	COI Land Use Comments					
Number	**Document: MSP Plans (Fire Marshal Cmnts)**	**Sheet**	**Responsibility**	**Commentor**	**Comment**	**Response**
1	MSP20-00001_Marked_Up_Plans_4-20-2021_MSP20-00001_2R_MUP-Civil-Plan_2021-02-24.pdf	C3.0	AHBL Civil	ML	Fire Ladder Truck Autoturn analysis of entire sight required for review	Vehicle tracking software has been run on entire site where ladder truck will run. The ladder truck specs used in the software are more conservative than the acutual ladder truck specs provided by Mark L. A plan showing this analysis has been included in the resubmittal. Please refer to EX-1.
2		C3.0	AHBL Civil	ML	Show location of fire lane signage/striping	Fire lane striping locations are shown on C3.0. They are indicated by a thick, black line adjacent to the curbs as shown in the legend in that sheet. They were indicated on previous plan but were lighter and difficult to see.
3		C3.0	AHBL Civil	ML	Concerns of fire truck movent this area.	Vehicle tracking software has been run on entire site where ladder truck will run. The ladder truck specs used in the software are more conservative than the acutual ladder truck specs provided by Mark L. A plan showing this analysis has been included in the resubmittal. Please refer to drawing EX-1.
4		C3.0	AHBL Civil	ML	Relocate Hydrant	Hydrant relocated per comment
5		C3.0	AHBL Civil	ML	Add Hydrant	Hydrant added per comment
6		C3.0	AHBL Civil	ML	Type and quantity of fuel for GenSet?	Diesel generator and fuel tank size label added to sheet.
7		C3.0	AHBL Civil	ML	Will this be a back gate. Secondary Access?	Gate at 228th shown at this time to conrol access. No other gate on fire access proposed.
8		C3.0	AHBL Civil	ML	Relocate FDC and Hydrant	Hydrant relocated per comment
Number	**Document: MSP Plans (Engineering Cmnts)**	**Sheet**	**Responsibility**	**Commentor**	**Comment**	**Response**
1	MSP20-00001_Marked_Up_Plans_4-20-2021_MSP20-00001_1R_MUP-Site-Plan_2020-10-06.pdf	C1.0	AHBL Civil	DS	Intersection control subject to City of Sammamish and Issaquah approval.	Comment noted. Traffic mitigation currently being work out with C.O.S.
2		C1.0	AHBL Civil	DS	May require further analysis subject main access intersection control.	Comment noted. Traffic mitigation currently being work out with C.O.S.
3		C2.0	AHBL Civil	DS	Subject to intersection control review by City of Sammamish and Issaquah	Comment noted. Traffic mitigation currently being work out with C.O.S.
4		C2.1	AHBL Civil	DS	Subject to intersection control review by City of Sammamish and Issaquah	Comment noted. Traffic mitigation currently being work out with C.O.S.
5		C4.0	AHBL Civil	DS	Subject to downstream analysis	Comment noted. Downstream analysis to be provided with site work permits.
6		C4.0	AHBL Civil	DS	Maintain flows less than or equal to historic flows	Comment noted. Analysis to be provided with site work permits.
7		C4.0	AHBL Civil	DS	Maintain flows less than or equal to historic flows	Comment noted. Analysis to be provided with site work permits.
8		C5.0	AHBL Civil	DS	Subject to Sammamish Plateau Water review and approval and City of Issaquah building permit service requirements.	Comment noted. Permit drawings to be submitted to SPW for review.
Number	**Document: SDP Plans (All Cmnts)**	**Sheet**	**Responsibility**	**Commentor**	**Comment**	**Response**
1	SDP20-00001_Marked_Up_Plans_4-20-2021_SDP20-00001_2R_MUP-Site-Plan_2021-02-23.pdf	C0.1		CH	Misc. Catch-All Comments:	
2		C0.1	AHBL Civil/ISD	CH	1. Provide information on maintenance pursuant to IMC 18.07.480(E)(7), including identification of long-term maintenance requirements, funding options, and maintenance program.	See attached letter from ISD regarding operations including maintenance and funding.
3		C0.1	AHBL Civil/ISD	CH	2. Provide a safety narrative describing compliance with IMC 18.07.480(E)(9). No information on posted regulations or lighting has been provided. Limited information on user directions and marked access points has been provided.	The design criteria narrative has been updated to address. Photometric anaylsis of the site has also be provided with the resubmittal.
4		C0.1	AHBL Civil/ISD	CH	3. While the potential users of the facility have been identified (elementary and high school aged children in the Issaquah School District), IMC 18.07.480(E)(10) requires a general percentage of the community that will benefit from the facility. Please also describe how potential conflict(s) among user groups will be minimized.	See attached letter from ISD regarding operations including the district policies on use of school facilities. Note that the project is a public school and as a result is intended to benefit the entire community it serves.
5		C0.1	AHBL Civil/ISD	CH	4. Identify and/or describe how waste/recycling receptacles are provided pursuant to IMC 18.07.480(E)(11).	See attached letter from ISD regarding operations including waste and recycling. The letter provides a link to the district waste and recycling program information.
6		C0.1	AHBL Civil	DS	Sidewalk will need to be extended further southwesterly to connect with the new SE43rd Signal improvements.	Note has been added to the sheet indicating sidewalk extension to be provided. Design to happen after insection improvements are constructed and can be surveyed.
7		C0.1	AHBL Civil	MW	Disposal of hazardous soil shall be addressed in site work permit.	Comment noted. This will be addressed on sitework permit drawings.
8		C0.1	AHBL Civil	JK	Use of MSE Walls near or over water mains will not be allowed. Wall fabric can not extend to within 7.5 feet (half of a 15-wide easement area) of the Water main to prevent damage of the Wall system if excavation of the water main is required.	Water mains have been adjusted to be further away from MSE walls to keep fabric being within easements. Walls are currently being designed and exact fabric lengths are not yet known. Construction plans will indicate length of fabric to demonstrate compliance.
9		C1.0	AHBL Civil	DS	At a minimum the Plan Set should show all existing steep slopes and show all post-grading steep slopes (but not engineered slopes). The plan sheets should clearly identify top & toe of slope, buffer and building setbacks.	The limits of the existing, man-made, steep slope area has been added to the topographic background used in the set so that it shows in background of applicable sheets. The existing toe and top are identified in additon to the ex. steep slope area on the revised C1.1 LU provided. There are no other existing or proposed steep slope areas on the project.
10		C1.0	AHBL Civil	DS	Plan Sheet C1.1 LU identifies Post-grading slope on the site with a maximum slope angle of 15-40% in Red and slope angles > 40% in Purple. Are these engineered slopes? To reduce confusion to reader, we suggest clarifying if these are engineered slopes and not subject to IMC concerning steep slope hazards or landslide hazards. However, the plan sheet should also include and identify actual steep slope or landside hazards per IMC with a different color code.	The note on the revised C1.1 LU provided has been updated to refelect the proposed slopes are engineered and are not subject to IMC section 18.10. The existing steep slope area has been identified and noted that it is exempt from buffer and building setback per IMC. A note to refer to geotechnical report and landslide letter has been added.
11		C2.0	AHBL Civil/AHBL Landscape	CH	Per IMC 18.07.080(B)(1)(b)(2)E), a continuous walkway on at least one side of parking lot aisles not containing angled parking is required.	An additional pedestrian walkway was added to the parking garage on the eastern side of the garage. As now shown a walkway on at lease one side of each parking lot isle is shown.
12		C2.0	AHBL Landscape	CH	Per IMC 18.07.080(B)(1)(d), at least one bench or similar seating area is required near the midpoint on the walkway between building entrances and the public right-of-way.	A bench was added along the ADA pathway from the High School to the southern most pedestrian entrance off 228th AVE SE. See Sheet L1.7 LU for location.
13		C2.0	TFM	CH	Lighting information has not been provided. Per IMC 18.07.080(B)(1)(b)(7), the minimum outdoor lighting requirements in IMC 18.07.107 apply to this project. Please provide information to confirm the project will comply with minimum and maximum lighting levels for public areas on CF-F zoned properties.	Lighting Plan provided. See sheet E1.01 for lighting plan and E1.04 for photometrics.
14		C2.0	AHBL Landscape/AHBL Civil	CH	Per IMC 18.07.080(B)(1)(b)(4), sidewalks must be at least five feet wide.	Sidewalk in front of grandstand revised to be 5' wide as requested.
15		C2.0	AHBL Landscape/AHBL Civil	CH	Per IMC 18.07.080(B)(1)(b)(1), one walkway from a building to a public sidewalk is required plus one additional walkway for each 250 feet of street frontage. Please note the street frontage on this sheet.	See attached AAS
16		C2.0	AHBL Landscape/AHBL Civil	CH	Per IMC 18.07.080(B)(1)(b)(2)(F), a continuous walkway on both sides of private roadways that are not part of a parking lot is required.	See attached AAS for sidewalk on one side of high school parent loop. Note that bus drop off access is considered a driveway and noted as such in the design criteria narrative. As a result no AAS for this area is needed.
17		C2.0	AHBL Landscape/AHBL Civil	CH	Per IMC 18.07.080(B)(1)(b)(6), all walkways must be physically separated from vehicular areas by grade, landscaping strips, berms, barriers, curbs, or similar means. Some walkways do not appear to be physically separated by landscaping and it is unclear if they are separated by curbs or similar means. Please confirm all pedestrian walkways meet this requirement using curbs or a similar separation method.	All walkways are physically separated from vehiclular areas. Additional information on curb types is provided in the site work packages.
18		C2.0	AHBL Civil	CH	Please describe how this parent drop-off area/parking lot is designed as a private street that would comply with the intent of build-to line requirements.	Design criteria narrative expanded to discuss.
19		C2.0	AHBL Civil	CH	Please describe how this access road, parent drop-off area, and parking lot is designed as a private street that would comply with the intent of build-to line requirements.	Design criteria narrative expanded to discuss. Note plaza at elementary school expanded and parking adjacent to front door was relocated as discussed.
20						
21		C3.0	AHBL Civil	ML	Relocate HYD & FDC	Hydrant and FDC relocated per comment
22		C3.0	AHBL Civil	ML	Relocate HYD	Hydrant Relocated per comment
23		C3.0	AHBL Civil	ML	All radius shall be 28' inside minimum. TYPICAL.	Vehicle tracking software has been run on entire site where ladder truck will run demonstrating the ladder truck can stay within the provided paved areas and not overrun curbs. The ladder truck specs used in the software are more conservative than the acutual ladder truck specs provided by Mark L. A plan showing this analysis has been included in the resubmittal. Please refer to drawing EX-1.
