1ST SUBSTANTIVE REVIEW

April 14, 2021

PROJECT:	Bigfoot Java
PROJECT NUMBER:	LUA2020-0017
PERMIT REQUESTED:	Site Plan Approval, Design Review, SEPA

LDG Architects
c/o Mike Baily
6526 15th Ave NW #220
Seattle, WA 98117

Dear Mr. Baily,

Thank you for your recent submittal for a site plan approval, design review and SEPA for the property located at 2840 Emerald Street (Pierce County parcel no. 0420041230). The City has completed its initial review and would like you to provide additional information. The designated person for the City of Milton has been included with each comment. Please make contact directly with each commenter for questions or clarifications. **With your resubmittal, please include a response letter responding to each of the City's comments by number (i.e. 1a, etc.).**

PLANNING REVIEW:

1. General Comments
   a. The project site is located within the City of Milton's Uptown District and as such must comply with the Uptown Design Standards and Guidelines. In order to review compliance with the design standards and guidelines we will need to see building plans/elevations that illustrate how these standards are being met. **Please submit building plans/elevations for review.**
   b. Where strict application of a design standard or guideline will interfere with the use, existing building, site operations or use, circulation or access, or site ownership, a proportional compliance request may be submitted in accordance with MMC 17.43.020.E.
      - You may also submit an alternative design if that design is deemed equivalent or demonstrably superior to the requirements of the standards and guidelines.
      - Many of the comments below refer to the option to use proportional compliance or alternative design. You should submit a written request to the Director requesting proportional compliance or approval of alternative design. The letter should include a list of deviations requested. You do not need to address each deviation individually; your proposed alternative design may be combined into one letter (i.e. a "design narrative") and should demonstrate that the overall design collectively meets the criteria for approval set forth in MMC 17.43.020.E and MMC 17.43.020.F.
   c. It is not clear from the submitted materials if the coffee drive-through will be accessible by pedestrians for walk-up orders, or if purchases are only available from a vehicle. **Please provide some clarity on whether pedestrians are able to access the building to place orders.**

d. The design of the proposed lighting fixtures for the project site is not clear. **Please provide lighting cut sheets to illustrate site lighting.**

2. Landscaping (MMC 17.44.110)
   a. *Trees: Deciduous trees shall be a minimum two-inch caliper at DBH. Evergreen trees shall be at least eight feet high at the time of planting.*

      Please provide the height of the Cupressus arizonica/ Blue ice Smooth Arizona Cypress.

   b. *Shrubs: The minimum shrub size of flowering planting material shall be no less than a two-gallon container, with the plant covering the dimensions of the container.*

      Please update the landscape plan to show the Erica carnea 'Kramers Red'/Kramers Red Heather meetings this requirement.

   c. All landscaped areas shall include at a minimum three low impact elements from subsection J of MCM 17.44.110, with no more than two guidelines from each subsection, in the design to minimize and treat runoff. They are included below for your convenience.

      1. Low Impact Planting Design and Technology. The following low impact design standards are provided to assist the applicant in the reduction of maintenance costs associated with development, to enhance the health and vitality of plant material, and to reduce watering costs, thus conserving water resources:

      Guideline a. Utilize two-track surfaces with grass or vegetation in between to provide water infiltration for roads, driveways, parking lots and other types of drivable or walkable surfaces.
      Guideline b. Design parking lot landscaping to function as part of the development's storm water management system utilizing vegetated islands with bioretention functions.
      Guideline c. Incorporate existing natural drainage ways and vegetated channels, rather than the standard concrete curb and gutter configuration to decrease flow velocity and allow for storm water infiltration.
      Guideline d. Divert water from downspouts away from driveway surfaces and into bioretention areas or rain gardens to capture, store, and infiltrate storm water on site.
      Guideline e. Encourage construction of vegetative low impact design storm water controls (bioretention, swales, filter strips, buffers) on land held in common.
      Guideline f. Walkable surfaces and hardscapes should be designed with unit pavers in sand or pervious paving.

