Timber Diagrid Lateral System

Diagrid Advantages

Floor plate Flexibility:

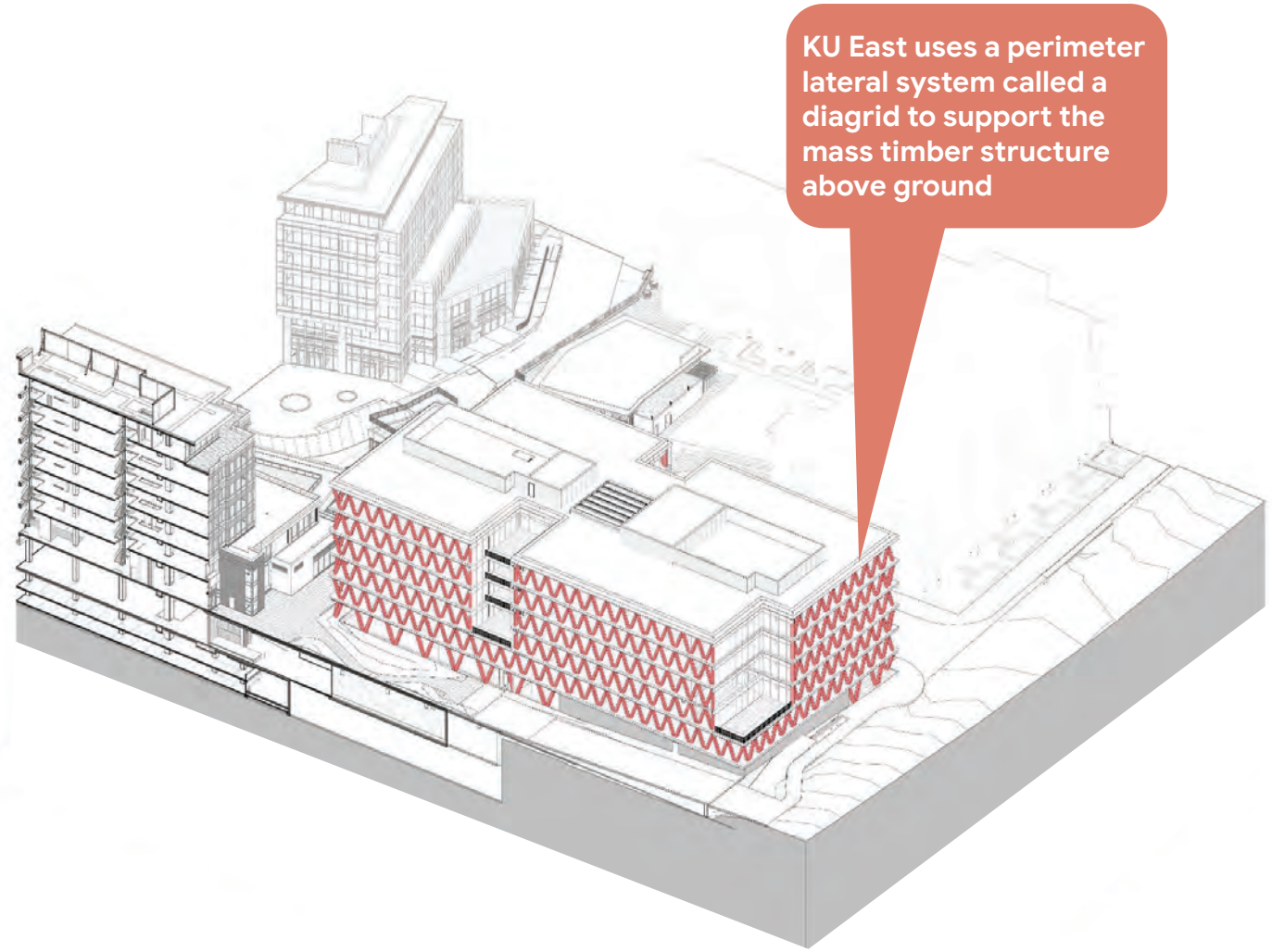
- Fewer Interior Columns
- More connections across floorplate

Experience:

- Beauty of perimeter timber structure

Sustainability:

