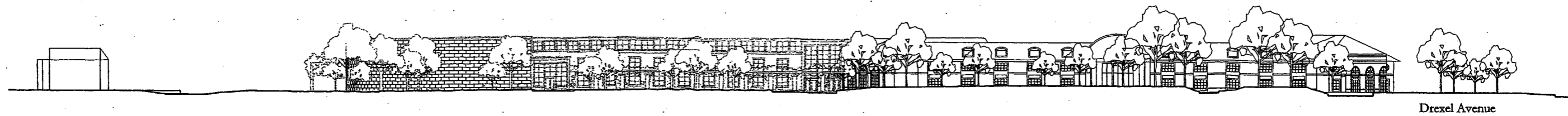


-  Existing Trees
evergreen
canopy
understory
-  Canopy Trees
-  Evergreen Trees
-  Understory Trees
-  Shrubs

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COLUMBUS SCHOOL FOR GIRLS
COLUMBUS, OHIO

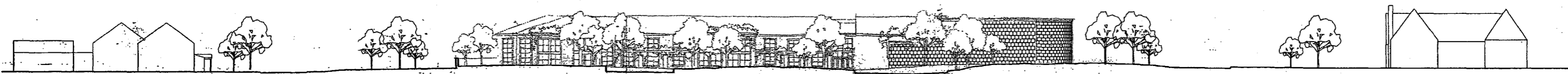
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Scale: 1" = 40'-0"
Date: 31 August 2006



