



City of Tukwila

Department of Community Development

Jim Haggerton, Mayor

Jack Pace, Director

**STAFF REPORT TO
THE BOARD OF ARCHITECTURAL REVIEW
PREPARED July 17, 2013**

HEARING DATE: July 25, 2013

FILE NUMBER: PW13-018, E13-006, L13-018

APPLICANT: Jared Taylor, Golden Property Development

OWNER: Westfield Property Tax Department

REQUEST: Design Review approval for a new 8,451 square foot building including a 1,365 square foot enclosed patio to be built on the pre-existing foundation. Site improvements, landscaping and parking will not change.

LOCATION: 225 Tukwila Parkway, parcel # 9202470100

NOTIFICATION: Notice of Application and Notice of Public Hearing for this Type 4 permit was mailed to surrounding property owners, interested parties, affected agencies and posted on the site on May 16, 2013. Notice of Public Hearing was also published in the Seattle Times on July 11, 2013.

ZONING/COMPREHENSIVE
PLAN DESIGNATION: Tukwila Urban Center

SEPA DETERMINATION: A SEPA Addendum to the EIS was added to the file on June 5, 2013.

DECISION: Approval with Conditions

STAFF: Stacy MacGregor

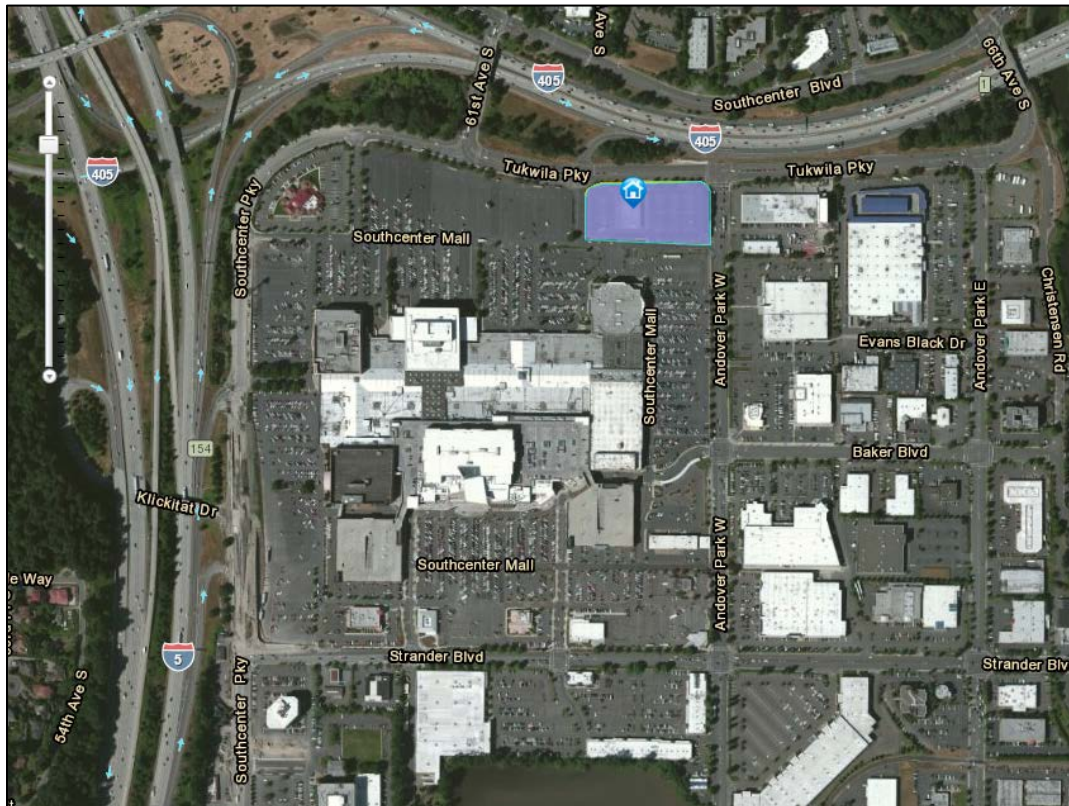
ATTACHMENTS:

- A. Applicant's response to Design Review Criteria
- B. Site Plans, sheet DR-01
- C. Colored Elevations, sheet DR-02
- D. Site Improvement Plan, sheet DR-03
- E. Existing Landscape Plan, sheet DR-04

FINDINGS

VICINITY INFORMATION

The proposal site is bounded on the north by Tukwila Parkway and on the east by Andover Park West. The parcel is in the northeast corner of the Westfield Southcenter Mall campus and is at the location of what was formerly the Bank of America. The building and parcel are surrounded by parking for the Mall. In addition to the Mall building, the campus includes three existing freestanding restaurants, two banks, a financial center, a post office and a tire store. There are two additional restaurants proposed along the north of the Mall (in front of the Macy's store) and will be reviewed by the Board of Architecture in the coming months. Surrounding the site is a mix of retail, entertainment, and restaurant uses.



