



July 11, 2013

Attn: Stacey MacGregor

City of Tukwila Planning Department
6300 Southcenter Boulevard
Tukwila, WA 98188
Tel: 206.433.7166

Subject: Buffalo Wild Wings at Westfield Southcenter Mall - Design Narrative

Dear Miss MacGregor,

The overall intent of the design of our building at 225 Tukwila Parkway at the Westfield Southcenter Mall is to meet or exceed the City of Tukwila Design Review Criteria while providing elements that add interest to the building and serve to identify our Client, Buffalo Wild Wings, as a new member of the mall and community.

To address the Design Review Criteria we have put together the following narrative:

- Relationship of Structure to Site – The proposed Buffalo Wild Wings building will be reusing an existing foundation and site conditions from the former Bank of America building. We believe this improves the site dramatically by provided a whole new look to the building and does so in the most efficient way possible. By reusing the existing foundation we are minimizing the environmental impact to the site. The parking on the site was recently updated in 2010 and will remain. The main massing of the building is 20 feet tall. There are several steps in the building to add architectural interest. The center clerestory of the building is 28 feet tall and is the tallest point of the building. The massing of the new building is closer is keeping with the character of the mall than the previous Bank of America building.
- Relationship of Structure to Site to Adjoining Area – As part of our site improvements we have extended and connected the pedestrian path around the South end of our building, to our entry on the North side of the building. This walkway will be covered on the East side of the building to provide pedestrians protection from the weather.
- Landscaping and Site Treatment – The site landscaping was updated in 2010 along with the parking lot renovation. We plan to keep this landscaping intact as well as add some greenery to the building itself in the form of wall mounted trellises and winter hardy plants that can sustain foliage all year long. The exterior lighting of the building is being used to down-light and enhance the trellises, walkway, and entry and exits of the building.
- Building Design - Our building is the latest in design standards from Buffalo Wild Wings. Its design serves to be a family friendly environment and a fixture of the mall. The components of the building are well proportioned and balanced with the materials used, such as real brick veneer, textured EIFS in various colors, and accents of yellow metal cladding. The building also incorporates a black metal clad equipment roof screen to hide all mechanical equipment from view of the public.
- Miscellaneous Structures and Street Furniture – We have provided bicycle parking adjacent to the entry on the North side as a piece of furniture to the building.

We believe that the features of our building and site meet the Design Review Criteria of the City of Tukwila and serve to integrate this project into the community and the mall.

