



2ND SUBSTANTIVE REVIEW

August 25, 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 resubmittal and response letter for the property located at 2840 Emerald Street (Pierce County parcel no. 0420041230). The City has reviewed the comment response letter and resubmitted materials and is asking for clarification/additional information on the proposed project. 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. Proportional Compliance: The proportional compliance request should include details on how the project meets the intention of the Uptown District. The request needs to include a full justification for all standards and guidelines the project is requesting a proportional compliance. The request will be reviewed by the hearing examiner who will decide if the request for proportional compliance is approved. The City requests additional information in the proportional compliance request in the following sections:

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

The purpose and intent are described on page 1 and 2 of the of the Uptown Design Standards and Guidelines and highlights *'the highest priority is to provide clear guidance to those elements that affect the development pattern and pedestrian orientation'*. The focus of the response to this question therefore needs to emphasize how the proposals supports pedestrian orientated development to illustrate to the hearing examiner how with the increased setback of the building the proposal will still be able to meet the intent of the Uptown Urban Design Guidelines.

- b. *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.*

Please provide a narrative with more detail as to how to proposal meets the standards of one or more of the above.

2. Ground Floor Transparency and Visibility (UDSG pg. 50),
 1. *Clear Glass Windows. A minimum of 50% of the ground floor façade of commercial buildings fronting public or private streets shall be comprised of clear windows.*
 3. *Visible Light Transmittance. Windows shall have a minimum 50% visible light transmittance.*

Please show on the exterior elevations how this requirement is being met.

3. Weather Protection (USDG Pg. 51):
 1. *Canopies, Arcades, or Awnings. Canopies, arcades, or awnings shall be provided on commercial building facades facing streets. Dimensions shall provide all of the following:*
 - a. *Minimum canopy depth of 5 feet.*
 - b. *Vertical height above the sidewalk and underside of canopy between 8 and 10 feet.*
 - c. *Minimum protection along 80% of the building facade facing a public right-of-way.*
 - d. *If an arcade is proposed, the specific dimensions and length of the arcade shall be negotiated on a case by case basis to ensure adequate light, air, and visibility through to ground floor windows and building entries from the street.*

The metal canopy on the building façade facing the public right of way does not provide 80% coverage for the building façade. Please include this in the proportional compliance request if this requirement will not be met with the proposal.

STORMWATER/ENGINEERING:

4. SHEET C7 shows CB1 with rim elevation 354.75. Detail 2/C7 says top of riser to be 352.52. Clarify.

Dustin Sloan/Jarrold Lee, Water/Streets/Power, dsloan@cityofmilton.net, jlee@cityofmilton.net

Cordially,



Brittany Port, AICP
Contract Senior Planner