PROJECT INFORMATION

The most recent use of this parcel is as a bank building and adjacent drive-through facility. The site has been vacant since July, 2009, when the bank relocated to a new building on the south side of the site. The pre-existing drive-through facility was demolished and redeveloped into 239 surface parking stalls in 2010. This project proposes to build a restaurant over the former bank's basement following demolition of the bank.

The site work, including parking lot configuration and landscaping was approved and completed under the 2010 permit. The demolition of the bank building was also approved at that time. This project involves only the construction of a new restaurant building over the basement and foundation of the former bank. There is minimal parking reconfiguration and landscaping directly adjacent to the new building that is under review. The remainder of the site design is not being considered under this design review application and no change to the remainder of the site is proposed.

PUBLIC COMMENT

No public comments have been received.

DESIGN REVIEW CRITERIA

The project is subject to a Public Hearing Design Review under Tukwila Municipal Code (TMC) Chapter 18.28.070. The Board of Architectural Review evaluates the project under the criteria established in TMC 18.60.050 C. The design criteria explain requirements for development proposals. They are the decision criteria from which the Board will evaluate whether to approve, condition, or deny this project.

The applicant's response to the design review criteria is Attachment A. Below is the staff analysis and response.

1. *SITE PLANNING.*

- a. *Building siting, architecture, and landscaping shall be integrated into and blend harmoniously with the neighborhood building scale, natural environment, and development characteristics as envisioned in the Comprehensive Plan. For instance, a multi-family development's design need not be harmoniously integrated with adjacent single-family structures if that existing single-family use is designated as "Commercial" or "High-Density Residential" in the Comprehensive Plan. However, a "Low-Density Residential" (detached single-family) designation would require such harmonious design integration.*

The proposed project lies in the Tukwila Urban Center. The City's Comprehensive Plan envisions the area as a regional urban center with a desire for development as a high density, regionally oriented and a mixed use center. The proposed restaurant maintains the development pattern that was established on this site in the 1960's with a building set back from the street edge surrounded by parking. Since the project is being developed over the existing foundation, this pattern will not change. However, the new restaurant is oriented to the north, facing Tukwila Parkway.

- b. *Natural features, which contribute to desirable neighborhood character, shall be preserved to the maximum extent possible. Natural features include, but are not limited to, existing significant trees and stands of trees, wetlands, streams, and significant topographic features.*

There are no natural features on the site.

- c. *The site plan shall use landscaping and building shapes to form an aesthetically pleasing and pedestrian scale streetscape. This shall include, but not be limited to facilitating pedestrian travel along the street, using architecture and landscaping to provide a desirable transition from streetscape to the building, and providing an integrated linkage from pedestrian and vehicular facilities to building entries.*

The site design is pre-existing. The new building will be built on the existing foundation.

- d. *Pedestrian and vehicular entries shall provide a high-quality visual focus using building siting, shapes and landscaping. Such a feature establishes a physical transition between the project and public areas, and establishes the initial sense of high quality development.*

The site design is pre-existing. The new building will be built on the existing foundation. When the site was redeveloped in 2010, a pedestrian connection was created from Andover Park West along the south side of the site where it connected with a new pedestrian connection that runs from the building to the south toward Seafood City and the mail Mall building.

- e. *Vehicular circulation design shall minimize driveway intersections with the street.*

The site design is pre-existing. The new building will be built on the existing foundation.

- f. *Site perimeter design (i.e., landscaping, structures, and horizontal width) shall be coordinated with site*

development to ensure a harmonious transition between adjacent projects.

The site design is pre-existing. The new building will be built on the existing foundation.

- g. Varying degrees of privacy for the individual residents shall be provided; increasing from the public right-of way, to common areas, to individual residences. This can be accomplished through the use of symbolic and actual physical barriers to define the degrees of privacy appropriate to specific site area functions.*

The site design is pre-existing. The new building will be built on the existing foundation.