Sincerely,

Jonathan Jaeger
MBH Architects



2470 Mariner Square Loop
Alameda, CA 94501
Tel: 510.865.8663
Fax: 510.865.1611

BUFFALO WILD WINGS
LOCATED AT:
225 TUKWILA PARKWAY
TUKWILA, WA 98188



NO	DESCRIPTION	DATE
	PLANNING SUBMITTAL	4/10/2013
DRAWING ISSUE		

**PROPOSED
SITE PLAN**

PROJECT NUMBER
46997

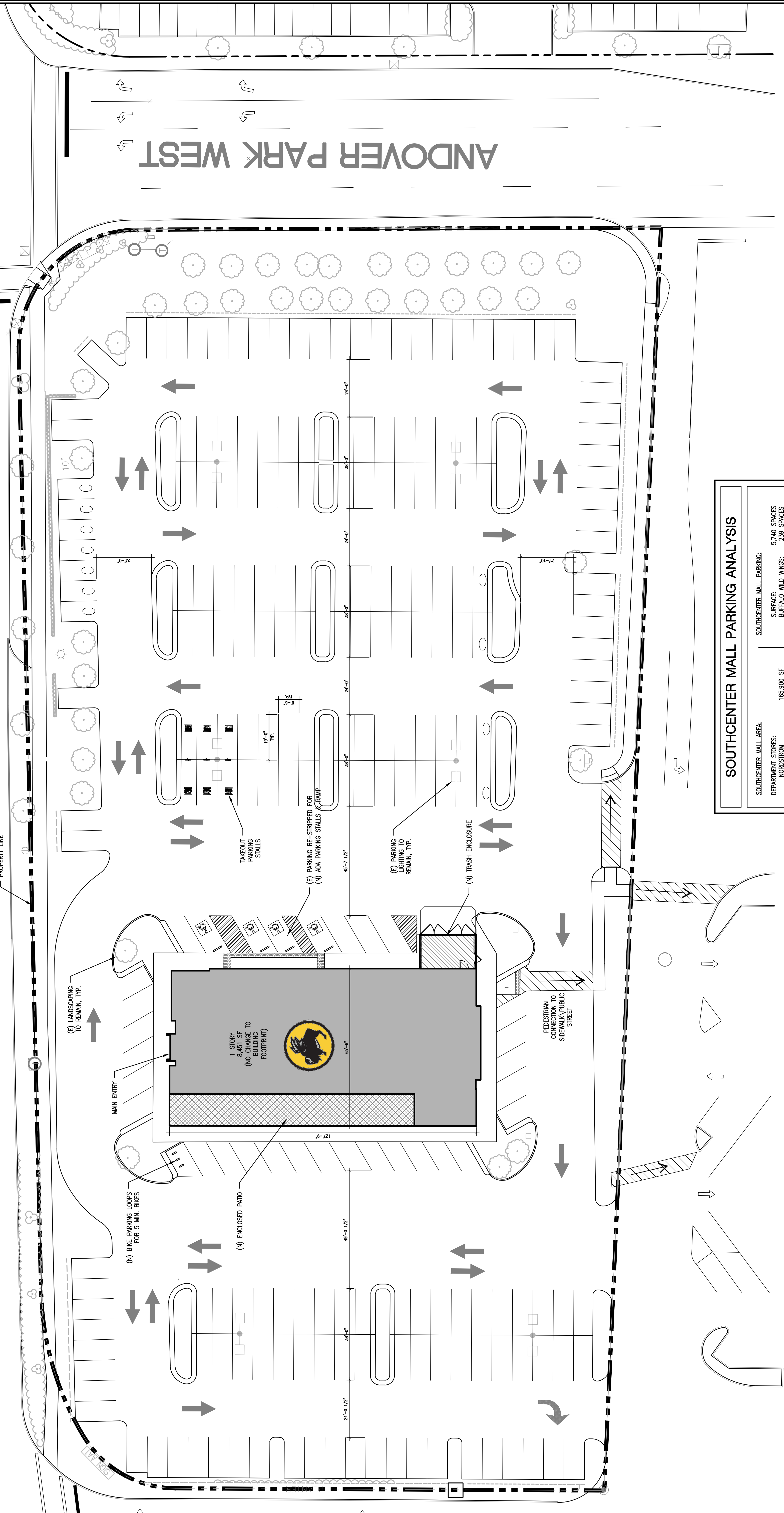
SHEET NUMBER

DR-01

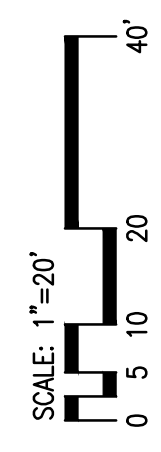
TUKWILA PARKWAY

PROPERTY LINE

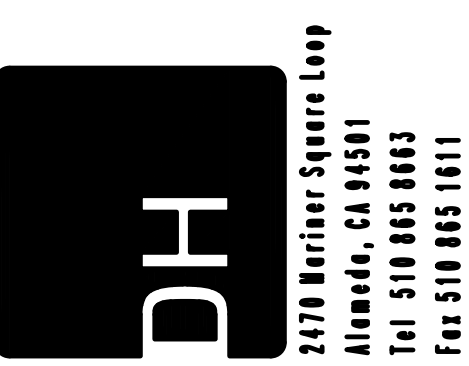
ANDOVER PARK WEST



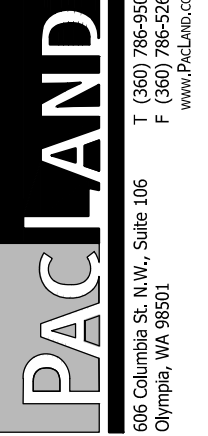
SOUTHCENTER MALL AREA:		SOUTHCENTER MALL PARKING:	
DEPARTMENT STORES:		SURFACE:	5,740 SPACES
NORDSTROM	165,900 SF	BUFFALO WILD WINGS:	239 SPACES
MACY'S	250,407 SF	PARKING GARAGE:	373 SPACES
WALGREENS	240,600 SF	LEVEL 1	413 SPACES
J&P PENNY	240,600 SF	LEVEL 2	204 SPACES
DEVELOPER'S BUILDING	80,486 SF	ROOF	204 SPACES
SUBTOTAL:	906,783 SF	TOTAL PARKING PROVIDED:	6,369 SPACES
RETAIL:		PARKING RATIO = 4.2 STALLS PER 1,000 SF	
LEVEL 1	460,720 SF	1,655,655 / 1,000 x 4.2 = 6,953.8	
LEVEL 2	131,686 SF	PARKING REQUIRED:	6,954 STALLS
LEVEL 3	73,404 SF		
SUBTOTAL:	665,810 SF		
OUTPARCELS:			
ALL OUTPARCELS	83,062 SF		
SUBTOTAL:	83,062 SF		
TOTAL:	1,655,655 SF		



