



STR PARTNERS LLC
350 West Ontario Street
Suite 200
Chicago IL 60654
312.464.1444
www.strpartners.com

February 6, 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 #22-021
Responses to Round 1 Comments**

Windsor Elementary School
1315 E. Miner St.
Arlington Heights, IL 60004

STR Project #22053

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: Noted.

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

RESPONSE: Noted. This project will receive the appropriate MWRD permits. An IEPA shall be applied for if the flow exceeds 15 PE.

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

RESPONSE: Noted.

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: Noted. Stormwater management shall be provided in compliance with both Village and MWRD requirements.

8. Contribution Ordinance Existing? No.

RESPONSE: Noted.

9. Flood Plain or Floodway Existing? No.

RESPONSE: Noted.

10. Wetland Existing? No.

RESPONSE: Noted.

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 utilities are private and as such will not be the Village's responsibility to maintain. Windsor School has an existing Onsite Utility Maintenance Agreement on record with the Village that will apply to the proposed utilities. The applicant shall acknowledge that they accept this understanding.

RESPONSE: Noted.

14. Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. In the event the existing parking lot is to be expanded:

- An MWRD permit is required.
- The brief storm water 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) If the parking lot is to be reconstructed, this area should be accounted for in the detention.
- f) Show the overflow route.

RESPONSE: The parking lot expansion between Miner and Windsor is no longer shown on the plans. SWM calculations shall be provided to demonstrate that the capacity of the existing system is sufficient for the proposed improvements.

15. An IEPA permit for the sanitary sewer is required.

RESPONSE: An IEPA permit shall be applied for if the increased flow exceeds 15 PE.

16. On sheet C 101 Site Demolition Plan, the utilities to be removed do not correlate with the utilities shown on sheet C001 Topographical Survey. Verify the existing utilities.

RESPONSE: The Topographical Survey on C001 has been updated to reflect the existing conditions.

17. 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 will be permitted.

RESPONSE: A site photometric plan and the catalog cut are provided.

18. 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 the 150 ft rule is met.

RESPONSE: Please see exhibit CX1.1 showing the approved fire access and dimensions from the submitted plans in 2017.

19. 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.

RESPONSE: Please see exhibit CX1.1 showing the approved fire access and dimensions from the submitted plans in 2017.

20. 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.

21. If the addition is to have an approved automatic sprinkler system, verify that the existing water service is sufficient.

RESPONSE: Water flow testing will be coordinated with the Village to determine current static pressure, residual pressure and flow. The bid documents will require the contractor to provide a complete hydraulically calculated and operating sprinkler system to comply with International Building Code 2015 Edition, International Fire Code 2015 Edition and NFPA 2013 Edition.

22. In the event the existing parking lot is expanded:
- a) Per section 10.2-12.4 Curbing, perimeter curb is required for the expanded area.
 - b) In the event the parking lot is reconstructed, perimeter curb will be required for the entire parking lot.
 - c) The total number of parking spaces between the two parking lots is 159 stalls. The existing parking lot contains 5 handicap parking stalls. Verify if an additional handicap stall is required to meet code.

RESPONSE: The parking lot expansion is no longer proposed. It is our understanding that this comment is no longer applicable.

PUBLIC WORKS:

23. The existing sanitary sewer that will be tapped for the sanitary sewer service shall be evaluated for condition.

RESPONSE: Noted. A callout has been added to the connection point on the plans.

24. The detention summary is acceptable.

RESPONSE: Noted.

25. The calculations provided indicate the additional volume required for Area 1 is 0.024 ac-ft and 0.233 ac-ft for Area 2. The total volume required for the redevelopment is 0.257 ac-ft. Staff concurs that the existing detention system provided under MWRD 17-034 provides 1.48 ac-ft of storage, meeting the Village's storage requirement of 1.28 ac-ft. 0.057 ac-ft may be required to meet the Village's detention requirements for the redevelopment area. Providing this storage with the permeable pavers and additional pipe storage is acceptable.

