



CITY OF KIRKLAND
Planning and Building Department
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MEMORANDUM

To: Design Review Board
From: Tony Leavitt, Senior Planner
Date: February 17, 2017
File No.: DRV17-00057
Subject: **PLAZA (330 4TH STREET) MIXED USE PROJECT
DESIGN RESPONSE CONFERENCE**

I. MEETING GOALS

At the February 27, 2017 Design Review Board (DRB) meeting, the DRB should conduct a Design Response Conference and determine if the project is consistent with the design guidelines contained in Design Guidelines for Pedestrian Oriented Business Districts, as adopted in Kirkland Municipal Code (KMC) Section 3.30.040.

During the Design Response Conference, the DRB should provide feedback on the following topics:

- Building massing and modulation
- Pedestrian access and courtyard design
- Landscaping
- Materials, colors, and details
- Requested Minor Setback Reductions

II. PROPOSAL

The subject property is located at 330 4th Street (see Attachment 1). The applicant is proposing to construct a LEED Platinum mixed-use project that would consist of ground floor retail tenant space and residential lobby space with 4 floors of residential units above. The project contains approximately 10 studio apartments, 101 residential suites and 2,450 square feet of ground floor retail space (see Attachment 2). Parking is proposed in a ground floor parking area accessed from 4th Avenue and within one level of below grade parking connected to the applicant's Arete project to the east.

The applicant is also requesting approval of a minor variation to the required 20' upper story setback along 4th Street and 4th Avenue (see Attachments 3 and 4, Addressed in Section V.C below).

III. SITE

The subject property (14,321 square feet in size) is currently developed with a two story office building with surface parking. The site is relatively flat with a slight elevation increase from the south property line to the north property line. The property has street frontage along 4th Avenue and 4th Street. 4th Street is designated for a Major Pedestrian Sidewalks. Neither street is a pedestrian oriented street.

The following list summarizes the zoning designation, uses, and allowed heights of properties adjacent to the subject property:

North: PLA 7B, Park 54 Condominiums, 30 feet above ABE

West: PLA 7B, Single story office, 30 feet above ABE

South: CBD 7, Moss Bay Shell Station, 41 feet above ABE

East: CBD 7, Arete Mixed Use Project (developed by applicant), 41 feet above ABE

Additional photographs prepared by the applicant showing the surrounding properties are contained in Attachment 2.

IV. CONCEPTUAL DESIGN CONFERENCE

A Conceptual Design Conference was held on November 7, 2016. The DRB provided direction to the applicant in preparation for the Design Response Conference. At the meeting, the DRB discussed:

- A. How the design guidelines affect or pertain to the proposed development.
- B. Which guidelines applied to the proposed development; and
- C. The application materials that were needed for the Design Response Conference.

The DRB's feedback from the conference is summarized in Section V.B below under the DRB's discussion on the various design topics. Additionally the applicant has provided a **summary letter of the DRB's Direction and the applicant's response (see Attachment 3)**.

V. DESIGN RESPONSE CONFERENCE

The Design Review Board reviews projects for consistency with design guidelines for pedestrian-oriented business districts, as adopted in Kirkland Municipal Code Chapter 3.30. In addition to the standard guidelines contained in the *Design Guidelines for Pedestrian-Oriented Business Districts*, the following information summarizes key guidelines which apply specifically to the project or project area. See also Section VI for information regarding zoning regulations and how they affect the proposed development.

A. Pedestrian-Oriented Design Guidelines

1. General

The following is a list of key design issues and/or design techniques that should be addressed with this project as identified in the design guidelines.

- Building Scale
 - Vertical and horizontal modulation
 - Architectural scale
- Pedestrian-Orientation
 - Plazas
 - Pedestrian friendly building fronts
 - Blank wall treatment

- Landscaping
- Building material, color, and detail

See the adopted Design Guidelines for Pedestrian-Oriented Business Districts for complete text and explanations.

2. Special Considerations for Downtown Kirkland

In addition to the standard guidelines contained in the *Design Guidelines for Pedestrian-Oriented Business Districts*, the following list summarizes some of the key guidelines which apply specifically to the project or project area.

- Most of the business core of Kirkland is already developed with fairly narrow sidewalks. New development should provide sidewalks at the recommended width. Providing wider sidewalks throughout downtown is a long-term endeavor.
- **Retail frontages in the Central Business District should have a 15' story** height to ensure diverse retail tenants and enhance the pedestrian experience. Where these taller retail stories are required, special attention to storefront detailing is necessary to provide a visual connection between pedestrian and retail activity.
- A strong street tree planting scheme is especially important in downtown because of the variety of scale and architecture encouraged in private development. Major entries into Kirkland, especially along Central Way, Kirkland Avenue, Lake Street, and Market Street, should be unified by a strong street tree program.
- Parking lot location and design is critical on busy entry streets such as Market Street, Central Way, Lake Street, Kirkland Avenue, and in the congested core area where pedestrian activities are emphasized. The *Downtown Plan* calls for limiting the number of vehicle curb cuts.
- Pedestrian features should be differentiated from vehicular features; thus fenestration detailing, cornices, friezes, and smaller art concepts should be concentrated in Design Districts 1 and 2, while landscaping and larger architectural features should be concentrated in Design Districts 3, 5, 7, and 8.
- Large-scale developments, particularly east of the core area, should stress continuity in streetscape on the lower two floors. Setback facades and varied forms should be used above the second stories.
- **The Downtown Plan's mandate for high-quality development** should also be reflected in sign design.
- No internally lit plastic-faced or can signs should be permitted.
- All signs in the downtown should be pedestrian-oriented.

B. Compliance with Design Guidelines

1. Scale and Site Design

a. DRB Discussion

The DRB **expressed a preference for the applicant's** Scheme 2. Scheme 2 included an east-west courtyard modulation and complied with upper story setbacks from both 4th Street and 4th Avenue. The DRB requested the following items for submittal:

- Explore the widening of the interior courtyard. The DRB was receptive to a possible modification of the upper story setbacks along 4th Avenue to help open up the courtyard.
- Increase modulation along the north and west facades including the northwest corner.
- Look into different designs for the stairway leading from 4th Street to the second level.
- Increase activity along the second level where it overlooks the adjoining streets.

b. Supporting Design Guidelines

The *Design Guidelines for Pedestrian Oriented Business Districts* contain the following policy statements that address the use of these techniques:

- All building fronts should have pedestrian-friendly features (see Design Guidelines, page 10 for examples)
- Storefronts should be highly transparent with windows of clear vision glass beginning no higher than **2' above grade to at least 10' above grade**. Windows should extend across, at a minimum, 75% of the façade length. Continuous window walls should be avoided by providing architectural building treatments, mullions, building modulation, entry doors, and/or columns at appropriate intervals.
- Lobbies for residential, hotel, and office uses may be allowed within the required retail storefront space provided that the street frontage of the **lobby is limited relative to the property's overall retail frontage and that** the storefront design of the lobby provides continuity to the retail character of the site and the overall street.
- All buildings on pedestrian-oriented streets should be encouraged to have upper-story activities overlooking the street, as well as balconies and roof decks with direct access from living spaces. Planting trellises and architectural elements are encouraged in conjunction with decks and bay windows. Upper-story commercial activities are also encouraged.
- All building entries should be well lit. Building facades in pedestrian areas should provide lighting to walkways and sidewalks through building-mounted lights, canopy- or awning-mounted lights, and display window lights. Encourage variety in the use of light fixtures to give visual variety from one building facade to the next. Back-lit or internally-lit translucent awnings should be prohibited.
- Successful pedestrian-oriented plazas are generally located in sunny areas along a well-traveled pedestrian route. Plazas must provide

plenty of sitting areas and amenities and give people a sense of enclosure and safety.

