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January 20, 2023

Mr. Sam Hubbard
Development Planner
Planning and Community Development Department
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

**Re: Plan Commission PC #22-019
Responses to Round 1 Comments**

Patton Elementary School
1616 N. Patton Ave.
Arlington Heights, IL 60004

STR Project #22051

Dear Mr. Hubbard:

Responses to Round 1 comments for the addition at the above referenced school in Arlington Heights School District 25 follow.

ENGINEERING DEPARTMENT:

1. Public Improvements Required:
 - a) Underground Utilities: No
Water: No
Sanitary Sewer: No
Storm Sewer: No
 - b) Surface Improvement: No
Pavement: No
Curb & Gutter: No
Sidewalks: No
Street Lighting: No
 - c) Easements: No
Utility & Drainage: No
Access: No

RESPONSE: Driveway aprons and walks shall be modified as requested by Village comments. No public utility improvements are proposed.

2. Permits Required Other Than Village:
 - a) MWRDGC

RESPONSE: It is understood that a MWRDGC permit is required for the proposed improvements. Permit schedules shall be provided for Village signature as part of the final engineering review.

3. R.O.W. Dedications? No.

RESPONSE: No R.O.W. dedications.

4. Site Plan Acceptable? No.

RESPONSE: Noted.

5. Preliminary Plat Acceptable? N/A.

RESPONSE: Noted.

6. Traffic Study Acceptable? Yes.

RESPONSE: Noted.

7. Storm Water Detention Required? Yes.

RESPONSE: SWM shall be provided in compliance with the Village of Arlington Heights and the MWRDGC.

8. Contribution Ordinance Existing? No.

RESPONSE: Noted.

9. Flood Plain or Floodway Existing? No.

RESPONSE: No Flood Hazard area is identified by FEMA's National Flood Hazard map.

10. Wetland Existing? No.

RESPONSE: No wetland is noted on the site per the USFWS National Wetland Inventory.

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or

permits required by other government or permitting agencies for construction. Detail plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

RESPONSE: With the exception that plans for the building permit will be submitted to the North Cook Intermediate Service Center/Regional Office of Education who will issue the Building Permit, we acknowledge this understanding.

12. Final engineering plans shall be georeferenced by using State Plane Coordinate System - Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North American_1983
Datum:	D_North American_1983
	Prime Meridian: Greenwich
	Angular Unit: Degree

RESPONSE: Final engineering plans shall be georeferenced using State Plane Coordinate System - Illinois East.

13. The proposed detention facility will be a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.

RESPONSE: An Onsite Utility Maintenance Agreement shall be executed prior to final engineering approval.

14. Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations.
- An MWRD permit is required.
 - The brief stormwater summary provided with an explanation of the methodology is acceptable. Provide a storm water report with calculations to verify that both the Village and MWRD storage requirements are met.

- c) Minimum restrictor size allowed for maintenance reasons is 2". If the restrictor size required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot.
- d) Provide a detail showing the restrictor structure.
- e) Any detention system located under pavement must be designed to AASHTO HS-25 loading.
- f) The parking lot is shown to be reconstructed. This area should be accounted for in the detention.
- g) The existing topography indicates that the south parking lot may have detention on the lot. This must be accounted for in the detention.
- h) The south parking lot shows an existing light pole and electrical wiring. Clarify if the light pole can remain or if the electrical wiring must be lowered.
- i) Show the overflow route.
- j) Additional comments will be forthcoming once preliminary storm water calculations are received.

RESPONSE: Preliminary stormwater calculations and narratives have been previously provided to the Engineering Department via email. It is understood from the additional "Round 1 (stormwater additional comment)" that the Village agrees with the proposed storage, but has requested additional SWM exhibits. These exhibits shall be provided for engineering review at a later date.

- a) It is understood that an MWRD permit is required for the proposed improvements. MWRD applications shall be provided to the Village for review, record, and signoff.
- b) A stormwater report with calculations verifying that Village and MWRD storage requirements are met will be provided for final engineering review.
- c) Final restrictor size TBD.

15. If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot and building mounted luminaires. All fixtures must be flat bottom sharp cut-off, and no wall pack style fixtures are permitted.