RESPONSE: Noted.

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.

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

- 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.

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

- 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.

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 Windsor 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:

- 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 to 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 to 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 to 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 2 new classrooms, 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, semi-private 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 from this Department.

RESPONSE: Noted.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT:

1. Complies with Comprehensive Plan? Yes

RESPONSE: Noted.

2. Complies with Thoroughfare Plan? Yes.

RESPONSE: Noted.

3. Variations needed from Zoning Regulations?

RESPONSE: Noted. Variations are being requested. See Written Justification.

4. Variations needed from Subdivision Regulations? No.

RESPONSE: Noted.

5. Subdivision Required? No.

RESPONSE: Noted.

6. School/Park District Contributions Required? No.

RESPONSE: Noted.

Zoning:

7. The Plan Commission must review, and the Village Board must approve, the following actions:
- Amendment to SUP Ordinances # 90-082 and #17-013 to allow a building addition.
 - Comprehensive Plan Amendment to reclassify the "parks" portion of the subject property to "schools".
 - Certain Variations may be required depending upon your response to these comments.

RESPONSE: Noted. See revised Written Justification.

General:

8. The project narrative and traffic/parking study is based on the expected student population peak in the years 2026-2027 with 29 classrooms and the expected student enrollment and staffing at 29 classrooms. However, the school is being

modified to include 34 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 34 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 34 classrooms with associated student population and staffing).

RESPONSE: AHSD25 will work with VAH to determine what measures, if any, should be taken at Greenbrier should the student enrollment exceed the 466 students anticipated.

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

RESPONSE: All new and revised plans/documents include the date they are issued or revised.

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

RESPONSE: All new and revised plans/documents include the date they are issued or revised.

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.
 - The 1st floor total square footage within the table is incorrect.
 - Provide a summary of any exterior site changes proposed (parking lot expansion, any changes to the play areas, etc.).

RESPONSE: The revised project narrative is provided.

Floorplans:

12. No floorplan was included for the 2nd floor. How is that area used? The 1st floor shows 28 classrooms; are the remaining 6 classrooms located on the 2nd floor?

RESPONSE: The 2nd floor is provided. The rooms are labeled. The revised 1st floor plan with uses corrected is provided.

Site:

13. The architectural site plan shall be revised to show the correct required setbacks for the site, as follows:
- Front (north): 40'
 - Side (west): 53.7'
 - Exterior side (east): 12.9' for existing building (per previously granted variation via Ord. 17-013)

RESPONSE: The revised architectural site plan is provided.

14. The demolition plan indicates that the only demolition to the shared Windsor/Miner lot will be 2" milling of the existing asphalt (not full depth removal). However, the paving plan indicates that a full aggregate base will be installed, along with 5" of heavy duty asphalt. Please clarify the level of improvements here and correct the applicable plan accordingly.

RESPONSE: The parking lot expansion is no longer proposed. It is our understanding that this comment is no longer applicable.

15. Please revise the engineering plans to incorporate curbing within the entirety of the reconstructed Windsor/Miner lot per Section 10.2-12.4.

RESPONSE: The parking lot expansion is no longer proposed. It is our understanding that this comment is no longer applicable.

16. There are currently 48 parking stalls within the shared Windsor/Miner parking lot. Please confirm the total number of parking stalls within this lot upon completion of the expansion.

RESPONSE: The parking lot expansion is no longer proposed. It is our understanding that this comment is no longer applicable.

17. The parking lot striping within the shared Windsor/Miner lot is different as shown on the architectural plans and engineering plans. Please revise the applicable plan for consistency.

RESPONSE: The parking lot expansion is no longer proposed. It is our understanding that this comment is no longer applicable.

18. Add parking stall widths to the northern parking row within the shared Windsor/Miner lot.

RESPONSE: The parking lot expansion is no longer proposed. It is our understanding that this comment is no longer applicable.