- h. Parking and service areas shall be located, designed and screened to interrupt and reduce the visual impact of large paved areas;*

The site design is pre-existing. The new building will be built on the existing foundation. When the parking area was redesigned in 2010, parking was designed to preserve as many of the existing mature trees as possible. The preservation of mature trees provides shade and screening of the parking area. Parking is spread about the site with parking stalls tucked between site perimeter trees. Parking is dispersed along both the east and west sides of the building with building perimeter parking on the south and north sides.

- i. The height, bulk, footprint and scale of each building shall be in harmony with its site and adjacent long-term structures.*

The new building will be twenty-eight feet tall and one story. It is similar in scale and bulk to the existing bank building. The new building is a modern structure with more modulation and transparency than the existing building. The surrounding buildings are one and two story structures. The current code allows for buildings heights up to 115 feet. The new building is 8,154 square feet and includes a 1,365 square foot enclosed patio for outdoor dining.

2. BUILDING DESIGN.

- a. Architectural style is not restricted; evaluation of a project shall be based on the quality of its design and its ability to harmonize building texture, shape, lines and mass with the surrounding neighborhood.*

This proposal is for a one story building. The building reflects the prototypical *Stadia* model, a design new in 2012 for Buffalo Wild Wings restaurants. The design includes some customized elements for the City of Tukwila including brick veneer, window sills, and a reduced wall area devoted to the bright yellow color. The exterior style is a contemporary building with a façade of metal, EFIS, and brick. The face and roof planes vary across each elevation similarly to the northeast corner of the Southcenter Mall.



This photo depicts the *Stadia* model Buffalo Wild Wings under construction. The building proposed for Tukwila is similar but not identical. See Attachment C.

- b. *Buildings shall be of appropriate height, scale, and design/shape to be in harmony with those existing permanent neighboring developments which are consistent with, or envisioned in, the Comprehensive Plan. This will be especially important for perimeter structures. Adjacent structures that are not in conformance with the Comprehensive Plan should be considered to be transitional. The degree of architectural harmony required should be consistent with the nonconforming structure's anticipated permanence.*

The building is one story and twenty-eight feet tall at its highest point. The TUC zone allows for buildings up to 115 feet tall. The scale is similar to the building that is proposed to be replaced and similar or lower in height than the surrounding buildings. The finish materials of brick, metal, and EFIS can be seen on surrounding buildings such as the Southcenter Mall (brick and EFIS) and iFly and Acme bowl (metal).

- c. *Building components, such as windows, doors, eaves, parapets, stairs and decks shall be integrated into the overall building design. Particular emphasis shall be given to harmonious proportions of these components with those of adjacent developments. Building components and ancillary parts shall be consistent with the anticipated life of the structure.*

The building components reflect the contemporary style of the building. The size of the windows was increased and sills were added to enhance openings and add additional relief. The parapet wall screens the rooftop mechanicals and is setback from the main plane of the building except on the front wall where the parapet and the entrance wall are integrated into the same surface. A covered patio runs the length of the building on the west elevation.

- d. *The overall color scheme shall work to reduce building prominence and shall blend in with the natural environment.*

Brick is used to clad portions of the building to reflect the Northwest design vernacular. The building colors include black, shades of gray, red brick, and yellow. The yellow color has been reduced to an accent color from the initial proposal where it covered over half the east elevation.

- e. *Monotony of design in single or multiple building projects shall be avoided. Variety of detail, form, and siting shall be used to provide visual interest. Otherwise monotonous flat walls and uniform vertical planes of individual buildings shall be broken up with building modulation, stairs, decks, railings, and focal entries. Multiple building developments shall use siting and additional architectural variety to avoid inappropriate repetition of building designs and appearance to surrounding properties.*

In addition to three different textures (stone, stucco, and metal), the building, has the materials applied asymmetrically across the building faces.

3. LANDSCAPE AND SITE TREATMENT.

- a. *Existing natural topographic patterns and significant vegetation shall be reflected in project design when they contribute to the natural beauty of the area or are important to defining neighborhood identity or a sense of place.*

The site design is pre-existing. The new building will be built on the existing foundation. The site perimeter includes a row of mature trees on the northern perimeter and a double row of mature trees on the eastern site perimeter. Redevelopment of the parking lot included preservation of the majority of these trees.