RESPONSE: The photometric lighting plan and fixture catalog cuts are provided.

16. Fire access for the building shall comply with Section 503 of the International Fire Code. Provide an exhibit showing the distance from the fire lane(s) to the entire building confirming that the 150 ft rule is met.

RESPONSE: An exhibit is included in the attached plan set on sheet CX301, showing that the 150 ft rule is met.

17. Provide clarification if the addition will have an approved automatic sprinkler system.

RESPONSE: The addition will have an approved automatic sprinkler system complying with the codes required by an Illinois public school, International Building Code 2015 Edition, International Fire Code 2015 Edition and 2013 NFPA 13.

18. Fire lanes must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section. The heavy-duty pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.

RESPONSE: The pavement sections proposed at the aprons and the location of fire lanes has been revised per Village requirements.

19. Provide a fire lane for the south parking lot consisting of the heavy-duty pavement section.

RESPONSE: The pavement sections proposed at the aprons and the location of fire lanes has been revised per Village requirements.

20. Provide the full striping plan for both parking lots.

RESPONSE: The proposed striping plan has been further detailed.

21. Both parking lots are currently under stop control. Detectable warning panels are required for the public sidewalk.

RESPONSE: Detectable warning panels have been added to the plans at the locations where the public walk crosses an apron.

22. Two-way traffic requires a minimum of 24 ft.

- a) The parking stalls in the north parking lot can be reduced to 16.5 ft provided if additional space of 1.5 ft in length is provided for the car overhang.

- b) The entrance to the north parking lot must be widened to accommodate two-way traffic.

RESPONSE: The parking stall lengths and drive aisle width has been adjusted to provide a 24' wide drive aisle. The existing entrance has proposed to be modified to better accommodate two-way traffic.

PUBLIC WORKS:

23. Provide an operation and maintenance plan for the detention facility.

RESPONSE: An operation and maintenance plan for the proposed detention and infiltration facilities shall be prepared and provided for final engineering review.

24. The detention summary and calculations provided show that 0.683 ac-ft is required for the development area under the proposed conditions. Staff concurs with the storage required.

RESPONSE: Noted.

25. The runoff from the north parking lot is not being captured. Demonstrate that an equal volume of water will be captured in the detention system in the south parking lot.

RESPONSE: An exhibit demonstrating the proposed trade-off areas shall be prepared for final engineering review.

26. Provide an exhibit showing the tributary area being used to offset the volume and provide calculations that show the area generates an equal volume.

RESPONSE: An exhibit showing the tributary area used to offset the runoff volume from the uncaptured area shall be prepared for final engineering review.

FIRE DEPARTMENT:

1. All spaces added should be covered by the fire alarm and/or fire suppression systems.

RESPONSE: All spaces will be covered by fire alarm and fire sprinkler systems. The fire alarm will comply with current National Electric Code (NEC). The fire sprinkler system will comply with International Building Code 2015 Edition, International Fire Code 2015 Edition and 2013 NFPA 13 as required for Illinois public schools.

2. Alarm and suppression systems should be tested upon completion of the work.

RESPONSE: The fire alarm and sprinkler systems will be tested as is required by the Illinois State Board of Education (ISBE) to obtain a Certificate of Occupancy from the North Cook Intermediate Service Center/Regional Office of Education.

VAH POLICE:

1. Character of use: The character of use is consistent with the area and is not a concern.

RESPONSE: Noted.

2. Are lighting requirements adequate? Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity
 - Lighting is an important aspect of CPTED. Lighting increases the amount and quality of natural surveillance. If people cannot see the activity, they cannot report the activity. Lighting can also deter those intending to conduct criminal/nuisance activity. Exterior lighting should be activated by sensor, timer or motion depending on the need and location.
 - This project includes plans for addition LED light sources installed on the building and around the property. Please consider the following: The height of the light fixtures makes a difference in the ability of pedestrians to see past the shadows caused by the cars and other obstructions naturally occurring in parking lots. Typical light poles are 30 to 45 feet high and cast a wide swath of lighting, but they create deep shadows between cars. Pedestrian-level lighting in the 12-to-14-foot range casts light that will go through the glass of cars and reflect off the cars; that can dramatically reduce shadows and dark spots.