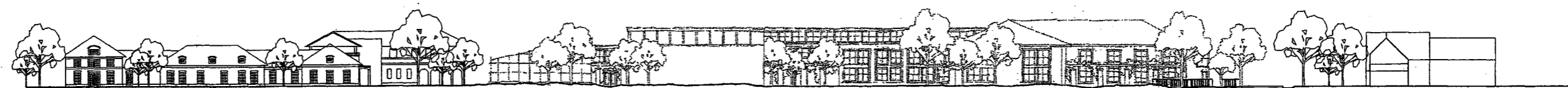
Drexel Avenue



E. Broad Street



Powell Avenue

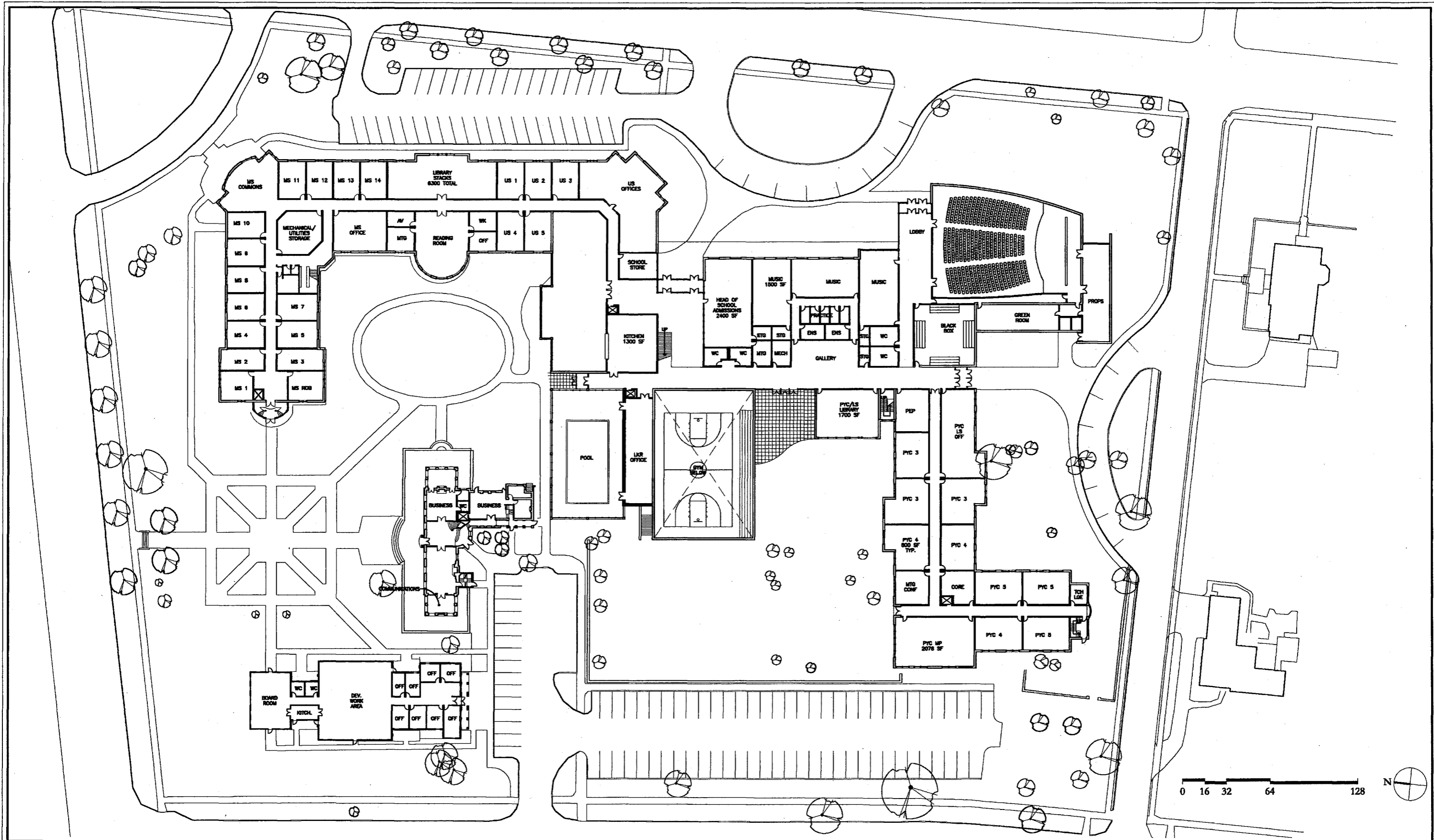


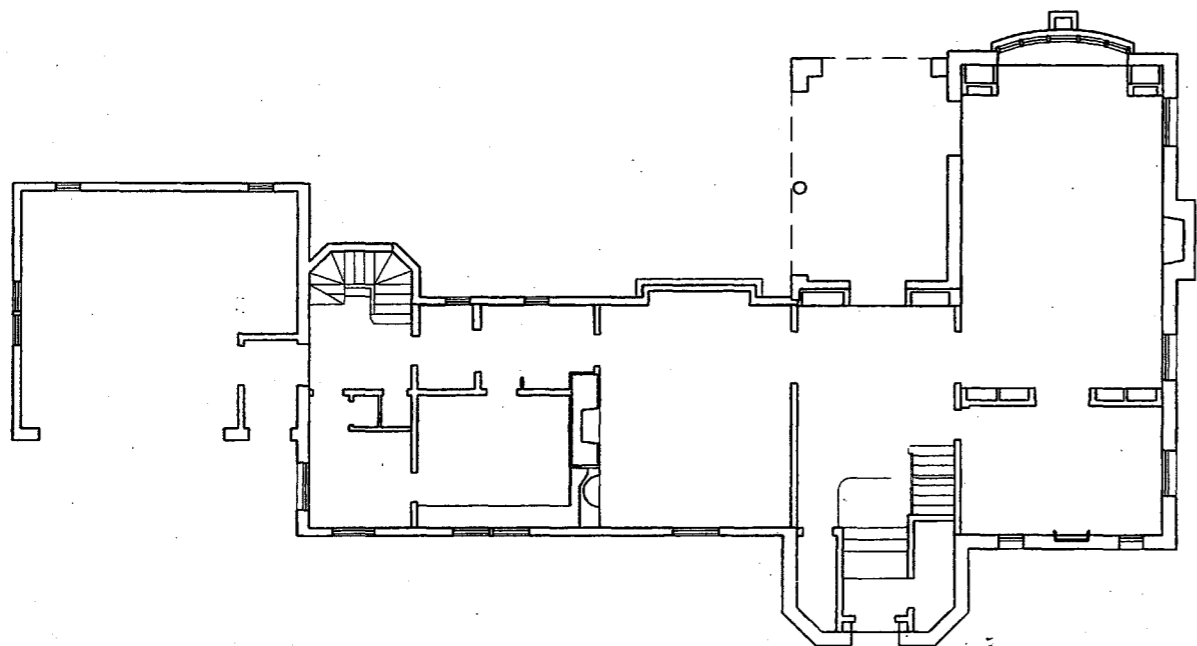
Columbia Avenue

Susan Maxman & Partners
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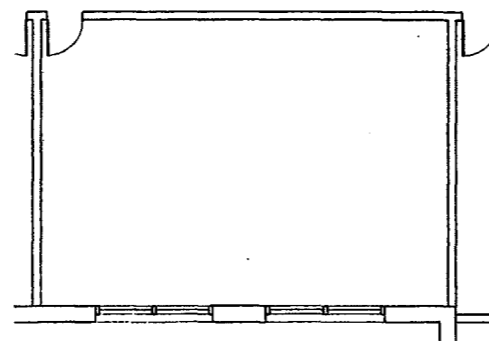
COLUMBUS SCHOOL FOR GIRLS
COLUMBUS, OHIO