- Commercial developments should have well defined, safe pedestrian walkways that minimize distances from the public sidewalk and transit facilities to the internal pedestrian system and building entrances.
- Blank walls should be avoided near sidewalks, parks, and pedestrian areas. Where unavoidable, blank walls should be treated with landscaping, art, or other architectural treatments.
- Varied window treatments should be encouraged. Ground floor uses should have large windows that showcase storefront displays to increase pedestrian interest. Architectural detailing at all window jambs, sills, and heads should be emphasized.
- Architectural building elements such as arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, and courtyards should be encouraged.
- Special Consideration for the CBD - Pedestrian features should be differentiated from vehicular features; thus fenestration detailing, cornices, friezes, and smaller art concepts should be concentrated in Design Districts 1 and 2, while landscaping and larger architectural features should be concentrated in Design Districts 3, 5, 7, and 8.
- Vertical building modulation should be used to add variety and to make large buildings appear to be an aggregation of smaller buildings.
- Horizontal building modulation may be used to reduce the perceived mass of a building and to provide continuity at the ground level of large building complexes.

c. Staff Analysis

As requested by the DRB, the applicant has provided detailed plans of massing Scheme 2 for review (see Attachment 2). The proposed plan increases the size of the center courtyard and requests reduction in the upper story setbacks along 4th Street and 4th Avenue. The request is discussed further in Section V.C below

The DRB should provide input on the following items:

- *Does the building provide enough horizontal and/or vertical modulation when viewed from key vantages?*
- *The overall design of the pedestrian plaza and courtyard.*
- *Based on the applicable criteria, provide direction regarding the **requested variations to the required 20' front yard setback along 4th Street and 4th Avenue.***

2. Open Space and Landscaping

a. DRB Discussion

The DRB had the following requests regarding open space and landscaping:

- Provide detailed landscaping plans for the project including plans for the courtyard and terraces.

- Ensure that the landscaping plan includes vegetation that provides “year round” interest.
- Include plans that show existing landscaping within the 4th Avenue right-of-way and on the Shell property.

b. Supporting Design Guidelines

The *Design Guidelines* and Zoning Regulations contain the following requirements addressing the visual quality of landscapes:

- KZC Chapter 95 requires that a landscape plan be approved as part of the Design Review Process.
- The placement and amount of landscaping for new and existing development should be mandated through design standards. Special consideration should be given to the purpose and context of the proposed landscaping. The pedestrian/auto landscape requires strong plantings of a structural nature to act as buffers or screens.
- The pedestrian landscape should emphasize the subtle characteristics of the plant materials. The building landscape should use landscaping **that complements the building’s favorable qualities and screens its faults.**
- Special Consideration for the CBD - A strong street tree planting scheme is especially important in downtown because of the variety of scale and architecture encouraged in private development. Major entries into Kirkland, especially along Central Way, Kirkland Avenue, Lake Street, and Market Street, should be unified by a strong street tree program.

c. Staff Analysis

Landscaping should be placed in areas to help mitigate building massing and enhance the pedestrian experience along the project frontages. Other opportunities for landscaping should include areas to enhance the public spaces including the entry plaza, courtyard and terraces. Existing landscaping along 4th Avenue (proposed for retention) is shown in the plans. See Section VI.F below for landscape buffer and tree retention requirements.

The DRB should provide input on the following items:

- *What changes, if any, are needed to the landscape plan?*
- *Are there other opportunities for additional landscaping?*

3. Building Materials, Color, and Details

a. DRB Discussion

This topic was not discussed in detail at the Conceptual Design Conference.

b. Staff Analysis

Attachment 2 contains color elevation drawings and showing proposed building materials. The DRB should provide feedback to the applicant regarding the proposed materials and colors, including the options presented.

C. Minor Variations

a. Applicant Request

KZC Section 142.37.1.a allows an applicant to request minor variations to the minimum required setback in the CBD zone. The DRB may grant a minor variation only if it finds that the following are met (KZC Section 142.37.4):

- The request results in superior design and fulfills the policy basis for the applicable design regulations and design guidelines;
- The departure will not have any substantial detrimental effect on nearby properties and the City or the neighborhood.

A 20' setback is required along 4th Street and 4th Avenue. Ground floor retail space may have a zero-foot setback. The applicant has requested the following minor variations:

- In order to widen the courtyard, the applicant is proposing to reduce the north upper story setback. The setbacks will range from 5 feet in the northeast corner to 10 feet in the center portion (see Attachment 2, Page 22).
- In order to create additional terracing of the building form, the applicant is proposing to reduce a portion of the western setback to 10 feet to increase modulation in the northwest corner of the building.
- The applicant has provided an analysis that compares a code compliant option with the requested variation (see Attachment 4).

b. Staff Analysis

The DRB should provide feedback to the applicant on whether the requested variation is deemed "minor" and will result in a superior design than if the building complied with the required setback. Potential detrimental effects should be discussed.

VI. KEY ZONING REGULATIONS

The applicant's proposal is also subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, Fire and Building Code, and Public Works Standards. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 5, Development Standards, is provided to familiarize the applicant with some of these additional development regulations. These regulations and standards are not under the review authority of the DRB and will be reviewed for compliance as part of the building permit review for the project.

In terms of zoning, development on the subject property is subject to the regulations in CBD 7 (see Attachment 6) as well as other applicable KZC sections. The following regulations are important to point out as they form the basis of any new development on the site. Below are some of the key zoning standards that apply to the development followed by staff comment in italics.

- A. Permitted Uses: Permitted uses in this zone include, but are not limited to retail, restaurants, office, residential suites, and stacked dwelling units. Office and residential uses may not be located on the ground floor of a structure unless there is a minimum 30 foot (in depth) intervening retail use, however a recent zoning code interpretation eliminated this requirement for properties front on 4th Avenue, 4th Street and 5th Street.

Staff Comment: The applicant is proposing ground floor retail along 4th Street and 4th Avenue to take advantage of the setbacks provisions. Pursuant to the zoning code interpretation, intervening retail is not required along 4th Avenue and 4th Street.

- B. **Setbacks:** A minimum 20' front yard setback is required along 4th Street and 4th Avenue. One-story street level retail shall have a zero foot setback, but any residential use (above the street level or at the street level if no retail is proposed) **must be setback 20'**. There are no required setbacks for the side or rear property lines.

Staff Comment: A 20' front yard setback is required along 4th Street and 4th Avenue with the exception of one-story retail. Upper stories are required to meet the 20 foot setback requirements along these property lines. The applicant has requested a minor variation to the setback requirement pursuant to KZC Section 142.37. See Section V.C above.

- C. **Height:** CBD 7 allows a maximum height of 41' measured above the average building elevation. Additional height is allowed for peaked roofs and/or parapets. For structures with a peaked roof, the peak may extend five (5) feet above the height limit if the slope of the roof is greater than three (3) feet vertical to 12 feet horizontal and eight (8) feet above the height limit if the slope of the roof is equal or greater than four (4) feet vertical to 12 feet horizontal. Decorative parapets may exceed the height limit by a maximum of four feet, provided that the average height of the parapet around the perimeter of the structure shall not exceed two feet.

Staff Comment: The applicant **must demonstrate compliance with the City's height requirements as part of any building permit.**

- D. **Parking:**
- The parking standards for attached or stacked dwelling units are 1.2 stalls per studio unit, 1.3 stalls per 1 bedroom unit, 1.6 stalls per 2 bedroom unit, and 1.8 stalls per 3 or more bedroom unit. Guest Parking is a minimum 10% of the total number of required parking spaces shall be provided for guest parking and located in a common area accessible by guests. If the required number of guest parking spaces results in a fraction, the applicant shall provide the number of spaces equal to the next higher whole number.
 - Residential suites are required to provide 0.5 per living unit plus one per on-site employee.
 - Retail uses must provide one parking space for each 350 square feet of gross floor area. Restaurant uses must provide one parking space for each 125 square feet of gross floor area.

Staff Comment: Staff has not yet evaluated the proposed project for compliance with the City's parking regulations. The applicant must demonstrate compliance with the City's parking requirements as part of any building permit.

- E. **Sidewalks:** 4th Street is a designated a major pedestrian sidewalk street. Therefore **the sidewalk standards require a minimum 8' wide sidewalk** along the entire frontage of the subject property abutting 4th Street. The final sidewalk configuration shall be approved through the design review process. A sidewalk is not required along 4th Avenue since the street is less than 300 feet in length.