- b. *Landscape treatment shall enhance existing natural and architectural features, help separate public from private spaces, strengthen vistas and important views, provide shade to moderate the effects of large paved areas, and break up visual mass.*

The landscaping on the site was approved in 2010 as part of the parking lot redevelopment. The only new landscaping on the site is trellises used to screen blank wall surfaces. It is not feasible to add foundation landscaping due to the existing basement and the location of the sidewalks. The basement of the building is daylight at the building corners with the sidewalks cantilevered over the basement windows.

The trellises are shown on the elevations but are not shown on the site plan or landscape plan. The architect has proposed adding planters with Clematis fasciculiflora, variegated evergreen clematis to grow on a trellis. The design details of the planters and trellis were not included.

- c. *Walkways, parking spaces, terraces, and other paved areas shall promote safety and provide an inviting and stable appearance. Direct pedestrian linkages to the public street, to on-site recreation areas, and to adjacent public recreation areas shall be provided.*

There are no changes to the site design. Pedestrian connections including a sidewalk along the main entrance from Andover Park West and pedestrian connections from the building across the main entrance drive were created during the parking lot redevelopment. A sidewalk has been added to the south side of the building which completes a pedestrian connection from the south to the north and from the main Mall building to the new restaurant.

- d. *Appropriate landscape transition to adjoining properties shall be provided.*

The site design is pre-existing. The redevelopment of the parking lot area in 2010 resulted in a parking lot design that preserved the existing mature trees on the site.

4. MISCELLANEOUS STRUCTURES.

- a. *Miscellaneous structures shall be designed as an integral part of the architectural concept and landscape. Materials shall be compatible with buildings, scale shall be appropriate, colors shall be in harmony with buildings and surroundings, and structure proportions shall be to scale.*

Miscellaneous structures consist of an attached trash collection area and a bike rack for five bikes.

Wall signs are allowed on wall faces that have an exterior public entrance. The only exterior public entrance is to the north and one wall sign will be allowed on the north face. Incentive signage is allowed on walls without an exterior public entrance provided certain architectural features are included on the walls. Incentive signage is allowed on the west elevation because at least 50% of the wall area between two and seven feet is transparent. The south elevation has been redesigned to include false windows and planted trellises. The east side of the building also has trellises and the canopy has been extended over a portion of the sidewalk to the accessible stalls. These additional features allow the building to qualify for incentive signage on these faces. The size of the wall signs was not reviewed under design review. The allowed sign size is a proportional to the wall size and the details of the sign will be reviewed under a separate sign permit application.



This photo depicts false window used on a different restaurant. The false windows will be a different shape and orientation in Tukwila See Attachment C.

- b. *The use of walls, fencing, planting, berms, or combinations of these shall accomplish screening of service yards and other places that tend to be unsightly. Screening shall be effective in winter and summer.*

The trash enclosure is attached to the building and screened with an enclosure.

- c. *Mechanical equipment or other utility hardware on roof, ground or buildings shall be screened from view. Screening shall be designed as an integral part of the architecture (i.e., raised parapets and fully enclosed under roof) and landscaping.*

Mechanical equipment is roof-mounted and screened with parapet walls.

- d. *Exterior lighting standards and fixtures shall be of a design and size consistent with safety, building architecture and adjacent area. Lighting shall be shielded and restrained in design with no off-site glare spill-over. Excessive brightness and brilliant colors shall not be used unless clearly demonstrated to be integral to building architecture.*

Site lighting is provided by preexisting parking lot light standards. The building is lit with exterior wall sconces and “wall wash” exterior light fixture illuminating the main window and front face of the building.

In addition to the specific criteria of the Board of Architectural Review, proposed development must show consistency with adopted plans and regulations (18.100.030 TMC.) Below are the specific policies from the adopted Comprehensive Plan that relate to the location of the proposal.

COMPREHENSIVE PLAN POLICIES

- 1. Commercial Areas - Goal 1.7: "Commercial districts that are visually attractive and add value to the community, are visitor and pedestrian friendly, are designed with pride and constructed with quality workmanship, are secure and safe with adequate lighting and convenient access, are uncongested with smooth-flowing traffic patterns, are well-maintained with adequate streetscape landscaping, and are wholesome and in harmony with adjacent uses".**

- a) *This significant commercial development requires design review (1.7.1).*
- b) *This development requires sidewalks (1.7.2).*
- c) *The development provides adequate parking and lighting (1.7.3).*

This project is being presented to the Board of Architectural Review for review.