24		C3.0	AHBL Civil	ML	Relocate HYD.	Hydrant relocated per comment
25		C3.0	AHBL Civil	ML	Add hydrant.	Hydrantrant addd per comment
26		C3.0	AHBL Civil	ML	Type and quantity of fuel for GenSet?	Diesel generator and fuel tank size label added to sheet.

27		C3.0	AHBL Civil	ML	Fire ladder truck Autoturn analysis of entire sight required for review	Vehicle tracking software has been run on entire site where ladder truck will run demonstrating the ladder truck can stay within the provided paved areas and not overrun curbs. The ladder truck specs used in the software are more conservative than the acutual ladder truck specs provided by Mark L. A plan showing this analysis has been included in the resubmittal. Please refer to drawing EX-1.
28		C3.0	AHBL Civil	ML	Show location of fire lane signage/ stripping.	Fire lane striping locations are shown on C3.0. They are indicated by a thick, black line adjacent to the curbs as shown in the legend in that sheet. They were indicated on previous plan but were lighter and difficult to see.
29		C3.0	AHBL Civil	ML	Will this be a back gate. Secondary access?	Gate at 228th shown at this time to conrol access. No other gate on fire access proposed.
30		C4.0	AHBL Civil	SR	The street improvements are part of this project, and not a separate project, so should be included in the project's Storm TIR. Demonstrating the project is managing ALL stormwater for the project (not just the private site) is part of SEPA, so this information should be available at this time. Threshold exemptions (such as for flow control and runoff treatment) cannot be used for street improvements since it is not a separate project. Revise the TIR and the plans to include this information to the City of Issaquah. It is not appropriate to say the street improvements are "for reference only", since they are part of the project in Issaqauah.	Note has been removed from C4.0
31		C4.0	AHBL Civil	SR	The impervious area numbers do not match the previous plan submittal, and do not match the Storm TIR. Revise the TIR and the plans to match.	Numbers verified/revised
32		C4.0	AHBL Civil	SR	See staff comments on the Storm TIR. Revise the Storm TIR and resubmit during land use. The City must have a complete Storm TIR for land use approval.	Noted, revised TIR included in resubmittal documents.
33		C5.0	AHBL Civil	JK	Conflict between FH supply line and street light.	Light pole relocated outside of easement
34		C5.0	AHBL Civil	JK	This is a 1-1/2" Private Water supply line. Change line type to indicate as such ("PW"?). This is not SP Water's responsibility to review, inspector or approve. We recommend that it be a HDPE pipeline to limit damage, and that it be installed with locate wire. Additionally, the line shall not be within 5-ft of SP Water's water system.	Linetype changed to "WS" to differentieate from water mains "W" and added to legend. Line is now 2" HDPE. 5' separation has been verified.
35		C5.0	AHBL Civil	JK	This is a 1-1/2" Private Water supply line. Change line type to indicate as such ("PW"?). This is not SP Water's responsibility to review, inspector or approve. We recommend that it be a HDPE pipeline to limit damage, and that it be installed with locate wire. Additionally, the line shall not be within 5-ft of SP Water's water system.	Linetype changed to "WS" to differentieate from water mains "W" and added to legend. Line is now 2" HDPE. 5' separation has been verified.
36		C5.0	AHBL Civil	JK	This is a 1-1/2" Private Water supply line. Change line type to indicate as such ("PW"?). This is not SP Water's responsibility to review, inspector or approve. We recommend that it be a HDPE pipeline to limit damage, and that it be installed with locate wire. Additionally, the line shall not be within 5-ft of SP Water's water system.	Linetype changed to "WS" to differentieate from water mains "W" and added to legend. Line is now 2" HDPE. 5' separation has been verified.
37		C5.0	AHBL Civil	JK	This is a 1-1/2" Private Water supply line. Change line type to indicate as such ("PW"?). This is not SP Water's responsibility to review, inspector or approve. We recommend that it be a HDPE pipeline to limit damage, and that it be installed with locate wire. Additionally, the line shall not be within 5-ft of SP Water's water system.	Linetype changed to "WS" to differentieate from water mains "W" and added to legend. Line is now 2" HDPE. 5' separation has been verified.
38		C5.0	AHBL Civil	JK	Conflict. Light post right on top of FH supply line. Additionally, make sure the minimum clearance around the FH is maintained.	Light pole relocated outside of easement
39		C5.0	AHBL Civil	JK	This is a 1-1/2" Private Water supply line. Change line type to indicate as such ("PW"?). This is not SP Water's responsibility to review, inspector or approve. We recommend that it be a HDPE pipeline to limit damage, and that it be installed with locate wire. Additionally, the line shall not be within 5-ft of SP Water's water system.	Linetype changed to "WS" to differentieate from water mains "W" and added to legend. Line is now 2" HDPE. 5' separation has been verified.
40		C5.0	AHBL Civil	JK	Why is the fire hydrant on the long side and not on the north side of the road? Verify that the fire hydrant should be on this side of the road and not along the inbound traffic lanes, or near the baseball fields.	Hydrant relocated per fire marshal comments
41		C5.0	AHBL Civil	JK	Conflict! also, is there the side of the road the Fire Marshal wants this Hydrant?	Hydrant relocated per fire marshal comments
42		C5.0	AHBL Civil	JK	Is a FH required near any of these other entrances?	Fire Marshal did not require any additional hydrants
43		C5.0	AHBL Civil	JK	move FH or Bend so that there isn't a spool of pipe between the two.	Hydrant relocated per fire marshal comments
44		C5.0	AHBL Civil	JK	Walls are not allowed over water mains. SP Water may grant a variance, but wall fabric is not allowed over mains or within the easements, and casing pipe shall be provided.	Mains have been relocated to avoid going under walls and to keep fabric outside of easements. Walls are currently being designed. Location of fabric wil be indicated on construction permit drawings for verification.
45		C5.0	AHBL Civil	JK	Conflict issue with water main and future portables. SPWater to be consulted.	Water main has been relocated to avoid conflict.
46		C5.0	AHBL Civil	JK	why is the water main bending here and not just extending SW to the connection point? SPWater prefers straight water main especially in wooded/unimproved areas.	Water main has been relocated to avoid conflict.
47		C5.0	AHBL Civil	JK	Install outside of traffic area.	Vault relocated behind curb
48		C5.0	AHBL Civil	JK	Install out side of traffic area.	Vault relocated behind curb
49		C5.0	AHBL Civil	JK	Requires an RPBA device outside the building, behind the meter.	RPBA shown outside of building
50		C5.0	AHBL Civil	JK	Double Check Detector Assembly (DCDA).	Callout corrected
51		C5.0	AHBL Civil	JK	PIV after DCDA	Design revised accordingly
52		C5.0	AHBL Civil	JK	DCDA	Callout corrected
53		C5.0	AHBL Civil	JK	every time this GI needs to be maintained you will be impeding traffic. This does not seem like the best location.	GI relocated into landscape planter
54		C5.0	AHBL Civil	JK	Requires an RPBA behind the meter and outside of the building.	RPBA shown outside of building
55		C5.0	AHBL Civil	JK	Locate meter outside of Traffic area.	Vault relocated behind curb
56		C5.0	AHBL Civil	JK	Show irrigation DCEA behind meter. ◥	Irrigation backflow has been shown
57		C5.0	AHBL Civil	JK	double check detector assembly (DCDA)	Callout corrected
58		C5.0	AHBL Civil	JK	why are you installing the gas main so close to the water main? Why do you want to make maintaining the water main more hazardous? And why is it being installed behind thrust blocks?	Gas main location has been revised. Please note, location is approximate routing and design needs to be confirmed and coordinated with PSE.
59		C5.0	AHBL Civil	JK	Add a note to the plan sheet that states the water mains behind the water meters and DCDAs are private supply lines and are not the responsibility of SP Water, and will not be reviewed, inspected or approved by SP Water. Connection to SP Water's system will only be after approval of the Water System.	Note 7 has been added to the plans indicating such.
60		C5.0	AHBL Civil	JK	Relocate this water main so that it is located to the west, in the access road from Providence Point (ie Providence Heights Loop).	Water main relocated per comment.
61		C5.0	AHBL Civil	JK	Side sewer permits are required for all connections to the buildings. Installation of all GI vent lines, and inlet lines shall be approved as part of the side sewer permit, unless installed as part of the sanitary sewer plans.	Comment noted. This will be coordinated with the permit plans submitted to SPW.
62		C5.0	AHBL Civil	JK	If this area is to be connected to the sanitary sewer system it shall be designed to prevent storm water from entering the drains. This is currently not show on the Building permit.	The CB's in the enclosure are covered by canopy indicated in the building plans. For ES, proposed grading keeps stormwater from running into CBs connected to sanitary. For HS, trench drains are proposed to pick up stormwater from reaching drains connnected to sanitary.
63		C5.0	AHBL Civil	JK	If this area is to be connected to the sanitary sewer system it shall be designed to prevent storm water from entering the drains. This is currently not show on the Building permit.	The CB's in the enclosure are covered by canopy indicated in the building plans. For ES, proposed grading keeps stormwater from running into CBs connected to sanitary. For HS, trench drains are proposed to pick up stormwater from reaching drains connnected to sanitary.
64		C5.0	AHBL Civil	JK	Is this FH location OK with the Fire Marshal? I thought they normally wanted a FH near the FDC. As currently shown, fire hoses would stretch across the main access road.	FDC for ES is on east side of building. Hydrant is near it. FM had no comments.
65		C5.0	AHBL Civil	JK	Use of MSE Walls near or over water mains will not be allowed. Wall fabric can not extend to within 7.5 feet (half of a 15-wide easement area) of the Water main to prevent damage of the Wall system if excavation of the water main is required.	Water main has been relocated to avoid conflict.
66		L1.9	AHBL Landscape	CH	It is difficult to understand the scale of this pattern and if it would be considered "decorative" to achieve a high-quality pedestrian experience. Please provide some additional detail to understand how this material and design would appear from a human perspective.	See additional images added to Sheet L1.9 LU. The wall blocks have an architectural finish, rather than a smooth concrete finish. The texture of the finish helps to give depth and dimension to the face of the wall which visually softens the appearance for a pedestrian. In addition, there will be planting in front of the walls. The plantings are a mixture of evergreen and deciduous trees and shrubs of varying heights which will help screen and soften the appearance of the wall for the pedestrian. The tallest portions of wall will also have a mixture of evergreen and deciduous vines planted at the base.
67		L1.11	Bassetti/AHBL Landscape	CH	Please provide more information about signage. Per IMC 18.07.660(F)(13), signage must have consistent elements such as color, shape, size, and graphics, which maintain consistency and uniformity throughout the project.	Architectural details of the site signage have been added to Sheet L1.11 LU. The entry sign, monument signs and directional signage are unified through the use of stainless steel with painted lettering, font style and shape. Signage consists of wall signs, and one directional sign both constructed of stainless steel with painted lettering to maintain uniformity throughout the site. Refer to architectural details 12, 14, 26 on sheet G1.03 SW, and detail 21 on sheet A5.27 ES.