VII. PUBLIC COMMENT

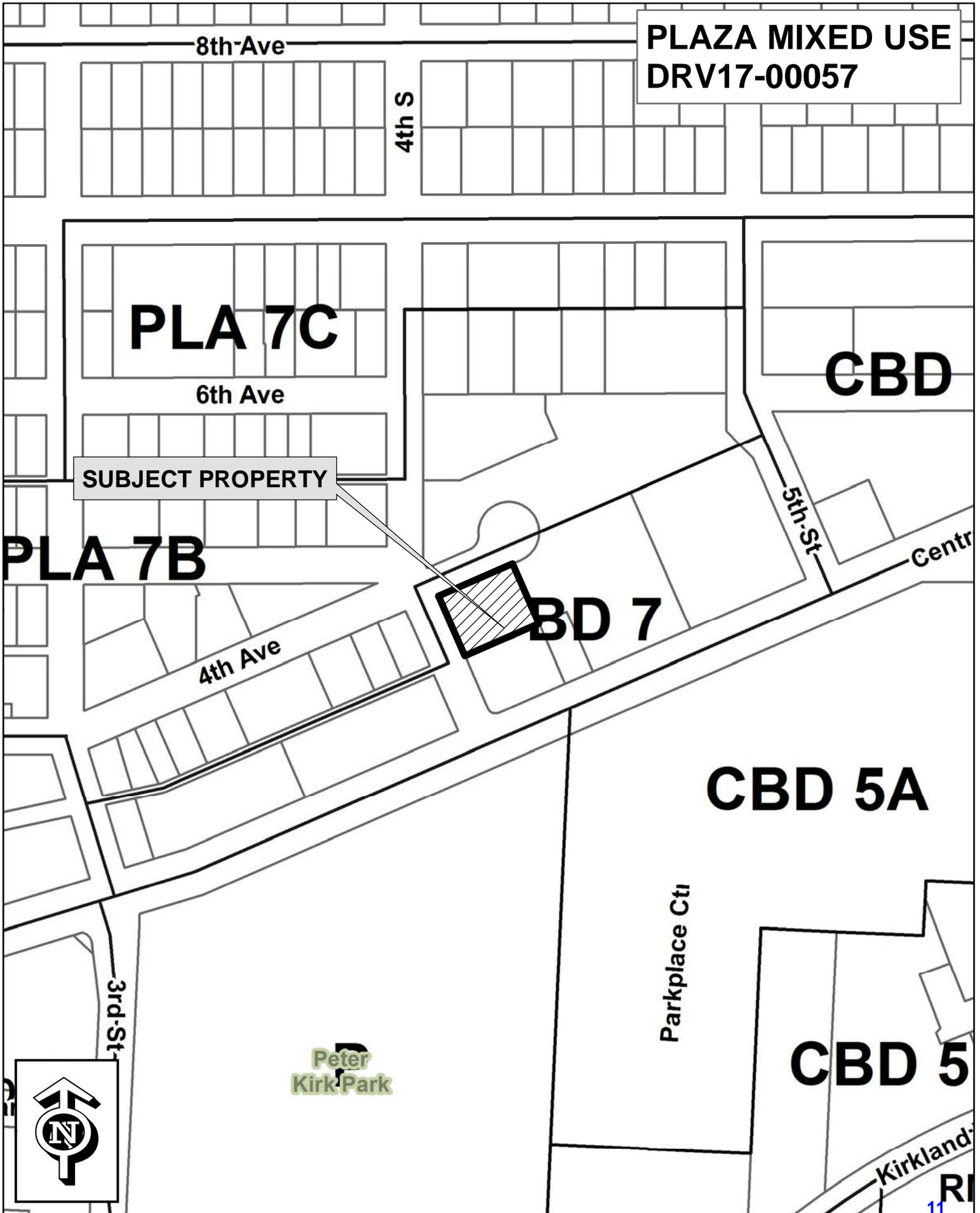
Prior to the finalization and distribution of this staff memo, no public comments were received.

VIII. SUBSEQUENT MODIFICATIONS

Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

IX. ATTACHMENTS

1. Vicinity Map
2. Development Plans
3. Plaza DRC Response Letter
4. Setback Variation Analysis
5. Development Standards
6. CBD 7 Use Zone Chart
7. Design Guidelines – Special Considerations for Downtown Kirkland



PLAZA
330 4TH STREET



Design Objectives

This proposal will create Kirkland's second LEED Platinum Certified, affordable community in Downtown Kirkland. On average, 80% of residents in residential suite communities make 80% or less of the county median income. Having more LEED Platinum Certificates than any other public or private enterprise in Washington State, the project team has a continued passion and commitment to creating communities that are sustainable, affordable, and enjoyable. This proposal will fulfill a continuing need for workforce housing in the downtown core; a need that will be further increased by what will be Kirkland Urban's additional 3000 employees in the downtown.

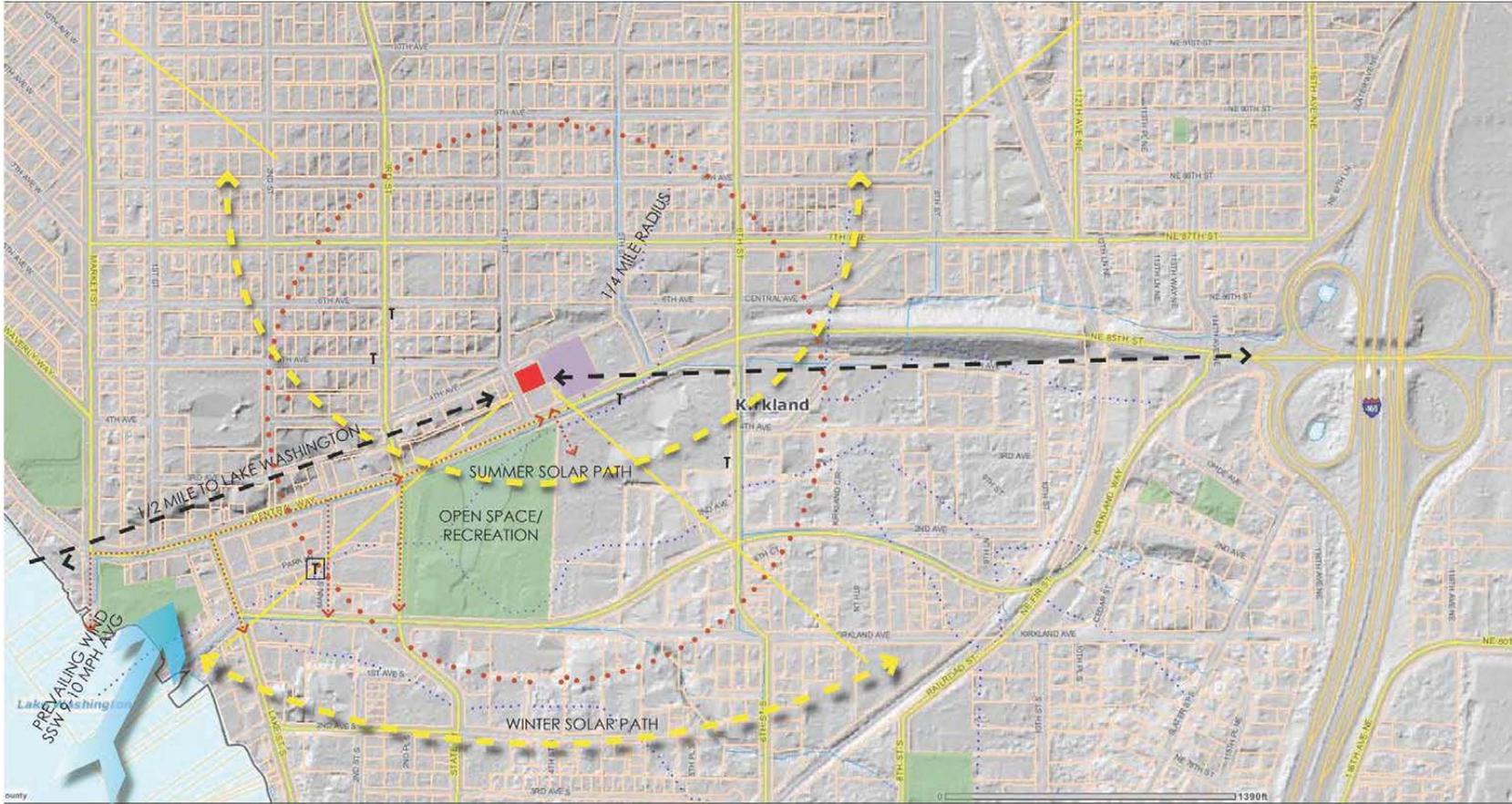
The proposal's design objective is to create a community that blends with its neighbors; Arete to the East, Park 54 to the North, Capri and the existing office building to the West, and the Moss Bay Shell Station to the South, noting that Kirkland Urban is just a couple blocks away.

The proposal is located at the site of an existing office building with open air at grade parking and below grade parking. Working with the City transportation and engineering staff, this proposal has a unique opportunity to take advantage of the existing infrastructure of Arete', resident parking will be below grade and accessed via the Arete' underground parking garage. A smaller guest and retail parking garage at street level will be accessed via a separate driveway from 4th Avenue.