RESPONSE: Noted. This project will comply with VAH Zoning ordinances related to site lighting.

3. Present traffic problems? There are no traffic problems at this location.

RESPONSE: Noted.

4. Traffic accidents at particular location? This is not a problem area in relation to traffic accidents.

RESPONSE: Noted.

5. Traffic problems that may be created by the development. This development should not create any additional traffic problems.

RESPONSE: Noted. Please clarify if there are any other traffic concerns as the comment appears to be carried over from the Olive project with Arlington Heights Road referenced.

6. General comments: - Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

RESPONSE: Noted. District 25 believes the Arlington Heights Police Department continuously has up to date contact information for District 25 facilities with their School Resource Officers.

- With the sizeable addition to Patton School, upgraded mechanicals will need to be utilized. Mechanicals should be secured and/or positioned far enough away from the school to prevent people from gaining roof access. This is a current problem at some of our local schools. People use the mechanicals as a ladder of sorts and are able to climb onto/gain access to the roof.

RESPONSE: Noted. We do not intend to place any mechanical equipment in locations that would allow roof or building access.

- Windows should be elevated to prevent someone at ground level from peering into the classrooms/students are shielded from someone at ground level viewing them in their classrooms.

RESPONSE: Noted. We will comply with VAH Zoning and Design commission requirements related to building aesthetics and may not always be able to accommodate the windows height request due to the current aesthetics of the building and the incorporation of the new addition design.

- The plans for this project do not indicate upgrades/additions to the number of bathrooms located inside the school. If new bathrooms are not considered with the addition of extra classrooms, this could force the youngest students in the building to utilize bathrooms not adjacent/near their assigned classroom. This creates a security risk in the event of a lockdown.

RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District. Classrooms will be assigned based on administrator input and not necessarily be assigned to the youngest students.

- All new doors should be lockable from the interior of the classroom by a lock other than one that requires a key. Interior locks should be able to be locked quickly in the event of an emergency. An interior lock that requires a key is not practical in a stress inducing situation.

RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District. District 25 is internally exploring various security measures that they will inform first responders of any potential changes to normal operations or procedures.

- Natural Surveillance and Access Management - Natural surveillance refers to the placement of physical features that improve visibility. Access control refers to interventions that improve the perimeter security of locations. This includes using signs, well-marked entrances and exits, and landscaping to improve or limit access to certain areas.

RESPONSE: Noted. We will comply with VAH zoning requirements as it relates to landscaping and placement of items.

Landscaping:

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities, theft, trespassing, vandalism, underage drinking, drug use, etc. Perimeter definition and access control are essential to deter unwanted access to the facility. Utilize signage to clearly distinguish public access from private access.

RESPONSE: Noted. These conditions are not present on this site. We will comply with VAH zoning requirements as it relates to landscaping and placement of items.

- Plantings higher than 3 feet should not be placed within 10 to 15 feet of entrances to prevent hiding spots, and mature trees should be pruned to 8 feet. Landscaping elements should not allow for easy access to roofs, windows, or other upper-level areas.

RESPONSE: Noted. These conditions are not present on this site. We will comply with VAH zoning requirements as it relates to landscaping and placement of

items. The height and placement of items noted in this comment is a recommendation through CPTED and may not always align with the Authority Having Jurisdiction requirements such as Zoning, State Board of Education, or other legal requirements.

- The use of bushes or plants with thorns or sharp foliage is not recommended for this facility as children are the primary patrons of this space.

RESPONSE: Noted. These conditions are not present on this site. We will comply with VAH zoning requirements as it relates to landscaping and placement of items. The height and placement of items noted in this comment is a recommendation through CPTED and may not always align with the Authority Having Jurisdiction requirements such as Zoning, State Board of Education, or other legal requirements.

Parking Lot:

- Parking Lot: CPTED recommends one means of entry and exit for all vehicles. The less entrances there are, the easier it is to control the users and uses of the facility. One point of entry and exit is recommended for parent pick up/drop off.