68		BLDG ELEVATIONS	Bassetti	CH	This facade lacks modulation.	The East elevation of the elementary school has been revised by integrating a pattern into metal wall panel 1 providing varying shadow lines and breaking up the continuity of the material. A greenscreen panel has also been added to bring balance to the facade.

69		BLDG ELEVATIONS	Bassetti	CH	This facade lacks modulation.	The South elevation of the elementary school has been revised by integrating a pattern into metal wall panel 1 providing varying shadow lines and breaking up the continuity of the material. A greenscreen panel has also been added to bring balance to the facade.
70		BLDG ELEVATIONS	Bassetti	CH	This facade lacks modulation.	The West elevation of the elementary school has been revised by integrating a pattern into metal wall panel 1 providing varying shadow lines and breaking up the continuity of the material.
71		BLDG ELEVATIONS	Bassetti	CH	Please provide a diagram or similar information demonstrating that building height was measured consistent with the definition of "building height" in IMC 18.02.040, which states that for nonshoreline areas building or structure height shall be measured from the average grade of the existing or finished grade, whichever is lower, to the highest point of the coping of a flat roof. Specifically, please show the low points of the average existing and average finished grade to confirm that building height was correctly measured. Portions of the proposed building appear to exceed the maximum building height allowed in IMC 18.07.480(E)(2).	Elementary school elevations have been updated, an elevation diagram has been provided for each school and garage to show compliance with IMC 18.02.040. Average grade along with existing grades are indicated in each elevation. For the elementary school building height is measured from average existing grade to highest point of coping. For the high school building height is measured from average finished grade to highest point of coping. For the garage building height is measure from average finish grade to the midpoint of the highest pitched roof.
72		BLDG ELEVATIONS	Bassetti	CH	This facade lacks modulation.	The East elevation of the high school has been revised with added metal wall panel to articulate the verticality of the windows, and add further detail and balance to the East elevation. In addition, a pattern has been integrated to metal wall panel 1 providing varying shadow lines and breaking up the continuity of the material. The East elevation further complies with CIDD 14.3 by breaking up the overall elevation into smaller masses, by stepping back the upper level of the stage, which results in scaling down the facade and making it more pedestrian friendly. Similar to the East elevations, metal wall panels have been added to articulate the verticality of the windows, and add further detail and balance to the South elevation. In addition, a pattern has been integrated to metal wall panel 1 providing varying shadow lines and breaking up the continuity of the material. The South elevation further complies with CIDD 14.3 by breaking up the overall elevation into smaller masses, by stepping back the upper level of the theater and stage, which results in scaling down the South facade and making the building more pedestrian friendly. The gymnasium follows a similar strategy with a lowered parapet that seperates itself from the rest of the building, and incorporates greenscreens to add texture to the facade. Window modulation along the South elevation also helps to distinguish each mass, and provides proportion to each individual elevation. The West elevation of the high school has been revised with
73		G1.03	Bassetti	CH	These materials are inconsistent with the materials shown on the Accessory Plan (sheet LU1.11).	Sheet L1.11 LU will be updated to show consistant materials.
74		G1.03	Bassetti	CH	Describe how the signs are kept to the minimum size that is compatible with the surrounding neighborhood and uses while providing adequate visibility, pursuant to the requirements in IMC 18.07.480(E)(15).	Detailed wall signs, and directional signage on sheets G1.03 SW and A5.27 ES have been resized to comply with IMC 18.11 which establishes standards for sign design, placement, and size. Signage is kept to a minimum complying with IMC 18.11.110, IMC 18.11.160, IMC 18.11.165, and IMC 18.11.170 to reduce distraction, and maintain traffic safety while providing attractive signage that both support and promote the high school and elementary school.
75		G1.03	Bassetti	CH	Signs must comply with IMC 18.11.160 and IMC 18.11.165. Please revise the monument sign to comply with regulations for freestanding signs.	Wall signs have been resized to comply with IMC 18.11.160, and IMC 18.11.165.
76		L0.3	AHBL Landscape/AHBL Civil	JK	Water main is extending through this Area. Is this allowed and what about the trees needed to be removed for the water main?	Water main has been relocated. Areas disturbed by sewer and water running through ex. buffer area will be hydroseeded as erosion control measures due to timing of construction and landscaping activities.
77		L0.3	AHBL Landscape/AHBL Civil	JK	Water main is extending through this Area. Is this allowed and what about the trees needed to be removed for the water main?	Water Main routing revised to avoid trees and planting concerns.
78		L1.3	AHBL Landscape	CH	Per IMC 18.09.030(I)(2), bicycle parking must be located within 50 feet of a primary building entrance. The wall and guardrail impede the ability of bicyclists to park their bikes and walk 50 feet to the building entrance.	The bike parking has been moved to a location with a more direct route to the building entrance.
79		L1.3	AHBL Civil	JK	MSE walls are not allowed over SP Water's water and sewer mains.	Water and sewer adjusted to avoid walls
80		L1.3	AHBL Civil	JK	Utility plans show water main crossing in this area	Water main has been relocated. Areas disturbed by sewer and water running through ex. buffer area will be hydroseeded as erosion control measures due to timing of construction and landscaping activities.
81		L1.3	AHBL Civil	JK	Utility plan shows a sewer crossing in this area.	Water main has been relocated. Areas disturbed by sewer and water running through ex. buffer area will be hydroseeded as erosion control measures due to timing of construction and landscaping activities.
82		L1.3	AHBL Civil	JK	MSE walls are not allowed over SP Water's utilities.	Water and sewer adjusted to avoid walls
83		L1.3	AHBL Civil	JK	Utility plans show water main crossing in this area	Water main has been relocated. Areas disturbed by sewer and water running through ex. buffer area will be hydroseeded as erosion control measures due to timing of construction and landscaping activities.
84		L1.5	AHBL Landscape	CH	Per IMC 18.09.030(I)(2), bicycle parking must be placed within 50 feet of a primary building entrance.	The bike parking for the High School has been divided between the North and South primary building entrances, See Sheets L1.5 LU and L1.7 LU. All bike parking is within 50 feet of the entrances.
85		L1.8	AHBL Landscape	CH	Pursuant to CIDDS 10.8, fencing is subject to fence-related requirements in Chapter 16 CIDDS. Pursuant to 16.3.G, chain link fencing with or without infill slats should not be used in prominently visible areas. Where used, the chain link fencing should be black vinyl coated and softened with year-round landscape screening to ensure a compatible transition between abutting land uses.	The chainlink fencing throughout the site is going to be black vinyl coated. The legend has been updated to reflect that.
86		L1.8	AHBL Landscape	CH	Per CIDDS 16.3.D, long expanses of fence should provide visual relief and reduce visual bulk and size of fence. If the fence cannot be articulated and the style alone is not sufficient, a combination of articulation and landscaping should be used to add interest.	The fences at the tops of the walls are being used for fall protection and thus need to follow the wall to be effective. There will be evergreen and deciduous trees, shrubs and vines in front of walls for wall screening and the varying heights of those plantings will help provide visual articulation for the fences above as well. There will also be planting behind the fences which will soften their appearance. There is not room for landscaping in front of the fence along the entry to the Elementary School so that portion of fence was was changed from chain link to decorative metal fencing. See updated fencing diagram for location and image of the decorative fence.
87		L1.8	AHBL Landscape	CH	Per CIDDS 16.3.D, long expanses of fence should provide visual relief and reduce visual bulk and size of fence. If the fence cannot be articulated and the style alone is not sufficient, a combination of articulation and landscaping should be used to add interest.	See response to #86
88		L1.8	AHBL Landscape	CH	Per CIDDS 16.3.D, long expanses of fence should provide visual relief and reduce visual bulk and size of fence. If the fence cannot be articulated and the style alone is not sufficient, a combination of articulation and landscaping should be used to add interest.	See response to #86
89		L1.8	AHBL Landscape	CH	Per CIDDS 16.3.D, long expanses of fence should provide visual relief and reduce visual bulk and size of fence. If the fence cannot be articulated and the style alone is not sufficient, a combination of articulation and landscaping should be used to add interest.	See response to #86
90		L1.8	AHBL Landscape	CH	Per CIDDS 16.3.D, long expanses of fence should provide visual relief and reduce visual bulk and size of fence. If the fence cannot be articulated and the style alone is not sufficient, a combination of articulation and landscaping should be used to add interest.	See response to #86
91		L2.0.A	AHBL Landscape	CH	Per CIDDS 10.17.F.1.b, shrubs must be a minimum of two or three gallon pot or balled and burlaped equivalent.	Shrub sizes have been updated
92		L2.0.A	AHBL Landscape	CH	Per CIDDS 10.17.F.c, one tree is required for each 1,000 square feet of landscape area. Please add this calculation to this sheet/table.	This calculation has been added to Sheet L2.0A LU
93		L2.0.A	AHBL Landscape	CH	Per CIDDS 10.17.F.1.c, trees are not measured by container size but by caliper and/or height. Please review the specifications in this section and revise as appropriate based on tree classification. Note that where caliper and height are specified, both requirements apply.	Tree sizes have been adjusted.
94		L2.3	AHBL Landscape/AHBL Civil	CH	This parking lot appears to look and function as a separate parking lot from the remaining elementary school parking area. This parking lot is approximately 4,350 square feet in size and comprised of eight compact-designated parking spaces and a large maneuvering area at the southwestern edge. This parking lot requires two trees and approximately 435 square feet of interior landscaping. Edge landscaping is excluded from the calculation of interior landscaping.	See Code Diagram, Sheet L2.3 LU, for parking lot landscaping calculations.

95		L2.3	AHBL Landscape/AHBL Civil	CH	This parking lot does not appear to comply with edge landscaping requirements set forth in CIDDS 10.5.A.3.	Edge landscaping is not provided for this lot as the edge (according to CIDDS 10.5.A.3) is abutting the Elementary School drop off area. While planting is provided, it is kept below 3' at maturity in order to maintain sight lines for safety.
96		L2.3	AHBL Landscape/AHBL Civil	CH	This parking lot appears to look and function as a separate parking lot from the small eight-car lot on the west side of the elementary school building. This parking lot is approximately 12,500 square feet in size and comprised of 20 standard spaces, five compact spaces, and five ADA spaces (total of 30 spaces). This parking lot requires five trees and approximately 1,250 square feet of interior landscaping. Edge landscaping is excluded from the calculation of interior landscaping.	See Code Diagram, Sheet L2.3 LU, for parking lot landscaping calculations.