Sidewalks along the site perimeter and pedestrian connections from the project to the Mall are preexisting. Parking meets code and is preexisting. Site lighting is preexisting and building-mounted lighting will illuminate the new building and adjacent walkway.

- 2. Tukwila Urban Center (TUC) - Goal 10.2 “Encourage and allow a central focus for the Tukwila Urban Center, with natural and built environments that are attractive, functional, and distinctive, and supports a range of mixed uses promoting business, shopping, recreation, entertainment, and mixed use residential opportunities:”**

This development is designed with an appropriate scale and proportion; pedestrian-oriented features and street front activity areas, such as ground floor windows, modulated facades, rich details in materials and signage; quality landscaping; an appropriate relationship to adjacent sites; an overall building quality; and with sensitivity to important features such as Green River and Tukwila Pond. (10.2.7)

The building is a similar scale to the building it will replace. It is oriented towards the street with a window wall facing towards the west and adjacent to a Mall entrance that serves as a mall-campus “street”. The restaurant is also a sports bar with its primary focus on sports entertainment.

CONCLUSIONS

DESIGN REVIEW CRITERIA

1. Site Design

The site design is pre-existing and is not being changed by this proposal. The proposed building is the same footprint and similar scale to the bank building currently on the site.

2. Building Design.

The single building is a contemporary design that is similar in scale and identical footprint to the bank building currently on the site. The wall treatment includes a varied material and color palette including brick, metal, and EFIS in shades of gray, black, and yellow. The walls are varied in height and projection which adds visual interest to the wall faces and accentuates the material and color variety. Similar cladding materials are used on building facades within the immediate vicinity. The proposal is harmonious with surrounding development and meets the design review criteria.

3. Landscaping and Site Treatment.

There are no changes to the existing landscaping and site conditions. The area surrounding the building was redeveloped for surface parking in 2010. The parking and landscaping conformed to code at the time it was developed and includes preservation of mature trees around the site perimeter.

The design details of the planters and trellis will need to be reviewed and approved during the building permit stage. Clematis fasciculiflora is understood to be available via mail-order and may not be readily available from a contractor’s nursery. The landscaper will need to plan ahead to obtain the plants.

4. Miscellaneous Structures.

The rooftop mechanical equipment is screened behind parapet walls.

The north elevation is permitted one wall sign. The west, east and south elevations are eligible for incentive signage.

COMPREHENSIVE PLAN GUIDELINES.

1. Commercial Areas Goal 1.7

The project meets the Commercial Areas Goal. The project is going through design review. Sidewalks are preexisting and building-mounted lighting is an addition to the site.

2. Tukwila Urban Center Goal 10.2

The project meets this goal. The project increases restaurant and entertainment opportunities in the Urban Center. While on the same footprint as the bank building, the new project is oriented towards the street and improves the pedestrian realm along the western side which is facing a main entrance onto the Mall campus.

RECOMMENDATION

Staff recommends that the BAR adopt the Findings and Conclusions of the staff report and approve the request subject to the following conditions.

1. Trellis and planters are included on the south and east sides need to be added to the site development plans and reviewed for approval. The proposed vine, Clematis fasciculiflora will need to be ordered well in advance of installation to ensure it is available to plant in time for to the Planning final.

Conditions of approval that will be added to the future Building Permit:

1. Irrigation is required in the planters.
2. No changes to the Design Review approved plans and conditions will be allowed without prior approval of the Planning Department, these include changes to the exterior finishes of the building, landscaping (both design and plant species), site plan, and site finishes. If you wish to make any changes you must submit a written request along with a justification for the requested change and an explanation as to why the issue was not addressed as part of the design review process.
3. All design elements on the building and the site, including landscaping must be completed prior to final occupancy. The city will not allow the design elements to be deferred; all items must be completed before final inspection. It is highly unlikely that the city will consider financial guarantee in lieu of completing the work.
4. An inspection to approve the exterior finishes (materials and colors) is required before doing any exterior finish work, to ensure that the finishes approved as part of the design review process are being used.
5. Prior to requesting a landscaping inspection the applicant shall provide an affidavit from the landscape architect, stating that the landscaping was installed per approved plans. As part of the landscaping inspection you will need to verify that the irrigation system is working properly.

Informational Items

1. The proposed signs have neither been reviewed nor approved. A sign permit shall be applied for and issued for any new signs on the site including building mounted signs.
2. This Design Review is subject to a 14 day appeal period. Commencing construction prior to expiration of the appeal period is at the applicant's risk.