

Design Review Board Comments from January 2, 2020 Conceptual Design Review Meeting, with Applicant resulting changes in green:

1. Consider increasing basketball court buffer areas 10-ft on all 4 sides; basketball court can possibly be expanded to the east.
  - A. Sports Pavilion west wall setback reduced from 10 ft. to 6 ft.
  - B. Increased length of Sports Pavilion to provide 8 ft. clearance on all sides.
  - C. Added multiple court striping for basketball, soccer, volleyball, etc.
2. Gym ceiling can be lowered to 24-feet, and still meet minimum high school regulations.
  - A. Peak of Sports Pavilion reduced from 47 ft. to 45 ft.
  - B. Plate of Sports Pavilion reduced from 36 ft. to 34 ft.
3. The color scheme integrated throughout is appreciated, but use more bold and inviting colors.
  - A. Revised colors and materials to be bold and inviting.
4. Explore modern/playful architectural forms that fit the neighborhood; look at recent schools, i.e., Roseland Elementary, and commercial in the neighborhood. Keep in mind the surrounding area for context: food trucks, murals, and colors that are important to the community. The hand-drawn elevations are preferred for massing, proportions, form, and window scale.
  - A. Main Building roof changed from arch to flat roof with sky lights.
  - B. Articulated the parapet heights of Main Building
  - C. Building Roof height reduced from 40 ft. to 31 ft.
  - D. Building 2<sup>nd</sup> floor flex space ceiling height reduced from 22 ft. to 12 ft.
5. Break up the large wall (with Poppy Pavilion sign) on east elevation, using a variety of materials and color; avoid faux materials. Use murals, color, and vertical planting at both east and north elevations.
  - A. Sports Pavilion east and west walls changed to stucco.
  - B. Sports Pavilion east wall below Poppy Pavilion Logo changed to colorful mural.
6. Consider relocating south entry to the east side, and create a waiting area outside the dance studio, and/or an indoor/outdoor space on the south side.
  - A. Main Entrance moved to east side of building.
  - B. Moved reception area to east entrance.
  - C. South Entrance changed to fenced in activity yard.
  - D. Increased storage, offices & classroom #6, which added exterior articulation.
  - E. Added additional windows to Classroom #7.
  - F. Replaced arch top windows with square windows at south elevation.

7. Consider a curb cut on Sebastopol Rd adjacent to Fosters Freeze, for pedestrian access.
  - A. A curb cut at Sebastopol Rd. is not necessary. Please refer to Site Plan for pedestrian access route.
8. Consider opening the north elevation to bring the inside out: additionally, garage doors would add light.
  - A. Added elevated windows to east and west walls of Sports Pavilion
9. Consider stop signs at crosswalks east-west and north-south to the parking area.
  - A. When Roseland Village is developed, stop signs will be installed as required.
10. The attention to brick is appreciated: flows from railroad area If the parking area is used for basketball courts, consider removing some curbs for safety; if curbs cannot be removed, move hoops away from curb areas.
  - A. Replaced brick with horizontal lap siding to minimize maintenance resulting from tagging or graffiti.
  - B. Curbs shall be removed near basketball courts for safety.
  - C. Added Trash Enclosure at southwest corner of north parking lot.