



**B R A N D T
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City of Rocky River
Attn.: Planning Commission
21012 Hilliard Blvd
Rocky River, OH 44116

October 28, 2022

Dear Board Members,

I would like to present a brief summary of the project and overview of the goals. Magnificat High School is looking to add a concession stand adjacent to their lacrosse and soccer field and tennis courts. This will be an 822sf single story structure containing a kitchen, 2 toilet rooms, storage, and utility space. Additionally, bleachers will be added to the east side of the field with a prefabricated portable press box adjacent to the bleachers. The west side of the field will have team benches. The existing bleachers will be relocated.

Below are some changes and clarifications to the project since our last meeting.

1. Siding will be JL Hardie horizontal lap siding. Other materials will be split face & tinted concrete block, metal roof and aluminum fascia. All color selected will match materials on the school.
2. Exterior lighting will be down lights at doors and service windows. There will not be any filed lights, decorative façade lights or any site lighting impacting neighboring properties.
3. The ticket booth will be integral to the concession stand. It will be located within the building footprint with a ticket window on the west façade and entrance door on the south façade.
4. A portion of the existing track will be removed. A new 118' x34' concrete pad will be installed for the bleachers and access around them. This will include an area behind the bleachers for the portable press box.
5. A new concrete sidewalk will be installed from the current sidewalk along the parking lot to the bleachers.
6. A new concrete pad will be installed around the concession stand approximately 10' across the north by the service windows. We had previously shown a larger paved area which is no longer in the scope of this project.
7. Landscaping will be provided between the concession stand and the parking lot. There may be a small planting area on the north side provided it does not infringe on the use of the track and field areas. Landscaping design and implementation will be provided by the Magnificat Seeds of Service Club.
8. The height of the concession stand is 19'-3". We will seek a variance for the height of the accessory structure.

We believe this proposed project will be a terrific enhancement to the athletic fields and provide much convenience for the athletes and spectators. With the new building located in the center of the property, it will have minimal to zero impact on the adjacent residential properties. We hope you agree and support this project.

Thank you for your consideration.

Sincerely,
Jill Brandt