

6-22-2021

City of Milton
1000 Laurel St
Milton, WA 98354

RE: **Bigfoot Java Coffee**
LUA2020-0017 – 2840 Emerald St

Enclosed are the revisions to the correction letter dated April 14, 2021.

Planning Review:

- 1a. Set of building plans with elevations are attached
- 1b. A Proportional Compliance will be provided
- 1c. The walk up window has been called out
- 1d. A photometric plan has been attached for the site lighting

- 2.a Please see the landscape plan for information on the heights for the Blue Ice Arizona
- 2.b Please see the landscape plan for information on the container sizing for Red Heather.
- 2.c A partial use of guideline “1F” in the low impact planting. We propose to utilize a paver over sand product in the landscape area leading up to the building from the ROW. From there on is a drive way surface and a stamped concrete product will continue on to the parking and refuse area. The pavers on the drivable surfaces and pervious pavement is not encouraged because of the soils not able to infiltrate
 - 2.c.2 All of these option include some sort of infiltration which is not feasible on this site
 - 2.c.3 Guideline K – Compatible Materials, Guideline L-Native Plant Material
- 3. Please see A-1.0 for Bulk Standards required and proposed
- 4a. The stamped conc proposed at the plaza has been extended thru to the walk up window as well as the parking and refuse entrance.
- 4b. Item C will be provided. A wood sculpture of a “Bigfoot” will be provided. It is approx. 7’ tall.
- 4c. A photometric plan with cut sheets are attached.
- 4d. A proportional compliance is provided below:

- 1. A description of unique site or building characteristics which prohibit strict application of the standard or guideline;**

By adjusting the building farther off the ROW it allows for better circulation of car traffic and will provide a safer egress with the existing Taco Bell access. The placement of our proposed building aligns with the existing neighboring taco Bell building set back from the ROW. This allows for a cleaner visual along Emerald St

2. **A description of why strict application of the standards and guidelines will interfere with the existing building or site operations and ultimately detract from the implementation of the adopted 2012 Vision;**

If a 10' ROW offset was to be implemented then the exiting egress from our site will not allow for sufficient queuing to access Emerald.

3. **A description of how the proposal meets the intent of the standards and guidelines for which proportional compliance is being sought;**

Proportional landscape as well as bold pedestrian amenities are provided which include seating, refuse and bike rack.

4. **A description of how the proposal meets the city's adopted Visioning Report, uptown district comprehensive plan policies, the uptown district standards and guidelines purpose and intent, guiding principles.**

The required parking lot and drive thru screening will be provided with landscape

- 4e. Please see the revised landscape plan for updated screening.

- 4f. The refuse enclosure is constructed from split-face CMU with a natural color that emulates the bottom tile wainscot color on the coffee building

- 4g. Uptown Design Standards:

Roof Form (UDSG pg. 43) – The project has a distinctive pitched slope roof with a modulation detail that brings interest to the sloped roofline

Blank Wall and Side Wall Screening (UDSG pg. 44), The building provides windows as well as oversize clear story windows and awnings, the ends of the building utilize windows as well as a clear cedar trellis assembly to break up the building façade.

Franchise Design and Visible Facades (UDSG pg. 46), The building is a contemporary NW design as stated by you early on in the due diligence process.

“My initial interpretation is that the intent is to avoid easily identifiable corporate architecture such as a gold McDonalds arch. This seems like pretty standard PNW architecture and does not read like any one corporation to me.”

Visible Building Entrances (UDSG pg. 47), The main entrance though not for public since no customers enter the building is 1- recessed, 2-Transom windows,3, glass servicing window adjacent to door, 4. Accent lighting, 5.Entry paving

Ground Floor Facades (UDSG pg.49), Clearstory windows and storefront mullions, Tile wainscot, Pedestrian scaled signage, rough sawn cedar trellis details

Ground Floor Transparency and Visibility (UDSG pg. 50), The available storefront at the ground floor is equal to 50%

Weather Protection (USDG pg. 51), The drive thru windows have extended glass/metal canopies and the main entrance door is recessed into the building

Building Materials (UDSG pg. 52) The exterior of the building is predominately natural cedar. The bottom 3' of the structure is a ceramic/porcelain tile while the rest is aluminum storefront and insulated glass. The roof is pre finished metal standing seam

Stormwater/Engineering:

See separate response letter from KWO Engineering

Fire:

11. 2015 Code in force
12. Addressing called out on Sheet A-3.0 shows 9" contrasting vinyl lettering
13. A 2A:10b:c rated fire extinguisher will be provided.
14. No exceptions are known at this time
15. No fire related permits are required
16. All fire related questions and inspections will be directed to pbrockwell@eastpiercefire.org
17. Understood
18. Understood

If there are any questions please do not hesitate to call.

Sincerely,
Linardic Design Group/Architects

Mike Baily
MB:lb

June 21, 2021

Brittany Port, Contract Senior Planner
Jamie Carter, Stormwater Official
City of Milton Community Development
1000 Laurel Street
Milton, WA 98354

**Subject: BigFoot Java, City of Milton
Response to Review Comments #1 (LUA2020-0017)**

Dear Brittany and Jamie,

The purpose of this letter is to respond to each comment in the Stormwater/Engineering section of your review comments letter dated April 14, 2021. Your review comments are reiterated in their entirety below and our responses directly follow in bold and italicized font.

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.
Revised to remove downspout infiltration; roofs routed to detention.
6. Provide SWPPP
Stormwater Report revised to include CSWPPP.
7. All ROW restoration requires inspection by City Staff. Trench compaction is 97% and T-Patches shall be used within the ROW.
Note added to paving plan.
8. Suggest providing cleanouts at storm pipe bends with no structures.
Storm drain cleanouts added at bends.
9. Elevation change at west property line: ensure drainage is kept on site and does not impact neighboring properties.
Swale added at west property line and receiving catch basin added as well to ensure onsite runoff is collected.
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 queuing analysis incorporating the queuing activity from the existing Taco Bell.
Please refer to separate response/report by project traffic engineer.

If you have any questions or concerns during the second review, please contact us. We appreciate the ability to coordinate with you directly to resolve any issues.

Sincerely,



Kristen Orndorff, PE
Principal