The housing proposed is a will include a range of unit sizes and configurations comprised primarily of Residential Suites sharing common spaces and amenities, as well as common kitchens and laundry. Studio apartments will comprise the remainder of the housing units provided. Ground floor retail is provided at 4th Street and 4th Avenue frontages.

DESIGN RESPONSE CONFERENCE MEETING

February 10, 2017



PLAZA - DESIGN RESPONSE CONFERENCE
2/10/2017

SITE ANALYSIS
VICINITY & ENVIRONMENT

DESIGNS
northwest
ARCHITECTS
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P.O. Box 1270 Snohomish, WA 98290



PLAZA - 330 4th Street
Design Response Conference

SITE ANALYSIS February 10, 2017
Aerial Photograph | Site Photography

1



Bank and east facade of Arete', looking N.W. from bank parking lot.

2



South facade of Arete', looking N.W. from Central Way.

3



Nail Salon & Spa, looking N. from Central Way.

4



Gas Station, looking N. from Central Way (Site in distance beyond).

PLAZA 330 4TH STREET
DESIGN RESPONSE CONFERENCE

SITE ANALYSIS
Site Photography

February 10, 2017



Capri Apartments, looking W. at east facade.



4th Street, looking N. from Central Way.



Corner of 4th St. & Central, looking N.E. toward site.



Offices opposite site on west side of 4th Street. View Looking S.

PLAZA 330 4TH STREET
DESIGN RESPONSE CONFERENCE

SITE ANALYSIS
Site Photography

February 10, 2017

9



Intersection of 4th St. & 4th Ave., looking toward condominium to N.W.

10



4th Street project frontage. Looking S. from 4th St. & 4th Ave.



4th Avenue, looking E. from 4th Street (north project frontage to right)

12



Park 54, Looking N. across 4th Ave from NW corner of site.

PLAZA 330 4TH STREET
DESIGN RESPONSE CONFERENCE

SITE ANALYSIS
Site Photography

February 10, 2017

13



Park 54, looking N.E. across 4th Ave from NW corner of site.

14



Looking N.E. across 4th Ave cul-de-sac from NE corner of site.

15



NE corner of 4th Ave cul-de-sac, looking S.W. toward Arete.

16



E end of 4th Ave cul-de-sac, looking S. at Arete garage entrance.

PLAZA 330 4TH STREET
DESIGN RESPONSE CONFERENCE

SITE ANALYSIS
Site Photography

February 10, 2017

17



Looking S.W. across 4th Ave cul-de-sac toward project site.

PLAZA 330 4TH STREET
DESIGN RESPONSE CONFERENCE

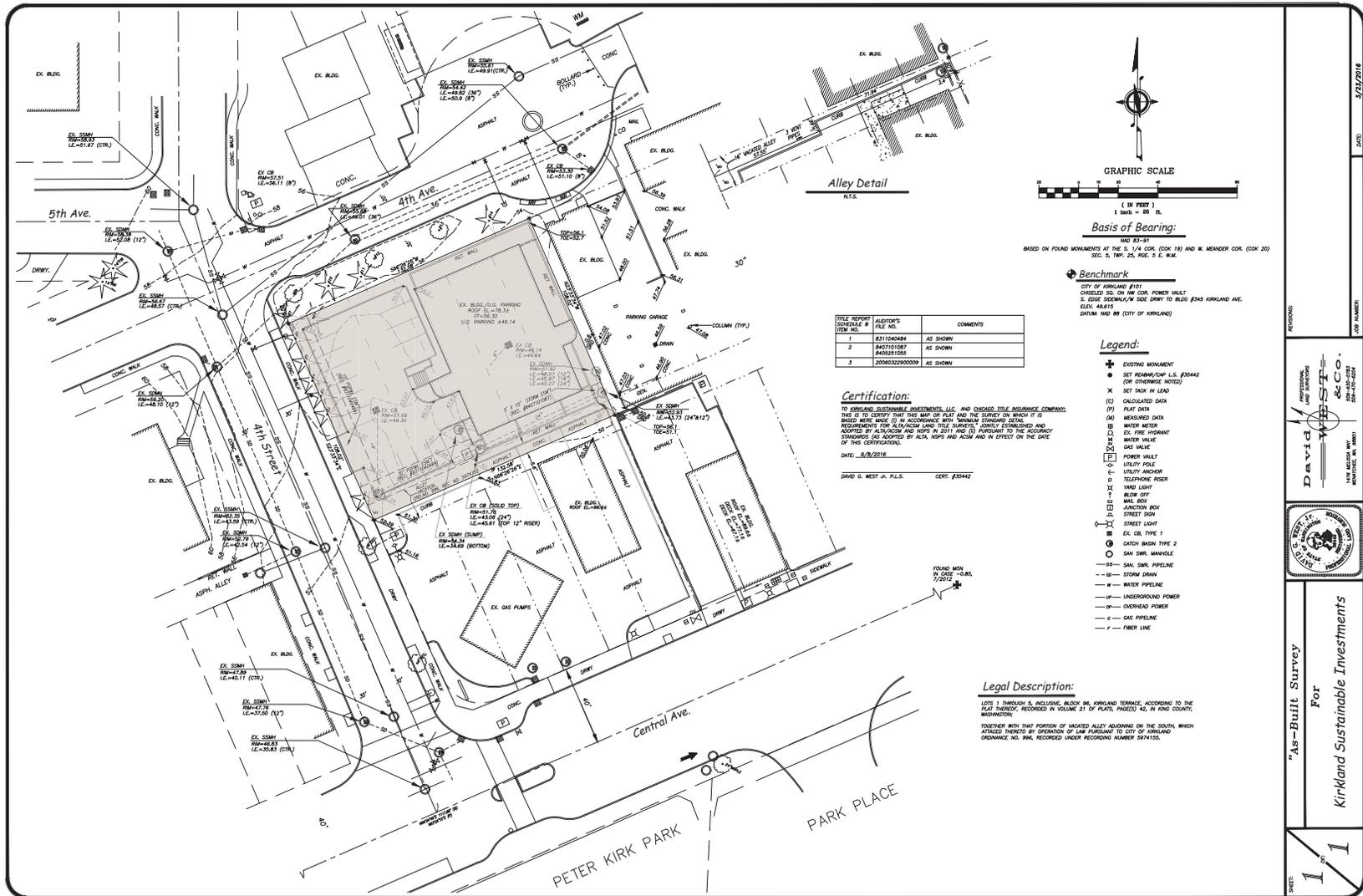
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Looking east into site from existing driveway on 4th Street. (Arete' in distance beyond existing office building)