19. Continue the site geometry plan to include the western end of the northern parking row within the shared Windsor/Miner lot. Please note that this area must include a curb.

RESPONSE: The parking lot expansion is no longer proposed. It is our understanding that this comment is no longer applicable.

20. The shared Windsor/Miner parking lot shows parking stalls proposed at 8' in width. Minimum allowable widths are 9'. Stall widths of 8.5' may be allowed for low turnover stalls with permission from the Engineering Division. Please revise the plans to show code-compliant stall widths.

RESPONSE: The parking lot expansion is no longer proposed. It is our understanding that this comment is no longer applicable.

21. The Illinois Accessibility Code regulations allow abutting handicap accessible parking stalls to share an access aisle. The existing handicap accessible parking stalls within the West lot should be restriped to take advantage of this allowance, which will increase the parking supply within the lot by two stalls. As this lot is frequently at capacity and used during drop-off/pick-up operations, the additional parking stalls will help to relieve parking demand. Please show this change on the architectural site plan and update the Project Narrative accordingly.

RESPONSE: The parking lot expansion is no longer proposed. It is our understanding that this comment is no longer applicable.

22. The demolition plan shows removal only one of the three existing poles at the southern end of the shared Windsor/Miner parking lot. Please clarify if new parking lot lighting is proposed within the expanded parking lot. If any parking lot lighting is proposed, please provide a photometric plan and details on the proposed fixtures, including the heights of all poles.

RESPONSE: The parking lot expansion is no longer proposed. It is our understanding that this comment is no longer applicable.

23. 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.

24. 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 requested.

Traffic/Circulation/Parking:

25. 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, such as implementing the previously approved landbanked parking or the newly designed parking expansion.

RESPONSE: See Comment 8.

26. 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 serving the school work at a good level of service and have the capacity to accommodate additional traffic from inclement weather.

27. There was no commentary/analysis within the EEA study relative to drop-off/pick-up issues and stacking. Additional analysis is needed. Do queues stack outside of the West lot or interfere with the Miner School drop-off/pick-up operations? Was loading observed to occur in areas where it is not permitted? Does the on-street drop-off/pick-up on queue to block any intersections or driveways? Etc.

RESPONSE: The west lot queueing does not interfere with Miner School operations and did not queue onto the street.

28. The EEA study does not mention the proposed expansion to the shared Windsor/Miner parking lot. Please confirm that the proposed expansion to the parking area and reconstruction of the Windsor/Miner lot will occur concurrently with the building addition. Will Miner School also be able to use the expanded parking area? The analysis in the EEA study should be revised to reflect this improvement.

RESPONSE: The parking lot expansion is no longer proposed. It is our understanding that this comment is no longer applicable.

29. Per code, 16 bike parking stalls are required. Please revise the site plans to show the location and number of bike parking existing on the site.

RESPONSE: There are 45 existing bike parking stalls at the east side of the building. They are added to the architectural site plan.

LANDSCAPE ISSUES:

1. 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). The islands/trees are absent for the parking area located in the northwest corner (Area 2).

RESPONSE: The parking lot expansion is no longer proposed. It is our understanding that this comment is no longer applicable.

2. 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 screening for the parking area in the northwest corner.

RESPONSE: The parking lot expansion is no longer proposed. It is our understanding that this comment is no longer applicable.

3. Provide six foot high landscaping that provides year round opacity along the southern property line for screening of the expanded parking lot (Area 2), or provide the required six foot high screen along the southern edge of the expanded parking lot (Area 2). Per Chapter 28, Section 6.15-2 all paved parking areas shall be effectively screened from a residential district.

RESPONSE: The parking lot expansion is no longer proposed. It is our understanding that this comment is no longer applicable.

Sincerely,
STR Partners LLC



Don Hansen, AIA, LEED AP
Senior Project Manager