97		L2.3	AHBL Landscape/AHBL Civil	CH	This parking lot does not appear to comply with edge landscaping requirements set forth in CIDDS 10.5.A.3.	See Code Diagram, Sheet L2.3 LU, for edge landscape locations.
98		L2.3	AHBL Landscape/AHBL Civil	JK	WATER MAIN!!!	Water main has been relocated. Areas disturbed by sewer and water running through ex. buffer area will be hydroseeded as erosion control measures due to timing of construction and landscaping activities.
99		L2.3	AHBL Landscape/AHBL Civil	JK	WATER MAIN!!!	Water main has been relocated. Areas disturbed by sewer and water running through ex. buffer area will be hydroseeded as erosion control measures due to timing of construction and landscaping activities.
100		L2.4	AHBL Landscape/AHBL Civil	JK	Do not install tree on top of DCDA vault. Trees should not be planted in this island due to Fire Sprinkler equpment.	The tree in this island has been removed.
101		L2.4	AHBL Landscape/AHBL Civil	JK	I would not recommend installing a tree over the FDC supply line.	The planting island was enlarged and the tree has been moved so as not to be above the FDC supply line.
102		L2.4	AHBL Landscape/AHBL Civil	JK	Note that there is a private water pipeline under these trees/bushes.	Water line has been relocated to avoid conflict.
103		L2.5	AHBL Landscape	CH	Per CIDDS 10.4.A(3), street trees must be 30 feet on center unless modified per section 10.18.B. Please revise the street tree planting plan to ensure all street trees planted within the City of Issaquah use the 30-foot spacing or provide a justification for modifying the spacing requirements.	Street tree spacing has been adjusted to 30'-0" O.C.
104		L2.5	AHBL Landscape/AHBL Civil	CH	This parking lot should include the drive aisle in the landscaping calculation pursuant to the definition in CIDDS 2.2. Adding the drive aisle to this calculation brings the total area to approximately 6,900 square feet in size. The parking lot has six standard-size parking spaces. The parking lot requires one tree and approximately 690 square feet of interior landscaping. Edge landscaping is excluded from the calculation of interior landscaping.	See Code Diagrams, Sheet L2.5 LU, for parking lot landscaping calculations.
105		L2.5	AHBL Landscape/AHBL Civil	CH	This parking lot does not appear to comply with edge landscaping requirements set forth in CIDDS 10.5.A.3 for hedge, fencing, or a combination of hedge/fencing and groundcover.	See Code Diagrams, Sheet L2.5 LU, for edge landscape locations.
106		L2.5	AHBL Landscape/AHBL Civil	CH	This parking lot appears to be approximately 19,620 square feet in size and contains 56 standard parking stalls. This parking lot requires 10 trees and approximately 1,962 square feet of interior landscaping. Edge landscaping is excluded from the calculation of interior landscaping.	See Code Diagrams, Sheet L2.5 LU, for parking lot landscaping calculations.
107		L2.5	AHBL Landscape/AHBL Civil	CH	This parking lot does not appear to comply with edge landscaping requirements set forth in CIDDS 10.5.A.3.	See Code Diagrams, Sheet L2.5 LU, for edge landscape locations.
108		L2.5	AHBL Landscape		This parking lot requires 9.33 trees, rounded to 10 trees.	See Code Diagrams, Sheet L2.5 LU, for parking lot landscaping calculations.
109		L2.5	AHBL Landscape/AHBL Civil	CH	It is unclear how the interior parking lot landscaping was calculated. Using the landscaping islands, this parking lot appears to provide only 1,676 square feet of interior landscaping which does not comply with the 10% minimum requirement. Please review the area of this parking lot and recalculate the total amount of landscaping required.	See Code Diagrams, Sheet L2.5 LU, for parking lot landscaping calculations.
110		L2.5	AHBL Landscape/AHBL Civil	CH	Please provide a diagram breaking down each parking lot (including its respective drive aisles and maneuvering areas per the definition in CIDDS 2.2), interior landscape area, and trees. This is important to verify that all parking lots are providing the correct amount of trees and interior landscaping, that edge landscaping is not incorrectly included in interior landscaping requirements, and that no double-counting of required landscape areas is occurring.	Code diagrams for all parking areas have been provided, see Sheets L2.3 LU, L2.4 LU, L2.5 LU and L2.7 LU.
111		L2.5	AHBL Landscape/AHBL Civil	CH	This parking lot appears to be approximately 3,290 square feet in size and is comprised of 13 standard spaces and one ADA space. The parking lot requires three trees and approximately 329 square feet of interior landscaping. Edge landscaping is excluded from the calculation of interior landscaping.	See Code Diagrams, Sheet L2.5 LU, for parking area landscaping calculations.
112		L2.5	AHBL Landscape/AHBL Civil	CH	This parking lot does not appear to comply with edge landscaping requirements set forth in CIDDS 10.5.A.3 for hedge, fencing, or a combination of hedge/fencing and groundcover.	See Code Diagrams, Sheet L2.5 LU, for parking area landscaping calculations.
113		L2.5	AHBL Landscape/AHBL Civil	CH	This parking lot needs to include the drive aisle and maneuvering room per the definition in CIDDS 2.2. Add the area of the drive aisle and recalculate landscaping requirements.	See Code Diagrams, Sheet L2.5 LU, for parking lot landscaping calculations.
114		L2.5	AHBL Landscape/AHBL Civil	CH	The parking lot does not appear to include interior landscaping, only edge landscaping.	See Code Diagrams, Sheet L2.5 LU, for edge landscape locations.
115		L2.5	AHBL Landscape/AHBL Civil	CH	Please review the area of this parking lot and recalculate the total amount of landscaping required.	See Code Diagrams, Sheet L2.5 LU, for parking area landscaping calculations.
116		L2.5	AHBL Landscape	CH	This parking lot requires 2.33 trees, rounded up to 3 threes.	See Code Diagrams, Sheet L2.5 LU, for parking area landscaping calculations.
117		L2.5	AHBL Landscape/Bassetti	CH	It is unclear what the calculation of "exposed perimeter" is used for. Pursuant to CIDDS 10.4.B.1, facades of parking structures along Circulation Facilities must have visually and texturally interesting Pedestrian Friendly treatments (capitalized terms defined in CIDDS 2.2). The parking structure appears to have over 1,000 feet of perimeter abutting Circulation Facilities.	See Code Diagrams, Sheet L2.5 LU, for parking structure calculations. No perimeter landscape has been provided at the south perimeter as there is no exposed parking structure façade and the entire south perimeter is a pedestrian entry /exit. The East and West elevations of the parking garage that abut circulation facilities have either a 10' wide landscape treatment, or greenscreen panels located in the Northeast corner. The greenscreen panels add modulation and texture to the facade of the garage, while the landscape buffer reduces the impacts of the parking garage volume. Both strategies make the parking garage more pedestrian friendly for the student, staff, and visitor. The North and South elevations of the garage are used for pedestrian and vehicular entries/exits and therefore exempt from perimeter treatments.
118		L2.5	AHBL Landscape/Bassetti	CH	The south facade and portions of the west facade do not appear to comply with screening requirements set forth in CIDDS 10.4.B.1. Please provide a diagram or similar information showing how the parking structure will be screened, including where building-mounted green walls will be located, where 10-foot-wide landscape areas will be located, where architectural or art screening elements will be located, and where exempt areas (those areas used for pedestrian or vehicular entry/exit) are located.	See Code Diagrams, Sheet L2.5 LU, for parking structure calculations. No perimeter landscape has been provided at the south perimeter as there is no exposed parking structure façade and the entire south perimeter is a pedestrian entry /exit. The entire length of the South façade of the parking garage are at grade, and are used for pedestrian entry/exit and therefore excempt from screening requirements as noted in CIDDS 10.4.B.1.
119		L2.5	AHBL Landscape	CH	Please provide referenced ARCH sheets.	Architectural plans and elevations have been provided and refereced. These whos locations of overhead horizontal canopies and concrete walls for perimeter rooftop requirements outlined by 10.5.B.2
120		L2.5	AHBL Landscape/AHBL Civil	CH	Per IMC 18.07.090(G)(2), wheelstops must be provided in parking stalls abutting landscape areas, buildings, or nonmotorized corridors.	Wheel stops have been provided where vehicles would overhang required landscaping. Other stall depths have been reduced by 18" such that the curb acts like wheelstops. The 18" area of overhang has not been included in the requried landscaping calculations.
121		L2.5	AHBL Landscape/AHBL Civil	JK	Do not install a tree over the Fire Sprinkler system's supply line.	Landscaping adjusted to avoid conflict
122		L2.5	AHBL Landscape/AHBL Civil	JK	FH Conflict	Landscaping adjusted to avoid conflict
123		L2.7	AHBL Landscape/AHBL Civil	JK	Currently a water main is being installed here. We are requesting it to be moved. But if it doesn't happen, considerations will need to be made.	Water moved as requested on other comment.
124		L2.8	AHBL Landscape	CH	Per CIDDS 10.4.A(2) and (5), any tree wells must be a minimum of 24 square feet in area and four feet by six feet in dimension.	The tree grates have been replaced with a 4' x 6' grate. See Sheets L1.3 LU and L1.6 LU
Number	**Document: Design Criteria Narrative**	**Sheet**	**Responsibility**	**Commentor**	**Comment**	**Response**
1	SDP20-00001_Marked_Up_Plans_4-20-2021_SDP20-00001_1R_MUP-Design-Criteria-Narrative_2020-10-06.pdf	3	AHBL Civil	CH	Update this narrative to reflect the current FAR request.	Design criteria narrative revised to match updated FAR AAS which is also included in resubmittal removing wetland buffer from areas.
2		4	AHBL Civil	CH	Update to be consistent with current site/parking design.	Design criteria narrative revised to match updated parking information.
3		4	AHBL Civil	CH	Nonmotorized access to the emergency egress pathway is a benefit that could be provided by the connection discussed in this sentence.	Design criteria narrative updated to note that this area to be a driveway to a parking lot and additional information about sidewalk impacts to trees, buffers, and additional impervious surfaces.

4		5	AHBL Civil	CH	Update per current site plan, arborist report, and AAS request.	Design criteria narrative revised to match AAS and current plans
5		6	AHBL Civil	CH	Update per current site plan, arborist report, and AAS request.	Design criteria narrative revised to match AAS and current plans
6		7	AHBL Civil	CH	Update per current site plan, arborist report, and AAS request. Or reference AAS request.	Design criteria narrative revised to match AAS and current plans
Number	**Document: Site Rendering**	**Sheet**	**Responsibility**	**Commentor**	**Comment**	**Response**
1	SDP20-00001_Marked_Up_Plans_4-20-2021_SDP20-00001_1R_MUP-Photo-Simulation_2020-10-06.pdf	1	Bassetti	CH	Update this photo simulation to show changes to the baseball and softball fields, parking garage, retaining walls, and buffer area. Please consider providing additional photo simulations from a pedestrian perspective (as opposed to bird's eye), including from 228th Ave SE, from the Marionwood property, and from the Providence Point property to demonstrate how the site and building design will fit into the surrounding neighborhood.	Photo simulation has been updated and included in resubmittal.