SITE ANALYSIS
Site Photography

February 10, 2017



PLAZA 330 4TH STREET
DESIGN RESPONSE CONFERENCE

SITE ANALYSIS
Site Survey

February 10, 2017



PLAZA 330 4TH STREET
DESIGN RESPONSE CONFERENCE

WEST PERSPECTIVE
Preferred Scheme
February 10, 2017



PLAZA 330 4TH STREET
DESIGN RESPONSE CONFERENCE

NORTH PERSPECTIVE
Preferred Scheme
February 10, 2017



PLAZA 330 4TH STREET
DESIGN RESPONSE CONFERENCE

NORTHWEST PERSPECTIVE
Preferred Scheme
February 10, 2017



PLAZA 330 4TH STREET
DESIGN RESPONSE CONFERENCE

SOUTH PERSPECTIVE
Preferred Scheme
February 10, 2017



PLAZA 330 4TH STREET
DESIGN RESPONSE CONFERENCE

NORTHEAST PERSPECTIVE
Preferred Scheme
February 10, 2017



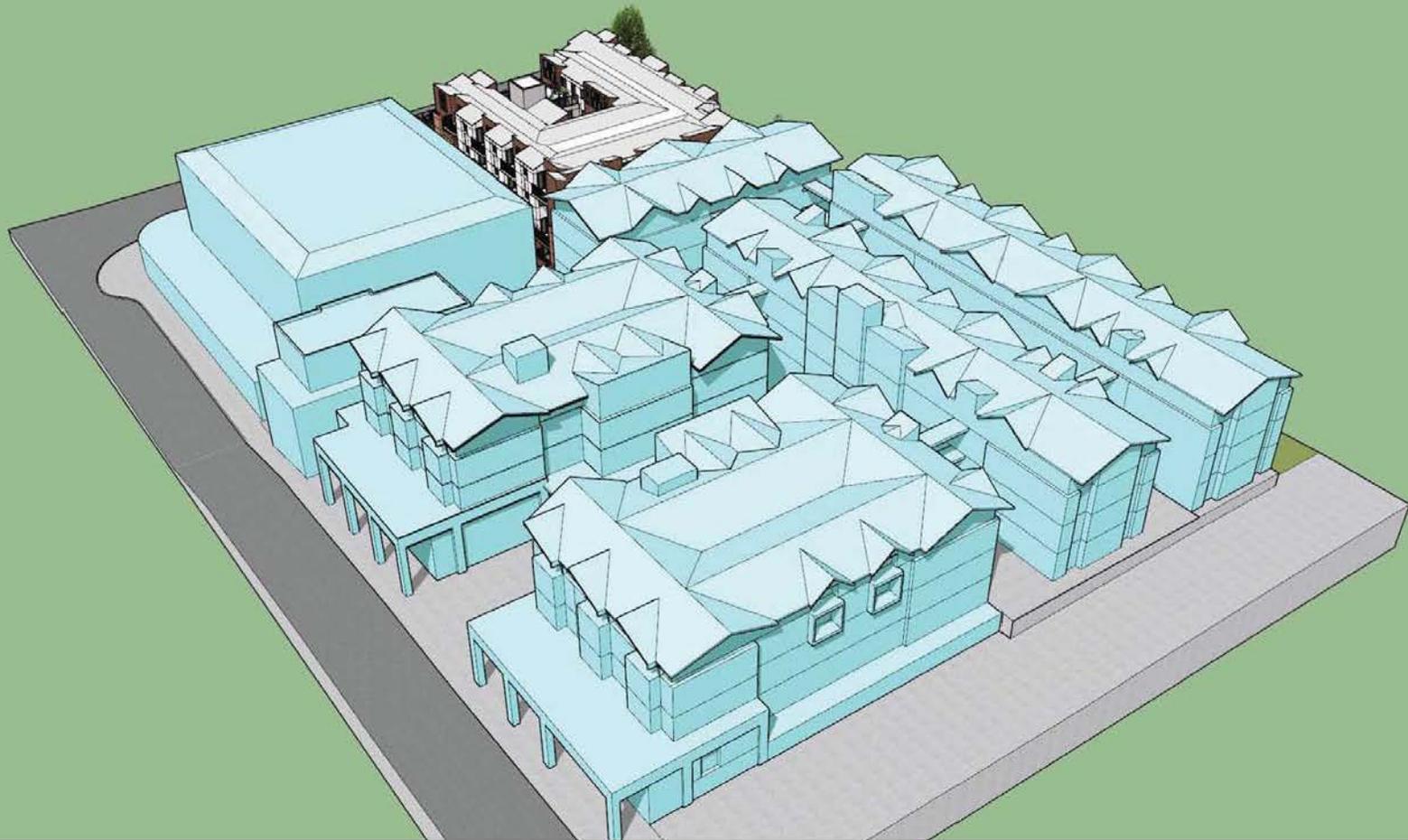
PLAZA 330 4TH STREET
DESIGN RESPONSE CONFERENCE

EAST PERSPECTIVE
Preferred Scheme
February 10, 2017



PLAZA 330 4TH STREET
DESIGN RESPONSE CONFERENCE

AERIAL VIEW - CURRENT DEV
Preferred Scheme