RESPONSE: Noted. We will comply with VAH zoning requirements as it relates site parking and traffic. CPTED recommendations may not always align with the Authority Having Jurisdiction requirements such as Zoning, State Board of Education, or other legal requirements.

- Pedestrian pathways on the property should be separated from vehicular routes by use of curbing, color markings, landscaping and/or other types of barriers.

RESPONSE: Noted. We will comply with VAH zoning requirements as it relates site parking and traffic. CPTED recommendations may not always align with the Authority Having Jurisdiction requirements such as Zoning, State Board of Education, or other legal requirements.

- Parking lots and pedestrian pathways should be well maintained and in good condition. The parking lot should be up to Village of Arlington Heights Code. This parking lot has heavy foot traffic on and around the property. The area around the vehicle entrance/exit should be clear of obstructions. Maintenance, adequate lighting and signage could be utilized to help vehicles entering, exiting, and navigating the parking lot to make other vehicles and pedestrians easily visible. Due to the location of this development, street parking adjacent to the entrances/exits should be prohibited, especially during parent drop off and pickup.

RESPONSE: Noted. We will comply with VAH zoning requirements as it relates site parking and traffic. CPTED recommendations may not always align with the Authority Having Jurisdiction requirements such as Zoning, State Board of Education, or other legal requirements.

- CCTV is an essential part of CPTED and is highly recommended for school facilities. Signage indicating the use of video surveillance and monitoring is also recommended in conjunction with CCTV. Consider surveillance camera upgrades for this project.

RESPONSE: Noted. We will comply with VAH zoning requirements as it relates site parking and traffic. CPTED recommendations may not always align with the Authority Having Jurisdiction requirements such as Zoning, State Board of Education, or other legal requirements.

Address Visibility:

- Directional signage located at the entry to the complex should be utilized, clearly indicating location of staff parking, parent drop-off and pick-up areas and the front entrance.

RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District. We will comply with VAH zoning requirements related to parking and traffic.

- Signage should also be used to delineate school property boundaries from adjacent properties.

RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District.

- Include signage for "No Trespassing," "No Loitering" and/or "No Solicitation."

RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District.

- Interior and exterior of school building should prominently display door numbers in the event an emergency occurs. Interior hallways and doorways should prominently/adequately display floor plans. This is essential for first responders as well as persons unfamiliar with the complex layout that may need emergency services. With the addition of 10 new classrooms and a new gymnasium to this building, it will be essential to renumber all exterior doors and to update the school's crisis manual as soon as possible.

RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District. We intend to install the appropriate exterior door numbers and relay any changes to local first responders.

Parent drop-off/pick-ups:

- One designated drop-off/pick-up area should be utilized. Drop off locations should be clearly marked by signage, pavement and or curb treatments

RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District. It is not always feasible for one pick-up and drop-off location to be utilized based on site layout and the necessary capacity needed to load and unload the building on a daily basis.

- There should be sufficient space and capacity for vehicles in the drop-off/pick-up area (especially during peak traffic times) to allow for the orderly movement of vehicles.

RESPONSE: Noted. We will comply with Village zoning requirements related to parking and traffic.

Territoriality and Maintenance:

- Territoriality involved creating a welcoming environment. This involves creating a strong sense of ownership and community through artwork, color, pavement treatments, landscaping design and maintenance of the property. Maintenance includes making timely repairs and the general upkeep of interior and exterior spaces.

RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District.

- Create clear separation between public, semiprivate and private zones through landscaping and attractive, well-maintained fencing and/or other types of natural barriers.

RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District. We will comply with Village zoning requirements as it relates to site and landscaping items.

- Throughout the school year, displaying student artwork prominently is a great way to create a welcoming environment with distinct territoriality.

RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District.

HEALTH SERVICES DEPARTMENT:

1. No comments at this time.

RESPONSE: Noted.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT:

Zoning:

7. The Plan Commission must review, and the Village Board must approve, the following actions:
 - Amendment to SUP Ordinance #90-082 to allow a building addition.
 - Land Use Variation to allow a public elementary school within the P-L District.
 - Amendment to the Comprehensive Plan to reclassify the subject property from Parks to Schools.
 - Additional variations may be required depending upon your response to certain comments.