Number	**Document: Sustainable Development Narrative**	**Sheet**	**Responsibility**	**Commentor**	**Comment**	**Response**
1	SDP20-00001_Marked_Up_Plans_4-20-2021_SDP20-00001_1R_MUP-Sustainable-Development-Vision_2020-10-06.pdf	1	Bassetti	CH	Describe compliance with WSSP 2018 Edition in more detail. Consider including a draft scorecard or similar information to more fully indicate where sustainability features have been incorporated into the project design for each school building to achieve minimum WSSP point requirements.	See attached draft 2018 WSSP scorecard for the high school.
Number	**Document: Design Criteria Checklist Narrative**	**Sheet**	**Responsibility**	**Commentor**	**Comment**	**Response**
1	SDP20-00001_Marked_Up_Plans_4-20-2021_SDP20-00001_2R_MUP-Design-Criteria-Checklist_2021-02-25.pdf	1	AHBL Civil/Bassetti	CH	There is a substantial amount of site grading to flatten and modify existing topography and site features. Comments from the Community Conference suggested design alternatives that made use of existing topography to step the buildings and visually reduce mass. Please explain if these design alternatives were considered and, if so, why they were determined to be infeasible.	however as stated before, the current layout has been determined to be the best fit for this site. Examples of previously considered designs include, locating the elementary school to the far North to utilize its massing to step down the existing East grades. This scenario resulted in constrained vehicular traffic and reduced student drop off due to the limited space between the elementary school and the main entrance off of 228th. It was also realized that by stepping the elementary school down the slope this adversely affected the massing of the building and made the building appear larger, and not welcoming to students or the public. Another scheme that was explored located the athletic field along the east edge of the site. This resulted in additional grading, and retaining walls to accommodate the athletic fields. Also, pedestrian facilities throughout the site were excessive in attempt to make up the changes in resulting grade. We found that we can use the parking garage to our advantage and locate it to help us transition up the East slope of the site. Another scheme that was considered placed the high school in the North part of the site. Similar to the elementary school vehicular traffic was impacted by not being able to accommodate student drop off, thus resulting in offsite traffic negatively impacting the neighboring community. Again, placing the high school so close the main entrance, and on top of the existing hill resulted in
2		1	Bassetti	CH	Please describe the design outcome of this orientation. Examples could include: classrooms and study spaces will receive more natural light, reducing the need for artificial lights; outdoor plazas and athletics spaces will receive less shading during the winter and more shading during the summer when the sun is at a different angle, improving student comfort when using outdoor spaces.	As stated, the classroom wings for both the elementary school and high school are oriented spanning East to West providing optimal daylighting to each classroom, and reduces solar heat gain by minimizing wall area along the East and West facades. Educational spaces, and assembly spaces that receive Southern daylight are protected by sunshade devices or roof overhangs designed to provide maximum daylight during the winter season, but provide protection from the summer sun. Outdoors, the athletic field is oriented optimally North to South so that athletes are not hindered by sunlight. Similarly, the baseball and softball fields are facing North which is the desired orientation for both players and spectators.
3		1	Bassetti/AHBL Civil/AHBL Landscape	CH	The elementary school does not appear to have a "significant plaza space" at the front (north) entry or at the bus drop-off area. The front entry is a parent drop off area with recessed entry. The bus drop-off area does not have an emphasized main entry or plaza space. Please clarify your response to this design criterion with respect to elementary school design.	A larger entry plaza was added at the north entry of the Elementary School (See Sheet L.1.3 LU). The plaza includes similar elements to other plazas throughout the site, including concrete seat benches, stumps, boulders and planting. These elements help to define the space as well as serve as unifying elements of site character. The students arriving and departing the Elementary School via bus will be entering and exiting through the playground which provides ample room for a safe and secure route for young children.
4		1	Bassetti/AHBL Civil	CH	Is it envisioned that these plaza spaces will be used by students even when classes/events are not taking place?	The plaza between the baseball and softball fields as well as the tennis court plaza are open and accessible for students to access at their discretion.
5		1	AHBL Civil	CH	This section discusses vehicles entering the site but does not discuss vehicles exiting the site. This section lacks discussion about nonmotorized movement, including barrier-free, pedestrian, and bicycle routes and how they may interact with vehicular circulation by parent vehicles and buses.	Design criteria narrative updated to include this as part of the Circulation Facilities and Access section.
6		2	TFM	CH	Please provide a lighting plan pursuant to IMC 18.07.107(D) and fixture detail or other lighting information to demonstrate compliance with IMC 18.07.107. If this information is not available, please describe how the proposed outdoor lighting is consistent and complies with IMC 18.07.107.	See lighting plan and calculations
7		2	TFM	CH	Comments from the Community Conference indicated concern about sports field lighting, which is regulated under IMC 18.07.107(I). Please ensure these requirements are addressed in your response.	See lighting plan and calculations
8		2	TFM	CH	Fixture information has not been provided with this application. Please describe this information more fully.	See lighting plan and calculations
9		2	AHBL Landscape/AHBL Civil	CH	Consider noting compliance with CIDDS 11.2.G, which is required under IMC 18.07.480(E)(1)(b).	Information addeded to project narrative
10		3	AHBL Landscape	CH	Please describe how other materials are used to create design continuity.	Materials selected are intended to provide visual connection, continutity and present a unified design between constructed elements of the project . Connecting major and minor structures through the use of similar materials begins to visually connect elements across the site. Points of emphasis are highlighted with planting material and natural features such as boulders and stumps, these areas help to provide continuity and create an overall connected experience for visitors and users of the site.
11		3	AHBL Landscape	CH	Please describe how the use of natural features, plant varieties, and other materials create a unified design with adjacent developments.	The site has been designed specifically to maintain significant established planting materials and natural features in buffers around the perimeter. These include many of our native tree species such as Douglas Fir and Western Red Cedar which can also be found in planting areas to the north and south of the site as well as across 228th. Internal to the site, we've incorporated natural features such as boulders and stumps as well as the use of native or northwest adapted plant varieties. These elements will help unify the site as a whole as well as carrying that connection to adjacent sites at a local and regional level.
12		3	AHBL Landscape/AHBL Civil	CH	Are there specific views/vistas that are being protected and enhanced here? Will new vistas be created as a result of the development?	Existing territorial views will be maintained, but no new views or vistas will be created with the project.
13		3	AHBL Landscape/AHBL Civil	CH	Please describe in more detail which usable open space features will be open to the community. Please note if any will be closed the general public.	The facility will allow public usage similar to other ISD school facilities. For additional information on the district's policies regarding public access see https://www.issaquah.wednet.edu/district/facilities/facilitiesuse

14		4	Bassetti	CH	Please describe the palette of building materials in more detail. A materials board for the high school and elementary school buildings was provided, but information on the materials proposed for the accessory structures has not been included with this application. Please demonstrate that the accessory structures will support the architectural concepts expressed by both buildings and the parking garage.	The elementary school and high school relate to each other using similar building materials consisting of concrete and cement panels, painted steel, metal wall panels, and clay faced brick. These materials are used again throughout the site to ensure that primary and accessory structures are compatible in character and scale. At the athletic field, and baseball / softball fields the grandstands, bleachers, and dugouts will be accented with metal wall panels that will match in color and orientation to the wall panels used at both schools. At the parking garage, canopies and trellis will be painted to match the same color as painted structural steel at both the high school and elementary school. Concrete walls used for headlight screening will be similar in color and texture to the concrete panels and masonry found at both schools. Other unifying elements include site signage that use concrete walls and painted steel as primary structure, site lighting with a consistent design and finish, as well as green walls that soften the visual appearance at both schools and parking garage.
15		4	Bassetti	CH	The response to this criterion focuses on how the primary buildings relate to each other, but does not address proportionality, scale, or relationship between building elements on each building, nor does it discuss accessory buildings such as the parking garage and sports stadium. Describe in more detail how building elements relate to each other on the same building. Describe in more detail how the proportion, scale, and relationship of architectural elements translates from primary buildings to accessory buildings.	elementary school scale has been carefully considered to make the students feel inclusive and to reinforce their learning environment. Building materials relate between both schools, however building components such as windows, doors, and building massing have been scaled differently to better serve the students at each school. As an example, at the elementary school the entry sequence proportions the canopy, doors, and benches along the walkway to make the entrance welcoming to 1st through 8th grade students. Windows, doors, and stairs throughout the school have been scaled and detailed to better accommodate the younger student population. Building massing, and material modulation at the elementary school has also been reduced to minimize the visual appearance and to make the building approachable to the younger population. At the high school scale and proportions are adjusted to better serve older students. Windows have been scaled specifically at classrooms to maximize daylight which also increases connection to the outdoors, but also help to produce a modulation along the facades that break down massing and strengthen the buildings concept. The high school is a larger building and by modulating massing, and adding material changes along the ground level these are strategies used to reduce the bulk of the high school building. Examples of this strategies would include
16		5	Bassetti	CH	Public comments from the Community Conference indicated many areas of potential incompatibility that should be addressed in this response, including scale and location of primary buildings, scale and orientation of sports stadium, scale and location of retaining walls, location of high school bus drop-off area, orientation of lighting and public address systems, and others. Please expand this answer to address stated concerns about compatibility.	As required by the City, the comments from the communinity conference were responded to under separate cover and submitted to the City. Please see responses in that document.
17		5	Bassetti/AHBL Civil/AHBL Landscape	CH	The City of Sammamish submitted comments expressing concern about how this project would affect the "gateway" to their community, including the appearance of 228th Ave SE. Please describe how the project will be compatible with Sammamish's gateway concepts.	While we understand the City of Issaquah does not view this as a valid comment the project has protected the existing trees along 228th to maintain a natural buffer of existing trees on this slope. As a result the Gateway to Sammamish will include trees outside the required frontage improvements and walls.
18		5	Bassetti	CH	Modulation appears to be well-integrated into the primary facades of the buildings, but does not carry through to other facades. Secondary facades appear as large, flat walls broken up only by downspouts. For example, see high school south, east, and west elevations.	At the high school the East, West, and South elevations have been revised with added metal wall panels to articulate windows, and add further detail and balance to each elevation. Both the East and South elevations modulate massing by stepping the theater and stage back from the primary facades. The West elevation and portions of the South elevations use greenscreen panels to add texture at ground level and breakup the use of metal wall panels and the masonry base. In addition, pattern has been integrated to metal wall panel 1 providing varying shadow lines that breakup the continuity of the material. At the elementary school a pattern has been integrated to metal wall panel 1 providing varying shadow lines that break up the continuity of the material. Windows, and a greenscreen panels have been added to bring balance to the North and East facades.