      2. Water Retention and Low Impact Design. This method allows use of landscape area to also handle the runoff treatment for the project, if possible.

      Guideline g. Create vegetated depressions, commonly known as bioretention areas or rain gardens, that collect runoff and allow for short-term ponding and slow infiltration. Rain gardens consist of relatively small depressed or bowl shaped planting beds that treat runoff from storms of one inch or less. Rain gardens should be used for on-site retention and treatment of runoff instead of or in addition to constructed pipe or vault storage.
      Guideline h. Locate dry wells consisting of gravel or stone-filled pits to catch water from roof downspouts or paved areas.
      Guideline i – Detention and Infiltration. In parking areas, landscaped islands can be used for first runoff retention, treatment and conveyance to a detention area.
      Guideline j. Landscape material should be chosen for bioretention areas for their water tolerance separately from other landscaped areas which will not be inundated on a regular basis.

3. Water Conservation. To take advantage of natural rainfall in order to reduce the amount of water that is required to maintain healthy plant material during the dry season to increase deep water penetration and soil oxygenation.

Guideline k – Compatible Materials. Trees and plant species should be selected based on having similar climatic, water, soil, and maintenance requirements. Plants should be selected and grouped as determined by natural site conditions and be coordinated with the irrigation plan.
Guideline l – Native Plant Material. Preference shall be given to plants in landscape designs that are native to the Pacific Northwest or are introduced plants that are common to the Pacific Northwest in order to better reflect and complement the natural surroundings and natural pattern of rainfall and drought conditions.
Guideline m – Ornamental Species. Ornamental species shall be drought-tolerant plants and should be incorporated into designs in order to reduce irrigation requirements unless situated in a water retention or low impact landscape area."

Please respond as to which standards are being proposed. If including three elements is not feasible for this project you may submit a deviation request to the Director per MMC 17.44.110.N.

3. Development Standards (MMC 17.15B.010 Building Bulk Table)

Please provide building elevation plans to show maximum height and other development standards are met.

4. Uptown Design Standards and Guidelines (UDSG)
   a. Pedestrian Walkways (UDSG pg. 19 & 20)

Clear and visible pedestrian walkways shall be provided
- *Parking Lots to Building Entrances: Between parking lots and building entrances*
- *Sidewalk Entrances: Between a public right-of-way and building entrances where the building is set back from the street, sidewalk, or parking area.*

All pedestrian walkways shall be defined using a combination of one or more of the following techniques:
- *Special paving: scored concrete, stained/colored concrete, concrete pavers, paving inlays, mosaics, or other special paving material.*
- *Architectural features: Trellises, railing, low seat walls, weather protection, bollards or other architectural features.*
- *Landscaped edges: A continuous landscaped area a minimum of 3' wide flanking at least one side of the pedestrian walkway."*

Special paving is provided on the pedestrian pathway from the sidewalk to the public plaza area however this pathway is not continued to connect to the building entrance. There is a stripped pathway from the parking area and dumpster enclosure to the building entrance however it is not clear how this pathway is defined using one or more of the techniques described above.

Please provide a description of which of these elements are used for all pedestrian walkways on site and how the sidewalk pedestrian pathway will connect to the building entrance.

   b. Public Spaces and Plazas (UDSG pg. 24)

Public Space Amenities: Public spaces and plazas shall include at least one or more of each of the following elements (in 2 a-b below):

a. Landscaping. Trees, shrubs, trellises, flowers, or container plants.

b. Seating area. Benches, low seating walls. Four linear feet or at least 1 seat per 60 square feet of plaza area or open space.

In addition to the requirements in 2 a-b above, public spaces and plazas shall also contain one or more of the following elements:

c. Public art, fountain, or sculpture.

d. Drinking Fountain.

e. Gazebos or other covered/sheltered space.

f. Other elements which meet the intent of this section such as grade/elevation changes, historic markers, art elements, pools, or others.