February 10, 2017



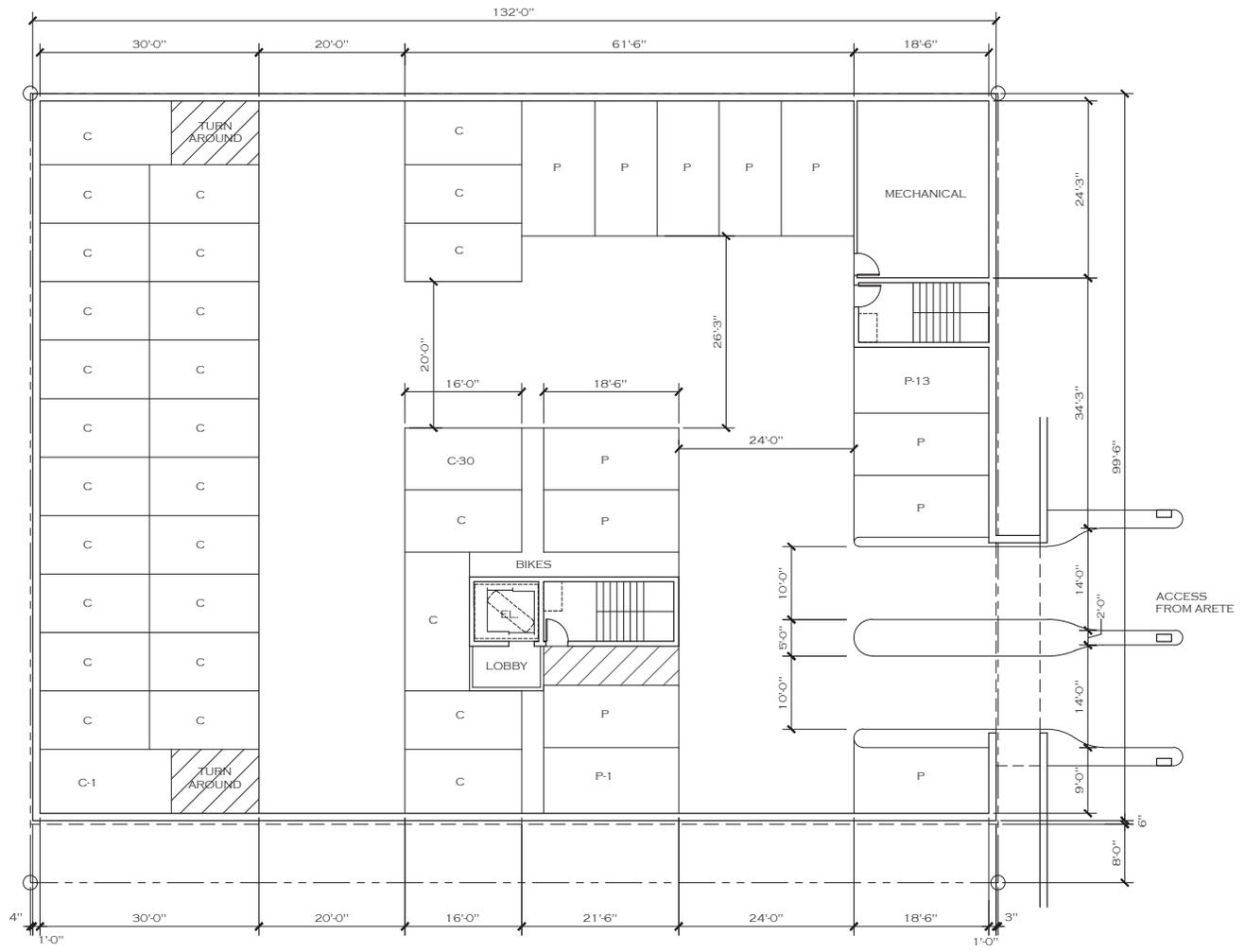
PLAZA 330 4TH STREET
DESIGN RESPONSE CONFERENCE

AERIAL VIEW - FUTURE DEV
Preferred Scheme
February 10, 2017



PLAZA 330 4TH STREET
DESIGN RESPONSE CONFERENCE

UPPER DECK
Preferred Scheme
February 10, 2017

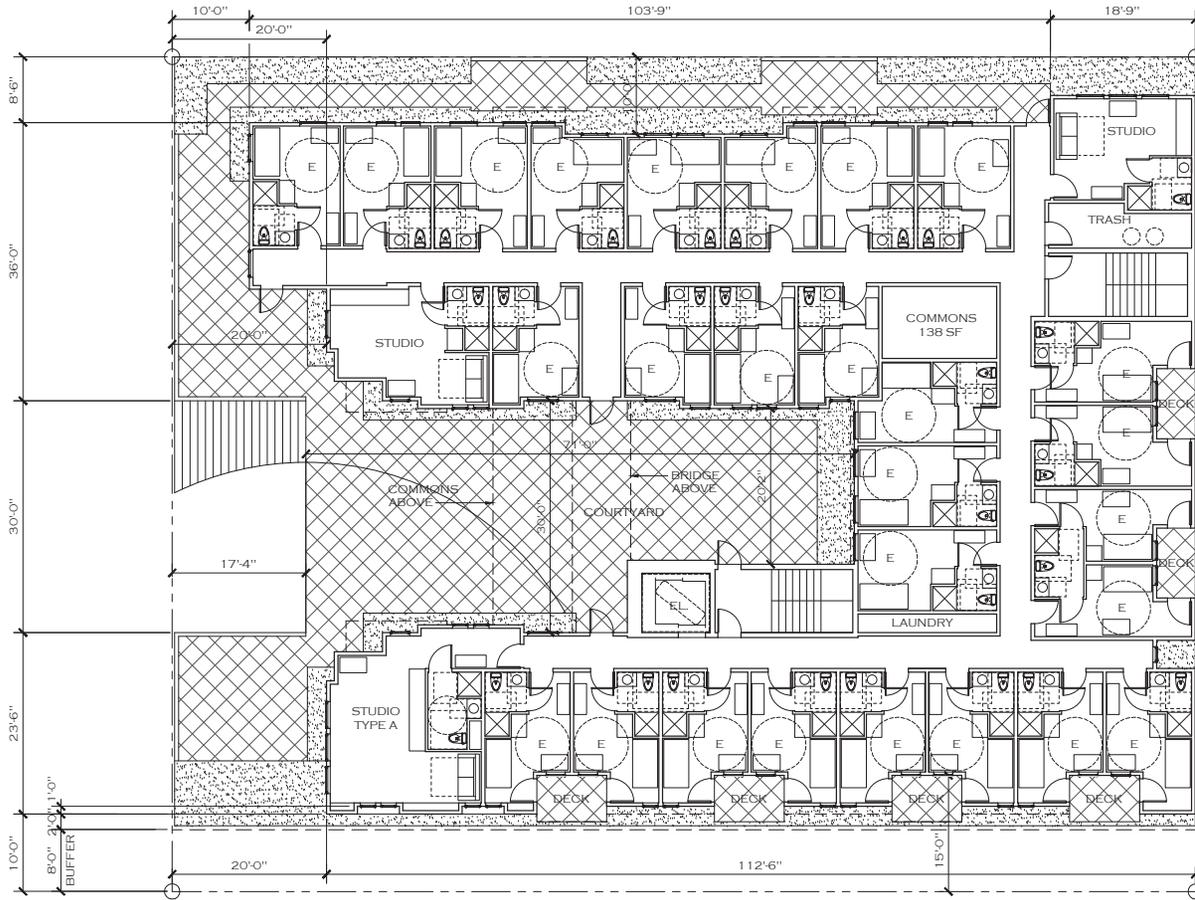


NORTH
 **BASEMENT LEVEL**
 13,134 SF



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PLAZA
 2/10/17



BUILDING AREAS

BASEMENT LEVEL	13,134 SF
STREET LEVEL	12,417 SF
RETAIL	2,080 SF
COMMONS	2,857 SF
PARKING	5,844 SF
TOILETS / UTILITY	1,636 SF
2ND LEVEL	8,183 SF
3RD LEVEL	7,906 SF
4TH LEVEL	7,699 SF
5TH LEVEL	7,111 SF
TOTAL	48,751 SF

COMMON AREAS

REQUIRED = 20 SF / UNIT + 250 SF
 = 101 X 20 + 250 = 2,270 SF

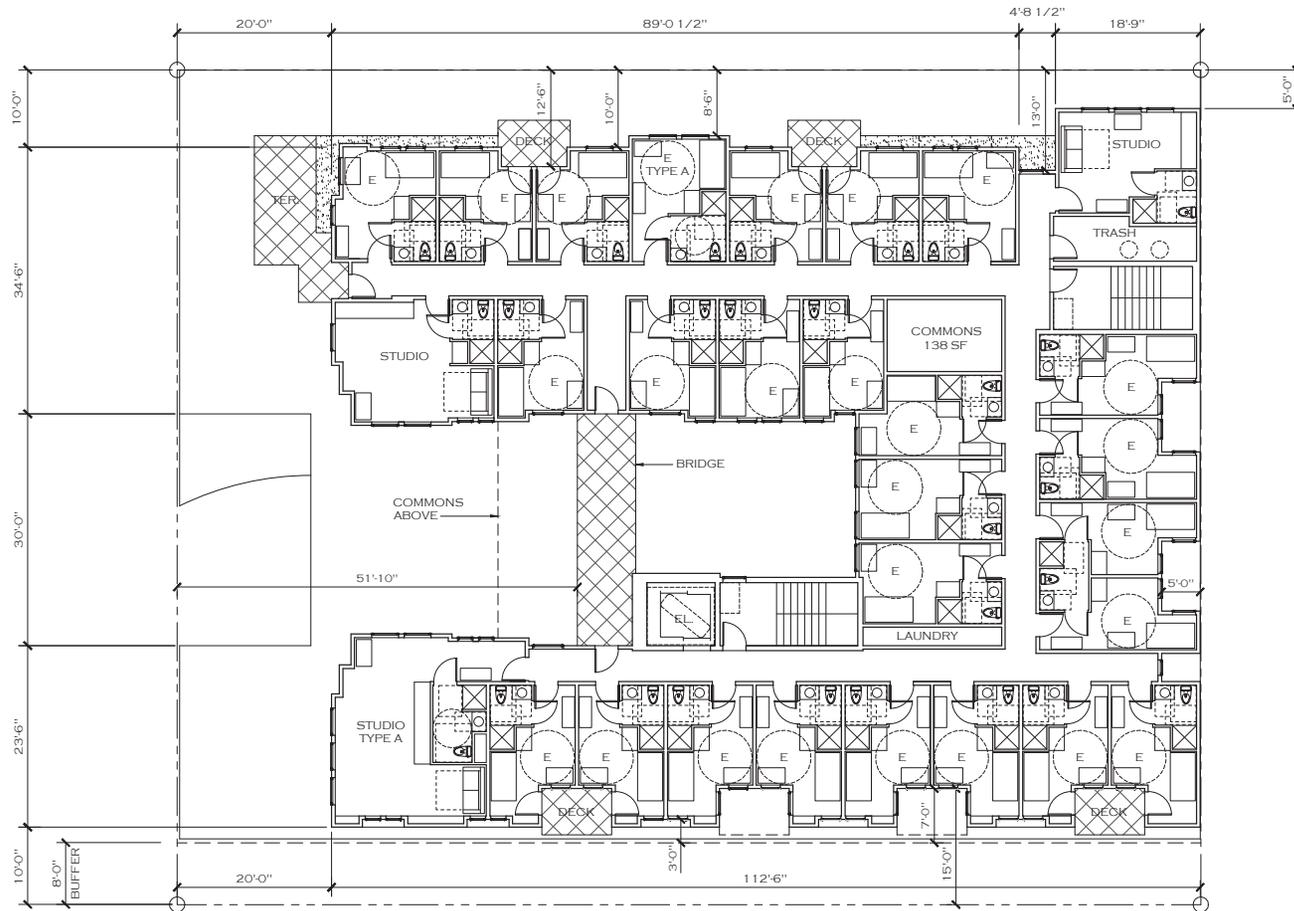
PROVIDED	
STREET LEVEL	2,857 SF
2ND LEVEL	138 SF
3RD LEVEL	138 SF
4TH LEVEL	661 SF
5TH LEVEL	138 SF
TOTAL COMMON AREA	3,932 SF