19		5	AHBL Landscape/Bassetti	CH	It is unclear if these vegetative support systems reference the green screens on the parking structure or if vegetative support systems will be installed along the other proposed buildings. Show the referenced vegetative support systems on the building facades. The plan set notes some vine plantings for facade screening, but these are not shown on the submitted building elevations. Understanding the placement and extent of proposed vine planting facade screening, including if the vines will be evergreen species providing year-round screening, may help address concerns with building modulation on non-primary facades.	The high school, elementary school, and parking garage elevations have been updated to indicate the referenced vegetative support systems as, "Welded Wire Panel Plant Support Systems". Please see updated elevations.
20		5	Bassetti	CH	Discuss the appearance of these buildings on facades other than the primary/front facade, including facades that will be visible to adjoining properties.	Each façade was individually considered using modulation, expression of programmatic elements and human scale detailing to help break down the massing for each structure. At the high school the north facade includes vertical wall panels and smaller windows to balance the classroom elevations while defining the entry point at its center. The South facade uses a masonry base that varies in height, along with windows and metal wall panels to articulate building massing. Similar to the North elevation the entry point is clearly expressed with the glassy commons centered inbetween. Both East and West facades show this transition of programmatic elements through material articulation, and building modulation while avoiding an overall monotonous and repetitive design. The elementary school uses similar vertical wall panels and windows to articulate the classrooms, however the massing of the admin, library and commons give balance to both the North and South facades, while distiguishing the entrances at the center. The East and West elevations of the elementary school use material articulation, as well as patterning to express and breakup each mass the building. Using the change in grade to our advantage we stepped the classroom wing to reduce the overall visual impact of the building.
21		5	Bassetti	CH	Describe the materiality of the proposed signage. The sign detail (sheet G1.03) appears to be inconsistent with the images shown on the accessory plan (sheet LU1.11). For example, the sign detail indicates the monument sign on 228th Ave SE will use architectural concrete with brushed metal panels and an electronic readerboard but the accessory plan shows a different design and material for "key signage elements," including the entry monument sign. Please describe more fully how the signs throughout the site are designed as an integral architectural element of the site and how the design and materials relate to the selected building materials.	Sheets G1.03, and LU 1.11 have been updated. Site signage consists of 1/2" stainless steel plate with painted letters either mounted to concrete walls, or painted steel posts to provide a consistant and integral design throughout the site. Stainless steel was chosen for its durablity and to match other site related elements such as guards and handrails.
22		6	Bassetti	CH	Please show this large sign wall in the revised photo simulation.	The site rendering has been updated and includes the sign walls at the main entrance, and Northeast corner of the track and field.
23		6	Bassetti	CH	This narrative indicates the proposed buildings are architecturally compatible with adjacent permitted land uses, but this compatibility or transition is not described in this section. Please clarify if the project is architecturally compatible and/or if specific measures for transition to adjacent land uses are integrated into the project design. Additionally, please describe how the proposed buffer will be enhanced and maintained to ensure compatibility over time. Please specifically address any screening of retaining walls or building facades that will be visible to adjacent property owners.	The adjacent residential properties lack consistant architectural style. Furthermore applying a residential architectural style to a school would be inappropriate and result in conflicts with design standards. Providing significant additional buffering on top of code minimum setbacks help screen, and transition the school and adjacent properties. Other strategies such as utilizing site grading to step the elementary school building, stepping major volumes back from primary facades at the high school, and applying pedestrian scaled detailing around the ground level of each building help integrate these building into the site.

24		6	Bassetti	CH	This response does not address monotonous design. Please describe how the buildings avoid, individually and collectively, monotonous design.	Both the high school and elementary school avoid monotonous design by massing modulation, and expression of programmatic elements throughout each façade. At the high school facades are broken up with large glassy openings at the commons, library, weight room, and library. Building modulation and material articulation along the South elevation avoid repetitive patterns that would result in a monotoous design. At the elementary school material articulation and patterning break up and express each mass of the building. Although materials are shared between both the elementary school and high school, the varying programs that make up each school help to individualize each building.
25		6	AHBL Civil	CH	Please revise this response to also address safe circulation for bicycles.	Additonal information addressing this has been provided in the revised narratives.
26		7	Bassetti/AHBL Landscape	CH	Please describe more fully which screening and visual barrier methods create safety concerns and what those safety concerns are. Describe how parking will be visually mitigated from view from windows on upper levels of the high school.	The parking lots comply with CIDDS 10.5 by providing trees and interior landscaping to visually mitigate views from upper levels of the schools. See Sheets L2.3 LU, L2.4 LU, L2.5 LU and L2.7 LU for code diagrams.Student safety is a primary concern when designing schools. Standard concepts such as limiting entry points, providing clear lines of sight, and creating secure perimeters are just a few strategies that can help alleviate school safety concerns. Design standards that require limiting visibility of parking areas through screening and orientation pose a clear conflict with student safety goals. By locating parking directly in front of each school helps reduce the need for additional entry points, makes the parking lots easily accessible from each school, while allowing for constant supervision from faculty. The proposed parking areas comply with CIDDS 10.5 by providing landscaping that mitigate views, and reduce the visual appearance of each parking area. In addition, at the parking garage concrete walls screen views from the perimeter, and an overhead trellis and covered walkway help provide shade and breakup the appearance of the top level of the parking garage.
27		7	Bassetti/AHBL Landscape	CH	Please address this portion of the criterion.	By reusing existing site access points this helps reduce adverse effects to vehicular traffic, but also limits further impact to developing additional site area. Changing site access points would result in additional site grading, and increase existing tree and vegetation removal.
28		7	Bassetti/AHBL Landscape	CH	As noted elsewhere, the application lacks discussion of bicycle circulation. Describe how pedestrian and bicycle paths (not just crossings) are designed to limit conflicts between motorized and nonmotorized modes.	Additonal information addressing this has been provided in the revised narratives.
29		7	Bassetti/AHBL Landscape	CH	Please add more detail about how conflicts have been minimized through the design and orientation of these facilities.	At the elementary school students are either dropped off by bus along the East or dropped off by car along the North. A generous plaza with covered walkway, and benches have been provided to give students direct access to the buildings North entrance. Along the East the bus drop-off has direct access to the playground that leads to the buildings South entrance. At the high school students can either enter the school from the North either by being dropped off, walking using the provided sidewalks, and parking at the parking garage or enter from the South after being dropped off by bus. Both North and South entrances have been provided plazas that include benches, landscaping, and covered entrances that connect pedestrians clearly to each entrance.
30		7	Bassetti/AHBL Landscape	CH	Please address the transition from 228th Ave SE to the site.	Additonal information addressing this has been provided in the revised narratives.
31		9	Bassetti/AHBL Landscape	CH	Describe how the metal fence accomplishes solid screening of the service area. The decorative metal fencing images shown on the fencing plan appear to include gaps between vertical elements of the fencing.	The decorative metal fence at th elementary school consists of powder coated, aluminum slotted perforated panels that are framed by steel members. Refer to details 1 & 2 on attached sheet A5.34
32		9	Bassetti/AHBL Landscape	CH	Describe how the metal fence and chain link fence accomplish solid screening of the mechanical equipment. The decorative metal and chain link fencing images shown on the fencing plan appear to include gaps between vertical elements of the fencing/chain link mesh.	The decorative metal fence at th elementary school consists of powder coated, aluminum slotted perforated panels that are framed by steel members. Refer to details 1 & 2 on attached sheet A5.34. At the high school the fence will be provided with vertical black slats. See sheet L1.8.
33		9	Bassetti/AHBL Landscape	CH	The elevations show many unlabeled protrusions above the parapet walls that appear to remain unscreened. Please describe these protrusions, including if they are required to be screened by this section of the design criteria checklist.	The protrusions above the parapet walls are mechanical units. See revised high school elevations which show added mechanical screening. Other units that are visible in elevation are setback from the face of the building, and screened by the buildings parapet as allowed by IMC 18.07.135. See attached document 210512 High School Site Perspectives.
Number	**Document: Geotechnical Report**	**Sheet/Page**	**Responsibility**	**Commentor**	**Comment**	**Response**
1	SDP20-00001_Marked_Up_Plans_4-20-2021_SDP20-00001_2R_MUP-Geo-Report_2021-03-03.pdf	14	AHBL Civil/AESI	DS	Sec 5.0 "Landslide Hazards" uses the IMC 18.10.390 definition of a "Steep Slope Hazards" not the IMC definition of a "Landslide Hazard". The report should define and address both types of hazards, the pre- and post-impacts and/or any mitigation needed.	See Revised Report by AESI
2		14	AHBL Civil/AESI	DS	Report states IMC criteria for steep slope buffer reductions but does not request a buffer reduction or identify locations of the steep slope if a buffer reduction is requested. The report should provide at a minimum:	See Revised Report by AESI
3		14	AHBL Civil/AESI	DS	•A steep slope buffer reduction request, if intended;	See Revised Report by AESI
4		14	AHBL Civil/AESI	DS	•A Figure identifying existing steep slopes (top & toe of slopes identified); and	See Revised Report by AESI
5		14	AHBL Civil/AESI	DS	•A Post-grading Figure of all steep slopes which includes identification of top & toe of slope, buffer and building setback.	See Revised Report by AESI
6		14	AHBL Civil/AESI	DS	The Post-grading Figure should not include engineered slopes.	See Revised Report by AESI
7		14	AHBL Civil/AESI	DS	Report requests exemptions for the steep slope at the very southeast of the project. Does the applicant intend to request exemptions to any other steep slopes within the project boundaries?	See Revised Report by AESI
8		17	AHBL Civil/AESI	DS	Localized steep slopes (undefined number / sizes) after demolition are discussed in Sec. 2.0. In Sec 6.0 "Landslide Hazard Mitigation" AESI states no plans were available that identified all the steep slopes. AESI recommended they review the final grading to verify the steep slopes were eliminated. Please clarify:	See Revised Report by AESI
9		17	AHBL Civil/AESI	DS	1.Per IMC definitions are they considered steep slopes or landslide hazards?	See Revised Report by AESI
10		17	AHBL Civil/AESI	DS	2.Has AESI reviewed the final grading plan as recommended?	See Revised Report by AESI
Number	**Document: Storm TIR**	**Sheet/Page**	**Responsibility**	**Commentor**	**Comment**	**Response**
1	SDP20-00001_Marked_Up_Plans_4-20-2021_SDP20-00001_2R_MUP-Prelim-TIR_2021-02-23.pdf	Cover	AHBL Civil	SR	Add a table including the area (square foot or acre) of each sub-basin (1-8), and the areas routed to the different outfalls. The project must clearly demonstrate the differences in the developed area discharges from pre-developed conditions.	A table found in Section 3.2.2 of the TIR shows the area of each onsite sub-basin (basins 1-7). Table 3 in Section 4.1 of the Preliminary Frontage TIR shows the area of the frontage basin (basin 8). Section 3.2.1 discusses the existing onsite outfall locations used by the proposed onsite and offsite basins, these outfall locations are shown in Figure A-6 of the report. The table in this section shows the pre-developed and developed surface coverages (used in WWHM) for each of these outfall locations. Section 5.1 discusses the historic onsite basins tributary to Providence Point and compares discharge rates at each of these outfall locations with historic discharge rates (based on the City Church site) to show that there is no increase in discharge rates to the offsite Providence Point stormwater system. Figures B-3a and B-3b show the historic and developed basin areas for each of these historic onsite basins.