RESPONSE: Revised Justification is attached.

General:

8. The project narrative and traffic/parking study is based on the expected student population peak in the years 2026-2027 with 20 classrooms and the expected student enrollment and staffing at 20 classrooms. However, the school is being constructed to include 24 classrooms for a maximum future capacity at 15% over the 5-year average. The narrative must be revised to outline what the expected student capacity and employee count would be if full capacity usage of the 24 classrooms is necessary. Furthermore, the traffic and parking study must be revised to analyze the future traffic and parking impact at the maximum built capacity of the school (max capacity usage of all 24 classrooms with associated student population and staffing).

RESPONSE: See 3 page attachment at end.

9. Please ensure that all plans/documents revised as a result of these comments include a revision date.

RESPONSE: A date is shown.

10. Provide all resubmittal documents in a USB/flash drive along with one full sized hard copy.

RESPONSE: One full size hard copy and a USB/flash drive is provided for all new and revised plans/documents.

Project Narrative:

11. The project narrative shall be revised as follows:
- Please revise the project narrative to outline the requested zoning actions, which are summarized above.
 - Provide a summary of any exterior site changes proposed (reconstructed parking lots, any changes to the play areas, etc.).

RESPONSE: Revised Justification is attached. Existing parking lots are being reconstructed. A portion of the asphalt play is being reconstructed to accommodate construction of the addition.

Floorplans:

12. No floorplan was included for the 2nd floor. How is that area used? The 1st floor shows 17 classrooms; are the remaining 7 classrooms located on the 2nd floor?

RESPONSE: The existing 2nd floor plan is added to the drawings. Uses are labeled.

Site:

13. The architectural site plan shall be revised to show the correct required setbacks for the site, as follows:

- Front (east): 31.4'
- Side (north): 51.5'
- Side (south): 51.5'

RESPONSE: The architectural site plan is revised to show the correct setbacks.

14. The shed located within the North parking lot occupies two parking stalls and is in a non-compliant location as it is not within the rear yard. The Staff Development Committee is supportive of a variation to allow it within the side yard in close proximity to the parking lot, but the shed should be relocated to where it does not occupy parking stalls given that the North lot is frequently at capacity with only the handicap parking stalls being vacant. Please confirm the shed is less than 15' in height and show the revised location on the site plan. A

variation from Section 6.5-2 will be required; please update the Project Narrative and Written Justification document accordingly.

RESPONSE: The shed is less than 15' in height.

15. The striping within the South parking lot is incomplete on sheet C201. Please add striping and dimensions for all spaces, along with the striping for the drop-off/pick-up lane. Drive aisle widths should be added to the Southern parking lot.

RESPONSE: Additional dimensions have been added to plan sheet C201.

16. The parking lot striping within the North and South lots are different as shown on the architectural plans and engineering plans. Please revise the applicable plan for consistency. Assuming the engineering plans show the correct striping, the North lot will contain 39 parking stalls and the South lot will contain 39 parking stalls, which equates to a site total of 78. Upon relocation of the shed, the total number of parking stalls will be 80 spaces. Please revise the Project Narrative accordingly.

RESPONSE: The architectural site plan is revised.

17. The drive aisle within the reconstructed North lot is proposed at 22.5' in width and it appears that a drive aisle within the Southern lot is 23' in width. Please either request a variation and update the Project Narrative and Written Justification accordingly, or revise the drive aisle widths to conform to Code.

RESPONSE: Additional dimensions strings have been added to verify the parking lot layout. No variance is being sought at this time.

18. Identify any newly proposed ground mounted mechanical equipment (generators, transformers, utility pedestals etc.) on the site plan and landscape plan. These elements must be appropriately located and screened from view.

RESPONSE: No new ground mounted mechanical equipment is proposed.

19. If any landscape variations are requested, please clearly identify what variations have been requested and update the Project Narrative and Written Justification document accordingly.

RESPONSE: No landscape variations are sought at this time.