01 SITE & LANDSCAPING PLAN
SCALE: 1"=20'-0"



2470 Northern Square Loop
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Tel: 510.885.0083
Fax: 510.885.1611



10000 1/2" W. State 198
Olympia, WA 98501
F: (360) 796-5207
www.pac-land.com

BUFFALO WILD WINGS

LOCATED AT:
225 TUKWILA PARKWAY
TUKWILA, WA 98188

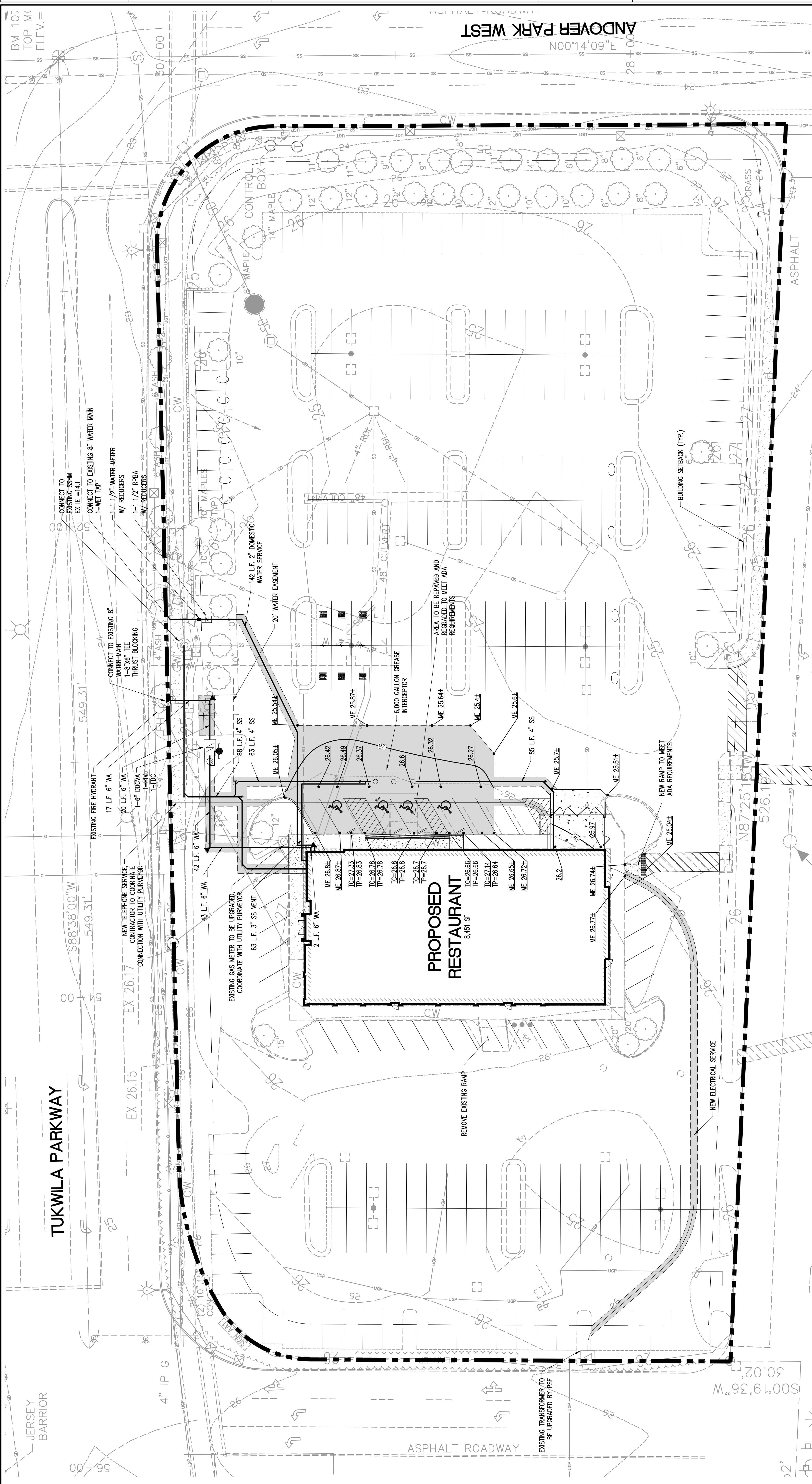


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1	PLANNING SUBMITTAL	4/23/2013
DRAWING ISSUE		

PRELIMINARY
SITE
IMPROVEMENT
PLAN

PACLAND PROJECT NUMBER
30287005

SHEET NUMBER
DR-03



LEGEND

- STD. DUTY PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK PAVEMENT
- CONCRETE CURB

SITE DATA

- USE: PROPOSED RESTAURANT = 2,99 AC
- BUILDING DATA**
- APPROXIMATE BUILDING AREA = 8,451 SF
- SETBACKS**
- PER TUC (TUKWILA URBAN CENTER) ZONING CODE
- FRONT = 15'
- REAR = 10'
- SIDE = 10'

REDEVELOPMENT NOTE

THE TOTAL REPLACED IMPERVIOUS SURFACE AREA = APPROXIMATELY 5,800 SF.

EARTHWORK QUANTITIES

THESE QUANTITIES ARE FOR GENERAL PURPOSES ONLY AND DO NOT ACCOUNT FOR OBSCURATION OF UNDESIRABLE SOILS, UTILITY TRENCHES, OR PAVEMENT SECTIONS.

CUT: 0 CY
FILL: 50 CY
NET: 50 CY FILL

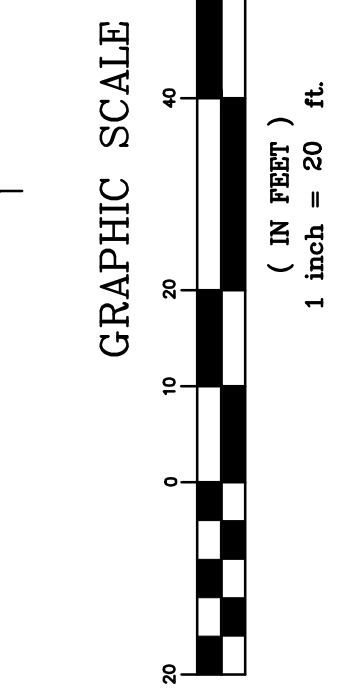
DATUM

HORIZONTAL DATUM: BEED & RECORD OF SURVEY IN SECTION 23-23-04

BASES OF BEARINGS: HELD N0014'09"W ALONG EAST LINE OF SW 1/4 SE 1/4 23-23-4
VERTICAL DATUM: PER EXISTING SURVEY BY APEX ENGINEERING PLLC UNDER FILE NO. 28366 DATED 6/11/04. BELIEVED TO BE TO NGVD 1929 DATUM.

NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THIS PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON DESIGN DATA PREPARED BY PACLAND, DATED 6/2/2010, AND TOPOGRAPHIC SURVEY PREPARED BY PACE, DATED 6/30/2008. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITE WORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY, AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A REGISTERED PROFESSIONAL SURVEYOR TO CONDUCT A FIELD SURVEY AND SUBMIT THE SAME TO THE OWNER FOR REVIEW.
- CAUTION - NOTICE TO CONTRACTOR:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES AND EXISTING IMPROVEMENTS WHICH ARE TO BE REMOVED OR MODIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FOR ALL EXCAVATION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FOR ALL EXCAVATION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FOR ALL EXCAVATION WORK.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, SIDEWALKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- DIMENSIONS SHOWN REFER TO FACE OF CURB, FACE OF BUILDING OR TO THE CENTERLINE OF PAVEMENT STRIP, UNLESS OTHERWISE NOTED.
- SEE ARCHITECTURAL SITE PLAN FOR SITE DIMENSIONS.



SEE ARCHITECTURAL SITE PLAN FOR PARKING DATA AND SITE DIMENSIONS





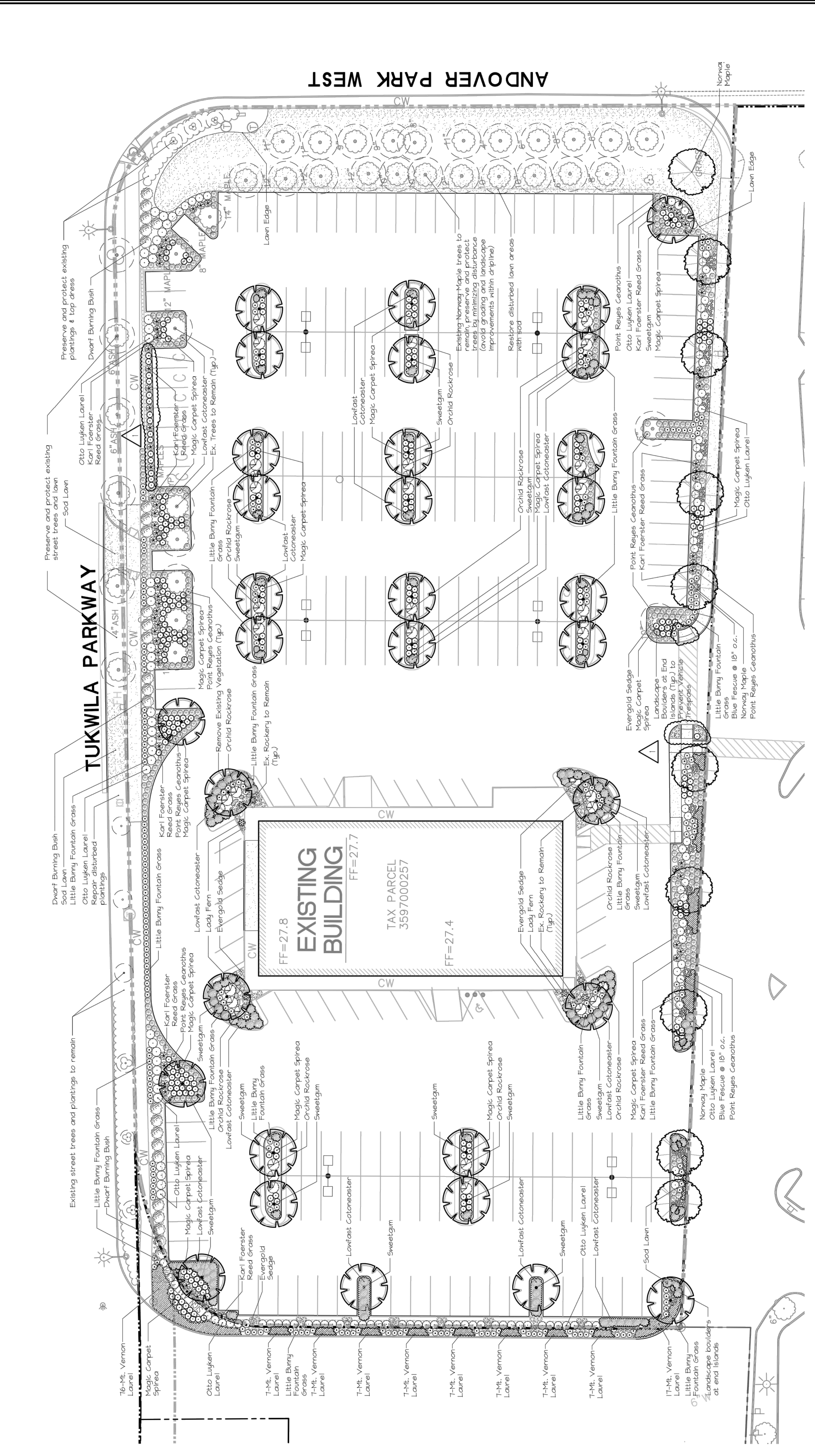
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EXISTING LANDSCAPE PLAN
PROJECT NUMBER **46997**
SHEET NUMBER **DR-04**