2		Cover	AHBL Civil	SR	Revise to demonstrate the amount of area discharged to the North and South basins in the pre-developed condition is similar to the areas directed North and South, and if not then demonstrate mitigation.	Additional information on the pre-developed, historic, and developed site hydrology has been added to Sections 3.2.1 and 5.1 of the TIR.
3		Cover	AHBL Civil	SR	Revise to include the Proposed Sub-Basin Map.	Developed basin map is found in Appendix B-2.
4		Cover	AHBL Civil	SR	Revise to include the Existing Basin Map.	Pre-developed basin map is found in Appendix B-1. Historic basin maps are found in Appendix B-3.
5		Cover	AHBL Civil	SR	Add a table including the area (square foot or acres) of each existing basin, North and South.	Additional information on the pre-developed, historic, and developed site hydrology has been added to Sections 3.2.1 and 5.1 of the TIR.
6		1	AHBL Civil	SR	A revised Preliminary Storm TIR must be submitted during land use review.	An updated TIR has been included in this resubmittal package.

7		1	AHBL Civil	SR	It appears the Appendices information was not verified prior to this second submittal of the Preliminary TIR. The submittal contains blank pages, missing figures, incorrect references, and unlabeled pages; slowing down staff review.	This information has been verified in the revised TIR Transmitted with this resubmittal. The missing information can be seen the in previous PDFs transmitted on our end however, there seems to be a loss of information in the PDF TIR document when we upload to the permitting site. Since this is not evident on our end, please notify us immediately if missing information is noticed again and we will send link to download PDF directly.
8		1	AHBL Civil	SR	This is a complex project and this Stormwater TIR will be viewed by multiple city staff and the public, so it must contain all the necessary information. Address all comments and submit a revised Preliminary Storm TIR.	This information has been verified in the revised TIR Transmitted with this resubmittal. The missing information can be seen the in previous PDFs transmitted on our end however, there seems to be a loss of information in the PDF TIR document when we upload to the permitting site. Since this is not evident on our end, please notify us immediately if missing information is noticed again and we will send link to download PDF directly.
9		5	AHBL Civil	SR	Appendix A problems: A4, A5: this section is just blank pages (the info was provided in the previous 1R Storm TIR). A-6, A-7, A-8, A-9: Multiple pages are blank or do not contain all the necessary information (the info was provided in the previous 1R Storm TIR). Revise Appendix A items to include appropriate information and correct page numbers/labels.	This information has been verified in the revised TIR Transmitted with this resubmittal. The missing information can be seen the in previous PDFs transmitted on our end however, there seems to be a loss of information in the PDF TIR document when we upload to the permitting site. Since this is not evident on our end, please notify us immediately if missing information is noticed again and we will send link to download PDF directly.
10		5	AHBL Civil	SR	Appendix B problems: B-1, B-2: pages are blank. B-3: all pages are incorrectly labeled "Figure B-3", and there are missing/incorrect figure references throughout. B-4: all pages are incorrectly labeled "A-4". B-5, B-6: label the pages. Revise Appendix B items to include appropriate information and correct page numbers/labels.	This information has been verified in the revised TIR Transmitted with this resubmittal. The missing information can be seen the in previous PDFs transmitted on our end however, there seems to be a loss of information in the PDF TIR document when we upload to the permitting site. Since this is not evident on our end, please notify us immediately if missing information is noticed again and we will send link to download PDF directly.
11		5	AHBL Civil	SR	Appendix C problems:	This information has been verified in the revised TIR Transmitted with this resubmittal. The missing information can be seen the in previous PDFs transmitted on our end however, there seems to be a loss of information in the PDF TIR document when we upload to the permitting site. Since this is not evident on our end, please notify us immediately if missing information is noticed again and we will send link to download PDF directly.
12		5	AHBL Civil	SR	C-2, C-3: pages are blank.	This information has been verified in the revised TIR Transmitted with this resubmittal. The missing information can be seen the in previous PDFs transmitted on our end however, there seems to be a loss of information in the PDF TIR document when we upload to the permitting site. Since this is not evident on our end, please notify us immediately if missing information is noticed again and we will send link to download PDF directly.
13		5	AHBL Civil	SR	Revise Appendix C items to include appropriate information and correct page numbers/labels.	Appendix has been revised.
14		5	AHBL Civil	SR	D-1: The Storm O&M Manual was not located in this TIR submittal. It can be submitted later with construction permits, but this prelim TIR must note this. Revise App D to either include the O&M Manual OR add a note stating it will be submitted later with construction permits.	This information has been verified in the revised TIR Transmitted with this resubmittal. The missing information can be seen the in previous PDFs transmitted on our end however, there seems to be a loss of information in the PDF TIR document when we upload to the permitting site. Since this is not evident on our end, please notify us immediately if missing information is noticed again and we will send link to download PDF directly.
15		6	AHBL Civil	SR	PREVIOUS COMMENT NOT ADDRESSED:	
16		6	AHBL Civil	SR	The Storm TIR for Detention area 8, 228th Ave SE street improvements were not included in the Preliminary Storm TIR for the rest of the project.	A Preliminary Frontage TIR has been included as part of this resubmittal package.
17		6	AHBL Civil	SR	The street improvements are part of this project, and not a separate project, so should be included in the project's Storm TIR. Demonstrating the project is managing ALL stormwater for the project (not just the private site) is part of SEPA, so this information should be available at this time. Threshold exemptions (such as for flow control and runoff treatment) cannot be used for street improvements since it is not a separate project. Revise the TIR and include this information.	A Preliminary Frontage TIR has been included as part of this resubmittal package.
18		9	AHBL Civil	SR	Revise text in the 4th paragraph to clarify how and when the existing pond "overflows" into an unidentified stream, prior to LJC. Is there a problem with the existing pond outflow which causes it to "overflow"? Or does it only overflow when it receives runoff from this project? The TIR must demonstrate the existing pond functions and that it will continue to function when it receives runoff from the project site.	"Overflows" has been revised to "discharges at a contorlled rate" to show that the pond is sized to provide detention of stormwater while releasing a controlled rate into LJC. Flow control provided as part of the project improvements ensure that there will be no increase in runoff tributary to this existing pond as part of the proposed project improvements.
19		10	AHBL Civil	SR	Revise this table to use similar units (sf or ac) and provide a total number for project impervious area. I am unable to get these numbers to match the table on the next page, and they do not match the impervious/ground cover numbers in the plans on sheet C4.0LU.	This table has been revised to show SF only and a total hard surface area has been added to this table. These values do not match the numbers used in the following table because this table shows actual area while the following table's values match the conservatively more impervious basin areas used in the WWHM design. Values shown on C4.0LU match these WWHM values.
20		10	AHBL Civil	SR	Revise the TIR and plans so they are consistent with impervious area totals.	Refer to above response.
21		11	AHBL Civil	SR	Revise this table to provide total project impervious numbers for each Basin and total numbers for project impervious area. I am unable to get these numbers to match the table on the previous page, and they do not match the impervious/ground cover numbers on sheet C4.0LU.	These values do not match the numbers used in the previous table because the previous table shows actual area while this table's values match the conservatively more impervious basin areas used in the WWHM design. Values shown on C4.0LU match these WWHM values.
22			AHBL Civil	SR	Revise the TIR and plans so they are consistent with impervious area totals.	Refer to above response.
23		21	AHBL Civil	SR	A-6: Multiple pages in Appendix A-6 are blank or do not contain all the necessary information (it was provided in the previous 1R Storm TIR). Revise Appendix 6 to include appropriate information and add page numbers/labels.	This information has been verified in the revised TIR Transmitted with this resubmittal. The missing information can be seen the in previous PDFs transmitted on our end however, there seems to be a loss of information in the PDF TIR document when we upload to the permitting site. Since this is not evident on our end, please notify us immediately if missing information is noticed again and we will send link to download PDF directly.
24		21	AHBL Civil	SR	A4 & A5: Pages for Appendix 4 and 5 are blank (they were provided in the previous 1R Storm TIR).	This information has been verified in the revised TIR Transmitted with this resubmittal. The missing information can be seen the in previous PDFs transmitted on our end however, there seems to be a loss of information in the PDF TIR document when we upload to the permitting site. Since this is not evident on our end, please notify us immediately if missing information is noticed again and we will send link to download PDF directly.
25		21	AHBL Civil	SR	Revise A4 & A5 to prove the appropriate information, and add page numbers/labels.	This information has been verified in the revised TIR Transmitted with this resubmittal. The missing information can be seen the in previous PDFs transmitted on our end however, there seems to be a loss of information in the PDF TIR document when we upload to the permitting site. Since this is not evident on our end, please notify us immediately if missing information is noticed again and we will send link to download PDF directly.
26		21	AHBL Civil	SR	A-7, A-8, A-9:	
27		21	AHBL Civil	SR	Revise Appendix A-7, 8, and 9 to provide the appropriate information (it was provided in the previous submittal of the Storm TIR) and include page numbers/labels.	The missing information can be seen the in PDFs transmitted on our end however, there seems to be a loss of information in the PDF TIR document we're uploading to the permitting site. Since this is not evident on our end, please notify us immediately if missing information is noticed again and we will rectify immediately.

28		23	AHBL Civil	SR	B-1, B-2: Appendix B contains blank pages.	This information has been verified in the revised TIR Transmitted with this resubmittal. The missing information can be seen the in previous PDFs transmitted on our end however, there seems to be a loss of information in the PDF TIR document when we upload to the permitting site. Since this is not evident on our end, please notify us immediately if missing information is noticed again and we will send link to download PDF directly.