Traffic/Circulation/Parking:

20. The traffic and parking study must be revised per maximum building capacities for associated student populations and employees necessary, as identified in comment #8. Show impact for current build outs (as presented) and maximum capacity impact and identify any improvements that may be necessary to accommodate such capacity if it were to be realized.

RESPONSE: See Comment 8.

21. Please identify areas for landbanked parking to increase the parking supply onsite if it becomes necessary. Maintaining green space is important, however, having a land-banked concept, should it become necessary due to future school enrolment growth, is important.

RESPONSE: Areas for additional, land-banked parking have been identified on the revised plan sheet C201.

22. How can traffic be encouraged to utilize southbound Patton Ave. for pick-up, instead of southbound Kennicott to Maude, to avoid stacking along Maude that impacts the Maude/Kennicott intersection?

RESPONSE: The northern boundary of the school attendance area is Palatine Road, 0.2 miles to the north. As such, the majority of the students live south of the school. The majority of the traffic entering Maude from the east via Kennicott is from the east on Maude or south on Kennicott. The few southbound vehicles on Kennicott (9-15 vph) could be rerouted to the Palatine Road frontage road to the north end of Patton. This will not have a major impact. Traffic from the east on Maude can not be rerouted to the frontage road because it is one-way eastbound east of Kennicott. Rerouting traffic from the south and east to Kennicott north to the frontage road to Patton is not practical.

23. Traffic counts during drop-off and pick-up were based on a warm and sunny day. To what extent will drop-off and pick-up activities increase during the winter and/or inclement weather?

RESPONSE: The intersections and driveways are working well and have excess capacity to accommodate additional traffic volumes during inclement weather.

24. Page 16 of the EEA study indicates that the South lot has stacking space to accommodate 35 vehicles. Please clarify.

RESPONSE: There are stacking for 18 vehicles in the south lot and 10 vehicles on the west side of Patton next to the school.

25. Does the North lot have signage restricting right turns during afternoon dismissal?

RESPONSE: No, it is a staff lot.

26. Per code, 19 bike parking stalls are required. Please revise the site plans to show the location and number of bike parking existing on the site.

RESPONSE: The existing bike racks, near the SW side of the existing building are proposed to remain. Based on field observations, the existing racks are capable of holding a minimum of 7 bikes/rack. An estimated 35 bike parking areas are provided in the current configuration, and proposed to be maintained.

TREE PRESERVATION:

1. The demolition plan indicates that trees will be removed. Please identify the size and species of each tree. In addition, if feasible, please explore options for transplanting the tree elsewhere on the site.

RESPONSE: The existing trees to be removed are shown on the landscape plan indicating species, size and condition. It is not practical to relocate the existing trees to be removed. We are planting 4 new trees as part of the landscape plan for this project.

LANDSCAPE ISSUES:

2. The ends of all parking rows and every 20 parking spaces shall include a landscape island equal in area to one parking space. In addition, the island must include a 4" caliper shade tree (Chapter 28, section 6.16-1.2b).

RESPONSE: We have added 4" caliper trees to the parking lot end islands where they were missing. We are requesting a variation for the internal landscape islands for every 20 spaces.

3. Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area. Please provide the code required screen for each parking area.

RESPONSE: We have added shrubs to screen the east end of the north parking lot along the Patton Avenue frontage.

4. Provide six foot high landscaping that provides year round opacity along the northern property line adjacent to the North Lot, and the south and southeast property line adjacent to the South Lot in order to screen each parking area. Landscaping along the western edge of the South Lot is not required due to a



previously granted variation in 1990. Per Chapter 28, Section 6.15-2 all paved parking areas shall be effectively screened from a residential district.

RESPONSE: A 5' high continuous row of Arborvitae will be added along the north property line between the residential use to the north and the north edge of the parking lot. Arborvitae will get as close as possible to either side of the large existing canopy tree to remain. We have added a row of deciduous and evergreen shrubs along the south edge of the south parking lot. Note that in addition to these plants being installed at 36" height they will be planted up the slope a few additional feet to provide even more effective screening height at the time of installation.

Sincerely,
STR Partners LLC

Don Hansen, AIA, LEED AP
Senior Project Manager