**AIRSPACE VOLUME
GIVEN BACK -
NON-CODE REQUIRED**

VOLUME ALLOWED	499,934 CF
VOLUME USED	402,261 CF
TOTAL AIRSPACE	
VOLUME GIVEBACK	97,673 CF

NORTH
 **2ND LEVEL**
 8,183 SF



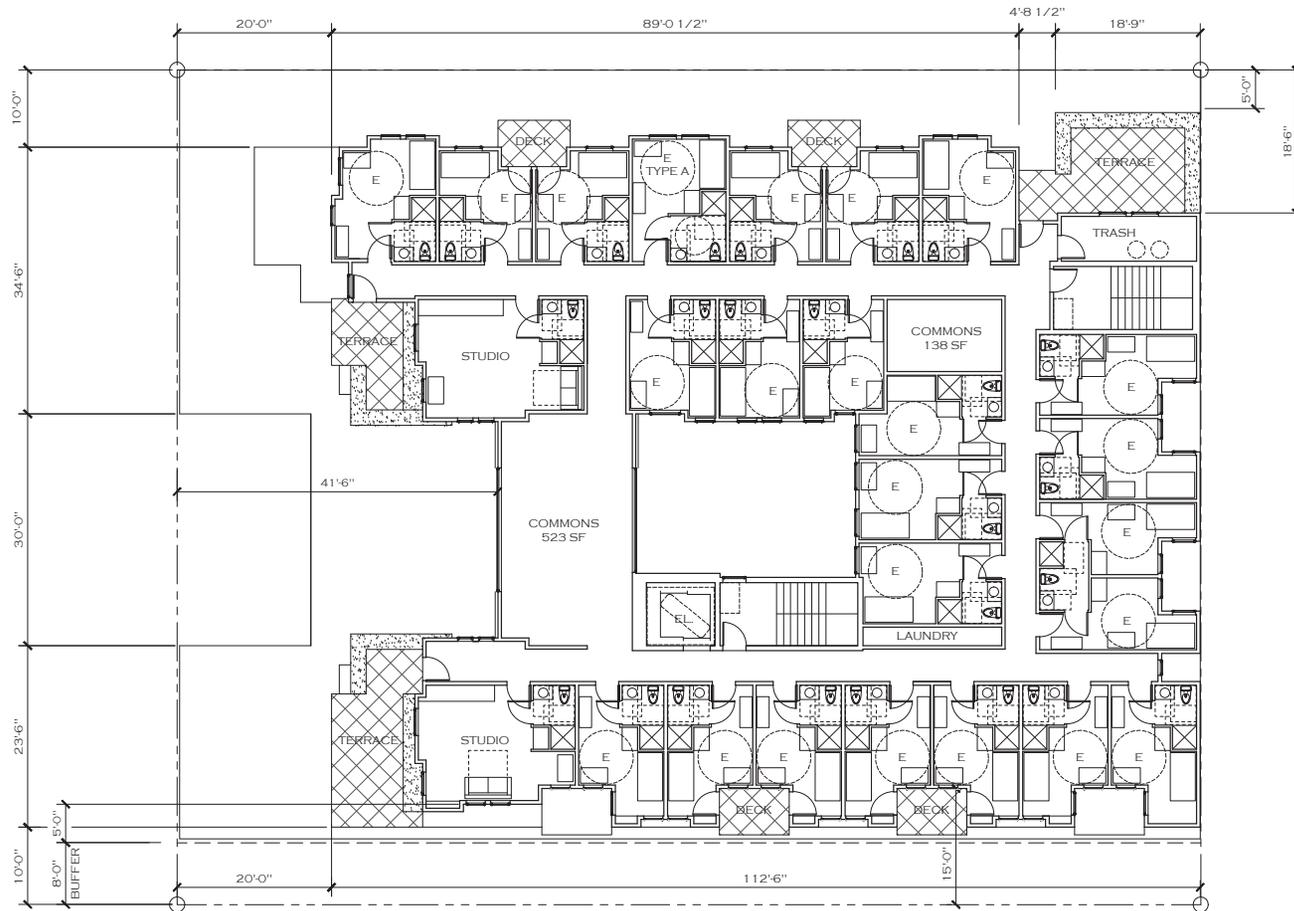


NORTH
 **3RD LEVEL**
 7,906 SF



PLAZA
 2/10/17

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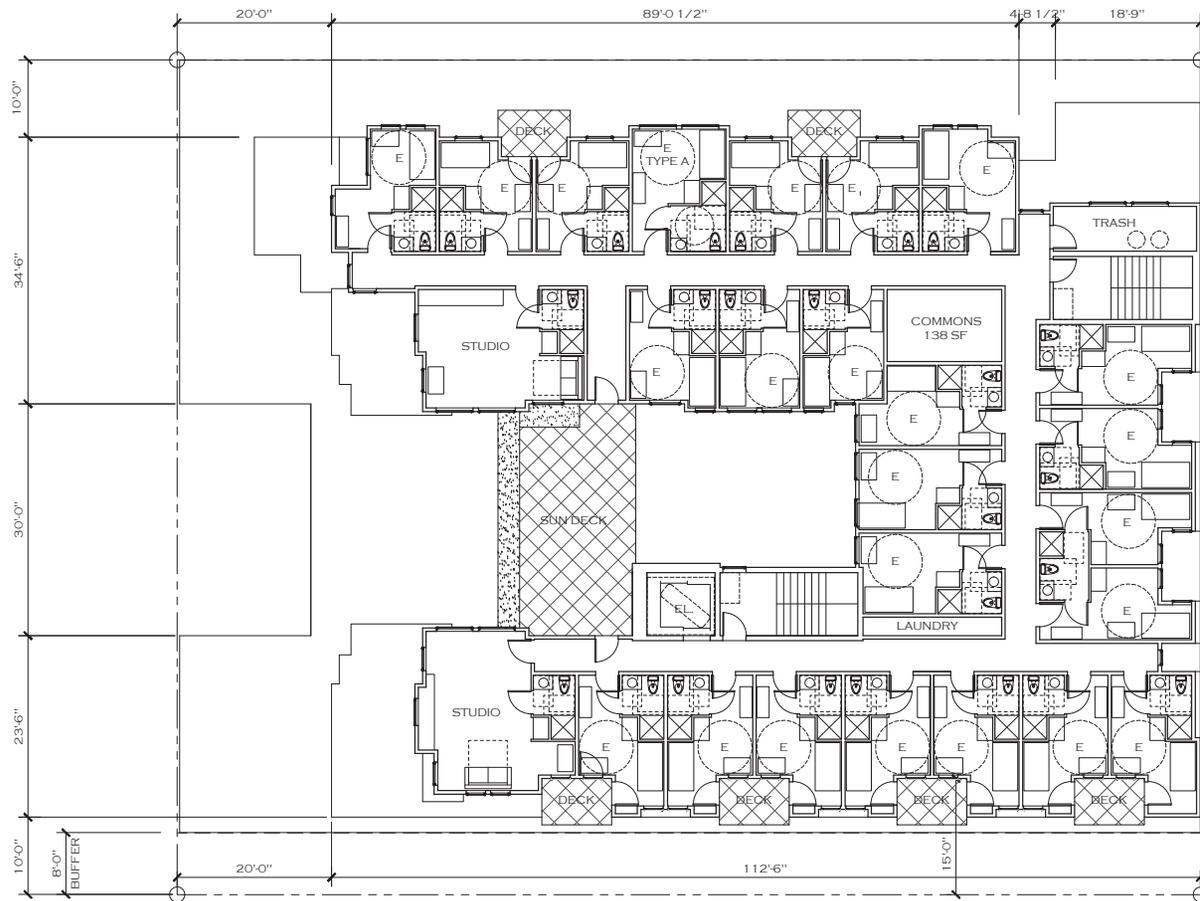


NORTH
 4TH LEVEL
 7,699 SF



PLAZA
 2/10/17

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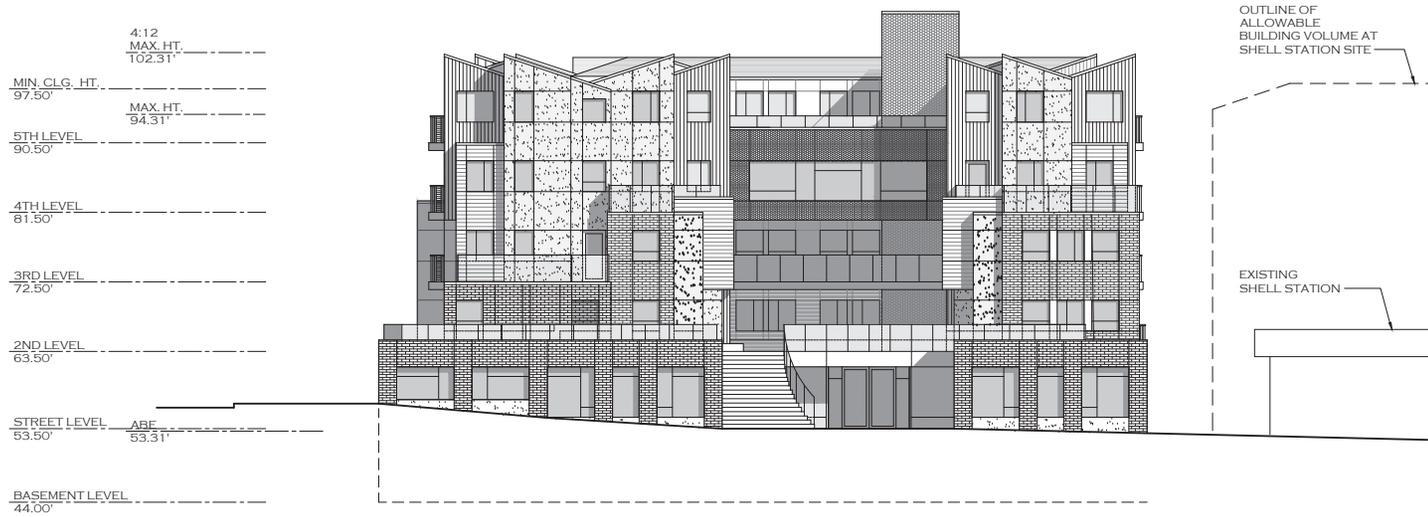