ADDITIONAL NOTES (Per City comments)

- Planting areas shall be tilled to a depth of at least 18 inches (except where doing so would impact roots of existing trees to remain).
- Till in three inches of compost across all landscaped areas (except within the root zone of existing trees). Mulch is to be kept away from woody stems and crowns of perennial plants.
- Planting pits must be only the depth of the existing root ball or else the bottom of the planting pits must be compacted prior to planting to insure there is no settling.
- Root balls of potted and B&B plants must be loosened and pruned as necessary to ensure there are no encircling roots prior to planting. At least the top half of burlap and any wire straps are to be removed from B&B plants prior to planting.
- Where there are existing tree roots, incorporate soil amendments by hand.

SHEET NOTES

- Refer to details and specifications for additional information.
- No plant substitutions shall be permitted without prior approval of Landscape Architect/Owner.
- All work shall be performed to the satisfaction of the Landscape Architect/Owner.
- Plant list quantities are shown for reference only. Contractor is responsible for determining quantities with reference to field call-outs and installing plantings per the landscape plan. Groundcover quantities shall be adjusted as required for field conditions at the specified spacing.
- All plants must be approved by Landscape Architect or Owner's representative prior to installation.

PLANT MATERIAL LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
10	AGER PLATINOIDES	FRIDENT MAPLE	2" GAL. CONT. @ 12" MIN. HT.
10	ACER PLATINOIDES	NORWAY MAPLE	2" GAL. CONT. @ 12" MIN. HT. B4B
33	LIQUIDAMBAR STRACILLUA	AMERICAN SWEET GUM	2" GAL. CONT. @ 12" MIN. HT. B4B
14	BLECHNUM SPICATUM	LADY FERN	5 GAL. CONT. (24" MIN. HT.)
107	CAREX EVERGOLD	EVERGOLD SEDGE	1 GAL. CONT. @ 2 1/2' O.C.
284	CEANOTHUS GLOBOSUS	POINT REYES CEANOTHUS	1 GAL. CONT. @ 2 1/2' O.C.
44	CISTUS PURPUREUS	ORCHID ROCKROSE	5 GAL. CONT. (24" MIN. HT.) @ 5' O.C.
122	COTONEASTER DAMIERI	LOWFAST COTONEASTER	5 GAL. CONT. @ 3 1/2' O.C.
110	FESTUCA ALATA	COMPACTA BLUE FESCUE	5 GAL. CONT. (24" MIN. HT.) @ 5' O.C.
242	FENNELIUM ALPESICUM	LITTLE BUNNY FOUNTAIN GRASS	1 GAL. CONT. @ 2 1/2' O.C.
156	FRAXUS LAUROCARPUS	MT. VERNON LAUREL	18" MIN. HT. B4B. (Spacing per plan)
134	SPINEA JAPONICA	MAGIC CARPET SPIREA	2 GAL. CONT. (18" MIN. HT.) @ 2 1/2' O.C.