The landscape plan shows the public space on the pedestrian pathway accessed from the sidewalk includes landscaping and a seating area. **Please indicate which of the additional requirements listed above (c-f) will be included to meet the standard.**

c. Site Lighting (UDSG pg. 28)

Shielding. All site lighting shall be shielded and directed away from adjacent buildings to avoid glare and "night glow". Site lighting will be reviewed on a project specific basis to ensure site lighting is directed onto the pedestrian area and away from adjacent uses. Site lighting review will address:

a. Footcandle illumination.

b. Optics.

c. Shielding techniques.

d. Consideration of adjacent uses, especially adjacent residential buildings.

Your site plan and lighting plan indicate the type and location of lighting. **Please provide cut sheets with illustrations of the proposed lighting types.**

d. Building Location/Setbacks for Commercial/Mixed Use Buildings (UDSG pg. 30)

"The majority of buildings shall be located directly abutting the sidewalk except where set back to highlight building entrances, plazas or to provide wider sidewalks, as follows (specific standards for site furnishings are located on page 26 and building frontage requirements on page 34). Building entry locations shall be determined based upon existing and future right-of-ways for all public streets and land areas identified for future private streets as shown in Figure 4 on page 7.

a. Highlight Entrances. A minimum setback of four feet shall be allowed to highlight entrances or to provide wider sidewalks.

b. Landscaped Area. A maximum setback of up to ten feet shall be allowed to provide seating in a landscaped public area.

The proposed building is separated from the sidewalk by the landscaped public plaza/walkway area and the drive-through lanes. The site plan shows the building is setback approximately 59' from Emerald

Street and does not meet the above criteria. **If meeting this standard is not feasible please provide a proportional compliance request in accordance with MMC 17.43.020.E.**

e. Parking Lot and Drive-Through Screening (UDSG pg. 36)

Year round perimeter screening shall provide a visually impervious screen utilizing one or more of the following screening techniques:

a. Screen Walls. Low walls, opaque hedge walls, etc. shall be a minimum of 3 foot height and maximum of 4 feet height. Where screen walls are used, the 10 foot wide planting strip requirement may be reduced by 2 feet.
b. Screen Wall Transparency. For screen walls taller than 4 feet height, all elements above 4 feet shall be made of semitransparent materials i.e. lattice walls, trellises, etc. Those portions of the screen wall taller than 4 feet height shall be a minimum of 85% transparency (i.e. see through railing, trellis, or similar treatment).
c. Evergreen Shrubs. Shrubs shall be maintained at a maximum 4 foot height from the sidewalk to maintain visibility into the site for security/ safety purposes. At planting, shrubs shall be a minimum 2-gallon pot size or balled and burlapped equivalent.
d. Trees. A mixture of evergreen and deciduous trees and shrubs. At planting, deciduous trees shall be a minimum 3-inch caliper at planting. Evergreen trees shall be a minimum of six foot height to the uppermost branching point at planting.
e. Wood fences. If a wood fence is used, the fence shall have decorative detailing at the top (i.e. trellis materials) and an 8 foot wide planting strip. The requirements of item Screen Wall Transparency (page 50) shall also be applied.

The site plan shows the drive-through is screened by landscaping strips containing a mix of shrubs and both evergreen and deciduous trees. The landscaping plan shows the deciduous trees are planted at 2" caliper which does not meet the 3" caliper requirement described above. The landscape plan does not show if the height of the Blue Ice Smooth Arizona Cypress meets the 6' evergreen height requirement. The majority of the shrubs in the landscaping plan meet the 2-galloon pot size however maintained maximum height is not described. **Please provide further information/updates to the landscape plan to show how the project will use one or more of the above screening techniques.**

f. Outdoor Service and Storage Areas (UDSG pg. 39)

Screening Techniques. Service area screening shall be 100% sight obscuring, year round utilizing one or more of the following screening techniques:

a. Fences and Walls. Fencing and walls materials shall be integrated and compatible with the design of the building (i.e. use the building's materials on fence columns).