29		23	AHBL Civil	SR	Revise B-1 and B-2 to include the appropriate information (it was in previous version of Storm TIR), and add page labels/numbers.	This information has been verified in the revised TIR Transmitted with this resubmittal. The missing information can be seen the in previous PDFs transmitted on our end however, there seems to be a loss of information in the PDF TIR document when we upload to the permitting site. Since this is not evident on our end, please notify us immediately if missing information is noticed again and we will send link to download PDF directly.
30		23	AHBL Civil	SR	B-3: Appendix B-3 is missing pages and/or contains incorrect figure references. Revise to include appropriate information.	This information has been verified in the revised TIR Transmitted with this resubmittal. The missing information can be seen the in previous PDFs transmitted on our end however, there seems to be a loss of information in the PDF TIR document when we upload to the permitting site. Since this is not evident on our end, please notify us immediately if missing information is noticed again and we will send link to download PDF directly.
31		23	AHBL Civil	SR	B-4: Appendix B-4 pages are all labeled as A-4, and there may be missing information. Revise Appendix B-4 to include appropriate information and label all pages.	This information has been verified in the revised TIR Transmitted with this resubmittal. The missing information can be seen the in previous PDFs transmitted on our end however, there seems to be a loss of information in the PDF TIR document when we upload to the permitting site. Since this is not evident on our end, please notify us immediately if missing information is noticed again and we will send link to download PDF directly.
32		23	AHBL Civil	SR	B-5, B-6: Revise pages to include page labels.	This information has been verified in the revised TIR Transmitted with this resubmittal. The missing information can be seen the in previous PDFs transmitted on our end however, there seems to be a loss of information in the PDF TIR document when we upload to the permitting site. Since this is not evident on our end, please notify us immediately if missing information is noticed again and we will send link to download PDF directly.
33		25	AHBL Civil	SR	C-2 and C-3: Appendix C-2 and C-3 include only blank pages. Revise to include the appropriate information, and label all pages.	This information has been verified in the revised TIR Transmitted with this resubmittal. The missing information can be seen the in previous PDFs transmitted on our end however, there seems to be a loss of information in the PDF TIR document when we upload to the permitting site. Since this is not evident on our end, please notify us immediately if missing information is noticed again and we will send link to download PDF directly.
34		28	AHBL Civil	SR	Appendix A-4 is missing	This information has been verified in the revised TIR Transmitted with this resubmittal. The missing information can be seen the in previous PDFs transmitted on our end however, there seems to be a loss of information in the PDF TIR document when we upload to the permitting site. Since this is not evident on our end, please notify us immediately if missing information is noticed again and we will send link to download PDF directly.
35		29	AHBL Civil	SR	Appendix A-5 is missing	This information has been verified in the revised TIR Transmitted with this resubmittal. The missing information can be seen the in previous PDFs transmitted on our end however, there seems to be a loss of information in the PDF TIR document when we upload to the permitting site. Since this is not evident on our end, please notify us immediately if missing information is noticed again and we will send link to download PDF directly.
36		30	AHBL Civil	SR	Previous version of Storm TIR included more information on this page and the next 2 pages. Revise them to provide appropriate information, and add page labels/numbers.	This information has been verified in the revised TIR Transmitted with this resubmittal. The missing information can be seen the in previous PDFs transmitted on our end however, there seems to be a loss of information in the PDF TIR document when we upload to the permitting site. Since this is not evident on our end, please notify us immediately if missing information is noticed again and we will send link to download PDF directly.
37		30	AHBL Civil	SR	Runoff distributed to multiple outflows in Laughing Jacobs Creek: The next 3 pages show the discharge points from the site and where they enter Laughing Jacobs Creek. Even if the project provides detention based on forested standards for all impervious area, the discharge outfalls into multiple new places in the creek, therefore increasing the amount of flow in those areas. Provide existing streamflow data for Laughing Jacobs Creek at the outfalls shown in the TIR, the amount of change in stream flows in the developed condition, and any mitigation proposed.	The existing site ultimately dishcarges to Laughing Jacobs Creek and is maintained in the current condition. Refer to Section 5.1 of the TIR for a discussion of the Southwest discharge locations (Existing Outlets #3-#5) and how historic flow rates to these discharge locations is being maintained. Flows to Existing Outlets #1 and #2 are also maintained.
38		30	AHBL Civil	SR	Revise the TIR and include this information.	Refer to above response.
39		31	AHBL Civil	SR	Revise and Label page.	Page has been revised and labeled.
40		32	AHBL Civil	SR	Revise and Label page.	
41		33	AHBL Civil	SR	Revise the 4 pages of this table so they are no longer blank. Complete table and label pages.	This information has been verified in the revised TIR Transmitted with this resubmittal. The missing information can be seen the in previous PDFs transmitted on our end however, there seems to be a loss of information in the PDF TIR document when we upload to the permitting site. Since this is not evident on our end, please notify us immediately if missing information is noticed again and we will send link to download PDF directly.
42		33	AHBL Civil	SR	For the drainage detention areas routed to SE 43rd Way, provide analysis to verify the existing public 12" storm system in SE 43rd Way has the capacity to receive the runoff from this project.	This analysis has been added to Section 5.1 of the TIR.
43		48	AHBL Civil	SR	Where is Figure B-5?	This information has been verified in the revised TIR Transmitted with this resubmittal. The missing information can be seen the in previous PDFs transmitted on our end however, there seems to be a loss of information in the PDF TIR document when we upload to the permitting site. Since this is not evident on our end, please notify us immediately if missing information is noticed again and we will send link to download PDF directly.
44		48	AHBL Civil	SR	Where is Figure B-4?	This information has been verified in the revised TIR Transmitted with this resubmittal. The missing information can be seen the in previous PDFs transmitted on our end however, there seems to be a loss of information in the PDF TIR document when we upload to the permitting site. Since this is not evident on our end, please notify us immediately if missing information is noticed again and we will send link to download PDF directly.
45		153	AHBL Civil	SR	Provide Operation and Maintenance Manual for stormwater facilities, OR note that it will be submitted with construction permits.	This information has been verified in the revised TIR Transmitted with this resubmittal. The missing information can be seen the in previous PDFs transmitted on our end however, there seems to be a loss of information in the PDF TIR document when we upload to the permitting site. Since this is not evident on our end, please notify us immediately if missing information is noticed again and we will send link to download PDF directly.
Number	**Document: Traffic TIR**	**Sheet/Page**	**Responsibility**	**Commentor**	**Comment**	**Response**

1	SDP20-00001_Marked_Up_Plans_4-20-2021_SDP20-00001_2R_MUP-Transportation-Technical-Report_2021-02-23.pdf	1	Heffron	DS	No additional engineering peer review comments at this time. The City must be included in further revisions to this report as a result of comments from Sammamish, and may have further review comments as a result of changes to the access.	Noted, a revised copy of the report will be provided when submitted to Sammamish.
2		8	Heffron	DS	Sidewalk will need to be extended further southwesterly to connect with the new SE43rd Signal improvements.	Notes regarding the sidewalk have been included in the cover sheet of the civil drawings. A final design of this sidewalk will be completed when topographic survey of the City project is completed or when the City can provide AutoCAD files of the proposed developed conditions.
3		54	Heffron	DS	Sidewalk will need to be extended further southwesterly to connect with the new SE43rd Signal improvements.	Notes regarding the sidewalk have been included in the cover sheet of the civil drawings. A final design of this sidewalk will be completed when topographic survey of the City project is completed or when the City can provide AutoCAD files of the proposed developed conditions.
4		66	Heffron	DS	If access off SE 43rd Way is further developed, coordination with City of Issaquah will be required.	No access to SE 43rd Way is proposed as part of this project.
Number	**Document: Preliminary Storm Plan Cmnt**	**Sheet**	**Responsibility**	**Commentor**	**Comment**	**Response**
1	SDP20-00001_Marked_Up_Plans_4-20-2021_SDP20-00001_2R_MUP-Comment-Response_2021-02-23.pdf	1	AHBL Civil	SR	I requested this for submittal with 2R. Why is it still not done? This is part of the project!	Sorry for the confusion on this. A preliminary frontage TIR has been included with this resubmittal package.
			AHBL Civil	SR	Street Improvements are not a "stand alone" project, they are required as part of this school project. Both the City of Issaquah and Sammamish will review the Street Improvements triggered by this school project.	Refer to above response.
			AHBL Civil	SR	Not a separate project	It is understood that the frontage improvements are not a separate project. However, the proposed frontage and stormwater improvements for the ROW are/will be located within the City of Sammamish and permitted under their municipal code and stormwater manual, which differs from the City of Issaquah's. A copy of the preliminary frontage TIR per City of Sammamish standards has been prepared and included for reference. A final version will be provided with the frontage submittal when the required traffic mitigation is agreed upon.
Number	**Document: Preliminary Storm TIR Cmnt**	**Sheet**	**Responsibility**	**Commentor**	**Comment**	**Response**
1	SDP20-00001_Marked_Up_Plans_4-20-2021_SDP20-00001_2R_MUP-Comment-Response-PRELIM-TIR_2021-02-23.pdf	1	AHBL Civil	SR	I requested this for submittal with 2R. Why is it still not done? This is part of the project!	Sorry for the confusion on this. A preliminary frontage TIR has been included with this resubmittal package.
2			AHBL Civil	SR	OK-basin 2 & 1 together.	Noted.
3			AHBL Civil	SR	Still need Basin 8.	Basins 1, 2, and 8 are all part of the Northeast downstream conveyance path. This is now discussed in Section 3.2.1 of the TIR.
4			AHBL Civil	SR	Did not find new App B data, Verify Appendix pg 5 matches what is in the appendix	This information has been verified in the revised TIR Transmitted with this resubmittal. The missing information can be seen the in previous PDFs transmitted on our end however, there seems to be a loss of information in the PDF TIR document when we upload to the permitting site. Since this is not evident on our end, please notify us immediately if missing information is noticed again and we will send link to download PDF directly.
5			AHBL Civil		Still needed - address with SDP condition	Sorry for the confusion on this. A preliminary frontage TIR has been included with this resubmittal package.
6						
7		2	AHBL Civil	SR	Verify???	Appendix B-5 shows the bypass area for the southwest basin. This are is included in the WWHM model and does not pass through detention. Total flow leaving the southwest basin, including this bypass, meets the flow control standard.
			AHBL Civil	SR	Verify???	Refer to Page 1 of Figure 4-1 from the Preliminary Frontage TIR for the predeveloped model of the proposed Basin 8. A large portion of the existing roadway shall be protected as part of the proposed improvements and this existing impervious coverage was included in the predeveloped condition because it is neither new nor replaced and therefore does not need to be modeled as predeveloped forested area.