Drawing Title:	Elevations
Date:	July 20, 2006

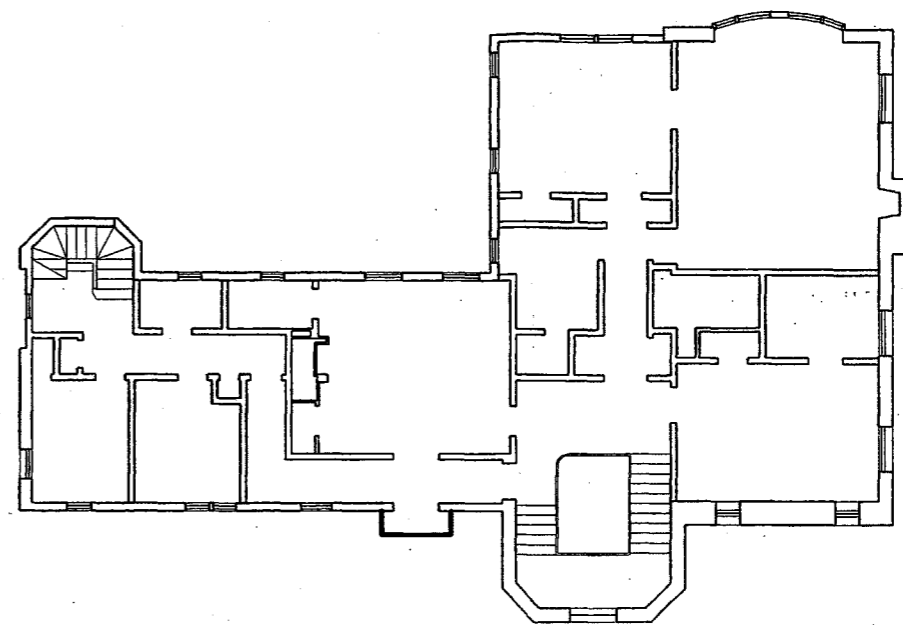




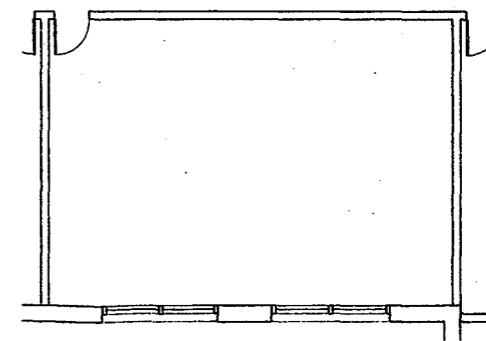
Jeffrey House - Existing Plan
Level 1



Typical Classroom Size - approx. 800 SF



Jeffrey House - Existing Plan
Level 2



Typical Classroom Size - approx. 800 SF

Comparison Between Jeffrey House Plan and Typical Classroom Plan

1/16" = 1'-0"