Please provide material details for dumpster screening and building elevations to show compatibility with design of building.

g. Roof Form (UDSG pg. 43), Blank Wall and Side Wall Screening (UDSG pg. 44), Franchise Design and Visible Facades (UDSG pg. 46), Visible Building Entrances (UDSG pg. 47), Ground Floor Facades (UDSG pg. 49), Ground Floor Transparency and Visibility (UDSG pg. 50), Weather Protection (USDG pg. 51), Building Materials (UDSG pg. 52)

Please provide building elevations/building plans to show how the above sections of the City of Milton Uptown Design Standards and Guidelines are met.

Brittany Port, AICP, Contact Senior Planner, (253) 517-2701, BPort@cityofmilton.net

STORMWATER/ENGINEERING:

5. Geo-tech report dated 7-21-2020 suggests that infiltration is infeasible yet infiltration is proposed for roof drainage. Clarify or suggest alternative approach.
6. Provide SWPPP.
7. All ROW restoration requires inspection by City Staff. Trench compaction is 97% and T-Patches shall be used within the ROW.
8. Suggest providing clean outs at storm pipe bends with no structures.
9. Elevation change at west property line: ensure drainage is kept on site and does not impact neighboring properties.
10. West shared entrance with Taco Bell: explore options for a smoother ingress and egress. Consider times when both restaurants will be busy. Please provide a queuing analysis incorporating the queuing activity from the existing Taco Bell.

Jamie Carter, Stormwater Official, (253) 517-2708, JCarter@cityofmilton.net

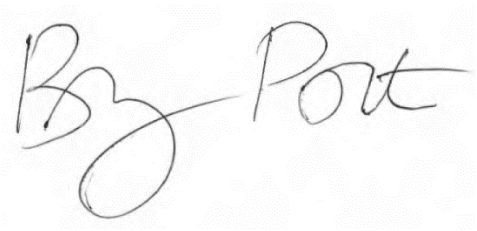
FIRE:

11. This project shall comply with the Milton Municipal Code, the 2015 International Fire Code and the City of Milton Standards as established by the Fire Chief. (NFPA)
12. Provide an address which will contrast with the background of (minimum) 6-inch-high numbers with a minimum stroke width of 0.5 inch. This address shall be visible from the street (Emerald St).
13. Provide one 2A:10B:C rated fire extinguisher in the space.
    a. Locate fire extinguishers at exit doors or in paths of exit travel in clear accessible locations, no higher than 5 feet above the finished floor.
14. Any use of the exceptions that are afforded in the IFC, MMC or NFPA standards shall be made in writing.
15. All fire related permit submittals shall be made through the Milton Permit Center.
16. Fire related questions and fire inspection requests shall be directed to the following email: pbrockwell@eastpiercefire.org (Deputy Fire Marshal, Paul Brockwell)
17. Approval does not relieve the contractor/owner from complying with all applicable fire codes and requirements, nor does it abrogate the requirements of other authorities having jurisdiction.
18. NOTE: ALL FIRE INSPECTION REQUESTS SHALL BE SENT TO pbrockwell@eastpiercefire.org. PLEASE PROVIDE PERMIT NUMBER, ADDRESS, TYPE OF INSPECTION AND YOUR PROPOSED DATE AND TIME. FIRE INSPECTIONS REQUIRE 48-HOUR ADVANCE NOTICE.

Paul Brockwell, Fire Marshal, pbrockwell@eastpiercefire.org

Please note that pursuant to MMC 17.71.100 (D), if an applicant fails to submit information identified in the notice of incomplete application or subsequent revision requests within 120 days from the applicable director's mailing date, the application shall be deemed withdrawn. This section also authorized extensions of the 120 day time period, if the request is submitted prior to the end of the deadline and if "good cause" is shown.

Cordially,



Brittany Port, AICP
Contract Senior Planner
City of Milton
(253) 517-2701
BPort@cityofmilton.net

Attachments

Cc. Nick Afzali, Community Development Director
Jamie Carter, Stormwater Official
Jarrod Lee, Electric Supervisor
Dustin Sloan, Public Works Superintendent
Paul Brockwell, Fire Marshal
Christiane Mercer, Permit Technician
File