5TH LEVEL
 7,111 SF



PLAZA
 2/10/17

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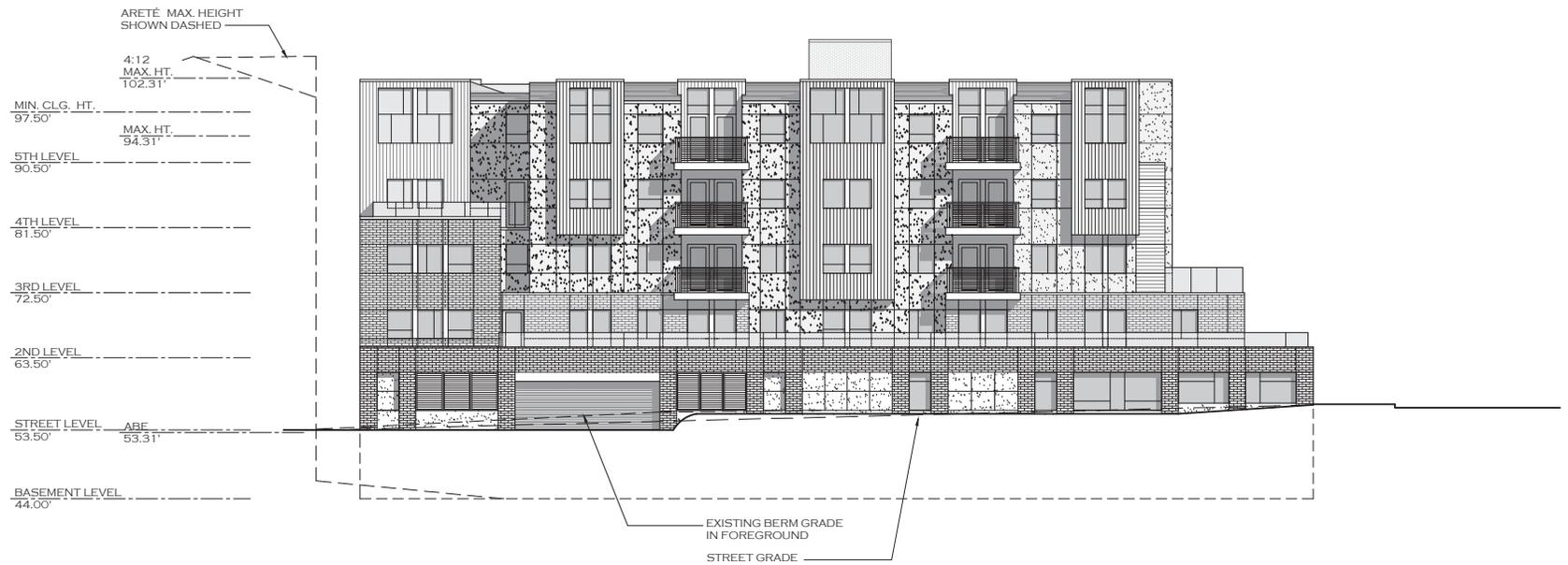


WEST ELEVATION



PLAZA
2/10/17

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NORTH ELEVATION



PLAZA
2/10/17

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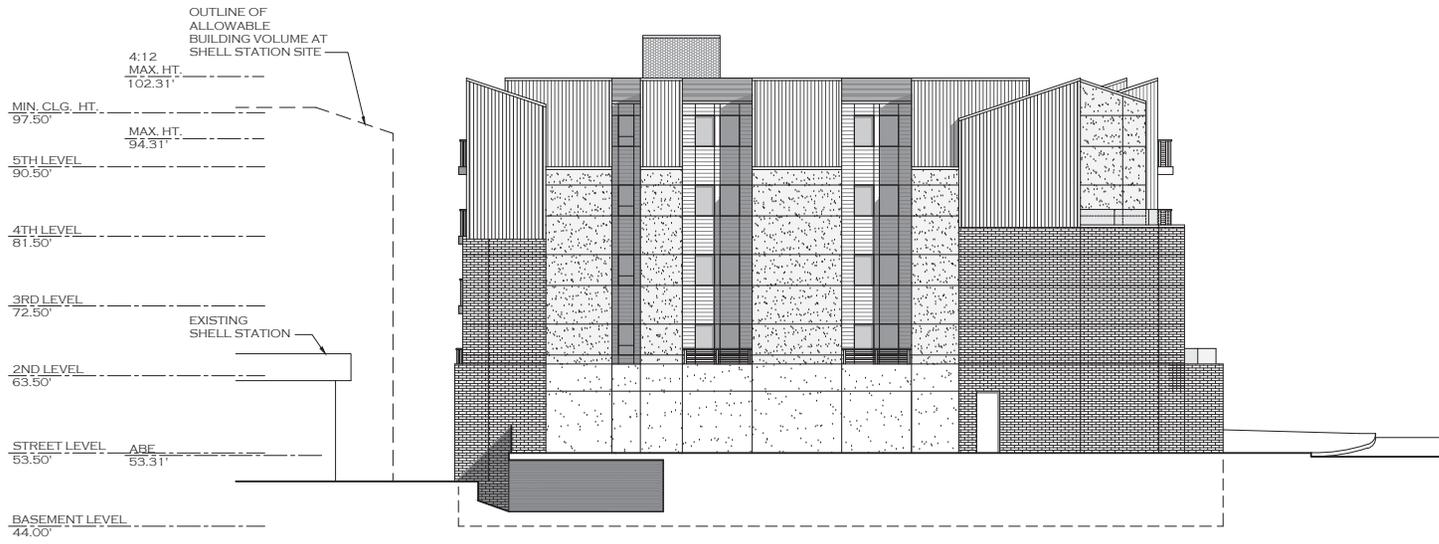


SOUTH ELEVATION



PLAZA
2/10/17

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EAST ELEVATION

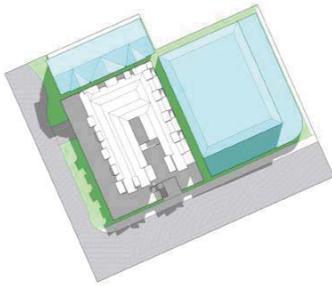


PLAZA
2/10/17

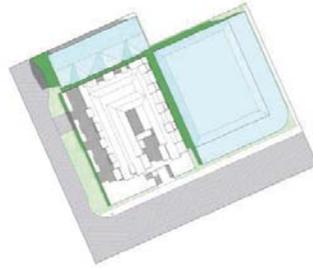
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SITE ANALYSIS – ENVELOPE SUN STUDY

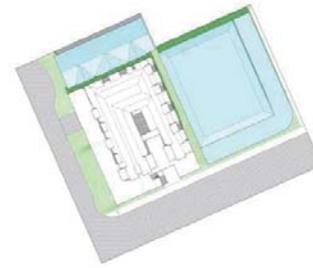
North
←



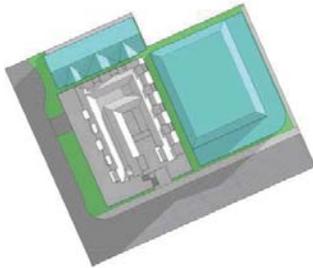
SUMMER SOLSTICE – 9:00AM



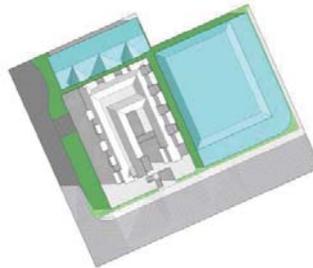
SUMMER SOLSTICE – 12:00PM



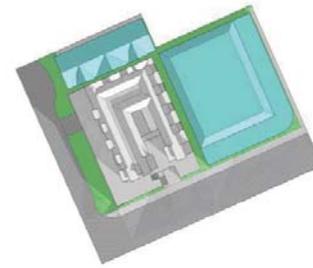
SUMMER SOLSTICE – 3:00PM



WINTER SOLSTICE – 9:00AM



WINTER SOLSTICE – 12:00PM



WINTER SOLSTICE – 3:00PM