- Mass Timber reduces upfront carbon



Facade Drivers

Highlight Structure

- Frame the Diagrid
- Arcade Experience
- Amplify building identity and goals

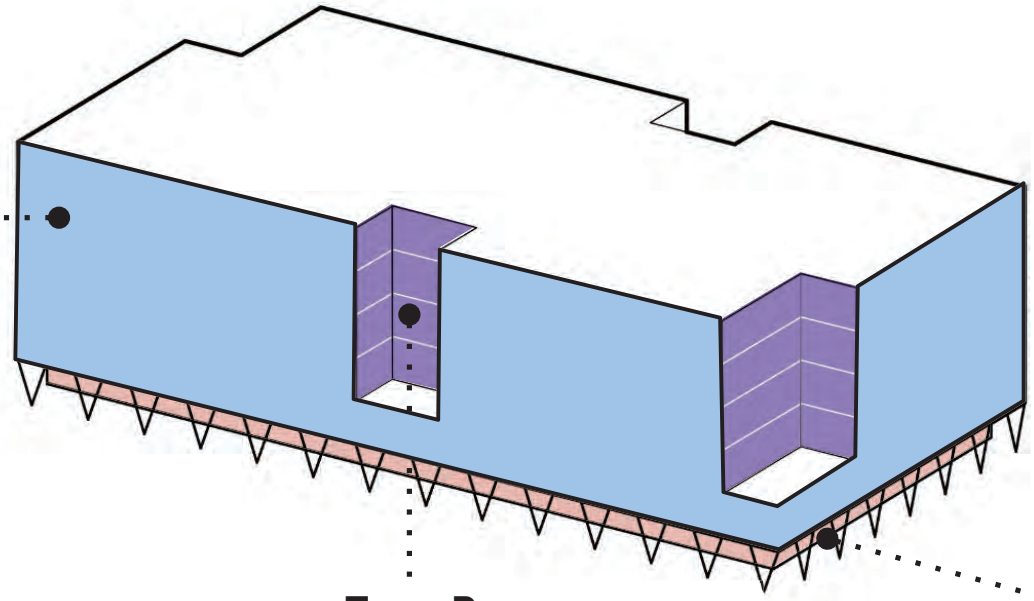
High Performance

- Minimize Glare
- Maximize Daylighting
- Calibrated Shading
- Reduce Solar Gain
- Material Efficiency

Responsive

- Site Adjacencies
- Local Solar conditions
- Relationship to Interior Program

Facade Types



Type A

Primary Facade

Highlights the timber structure

Type B

Mid-Door Gardens

Prioritizes operable openings to connect inside + outside

Type C

Ground Floor

Focus on retail experience

Facade Relationship to Context:

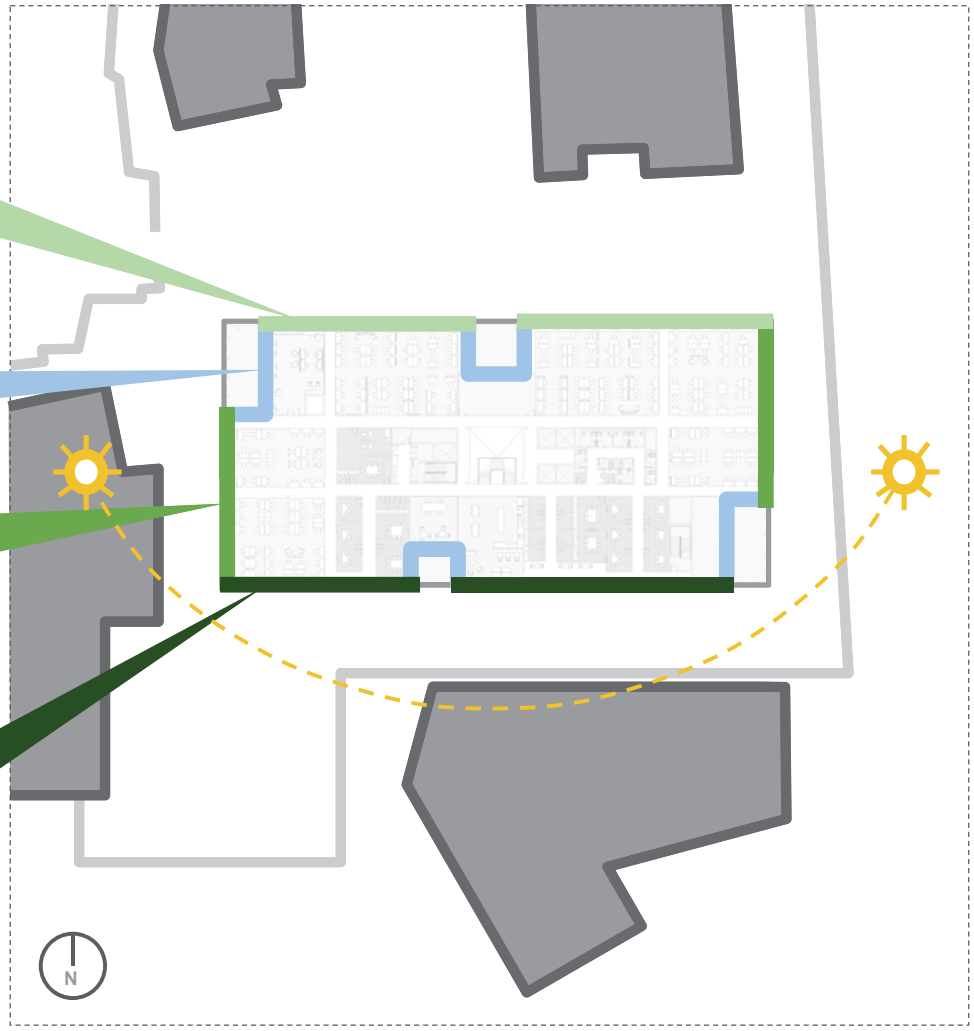
Window Openings Adjusting for Site and Sun

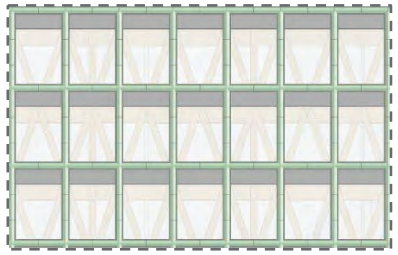
North Facade has larger window openings to take advantage of the North light.

Building Notches have a glass curtain wall facade and are the most open.

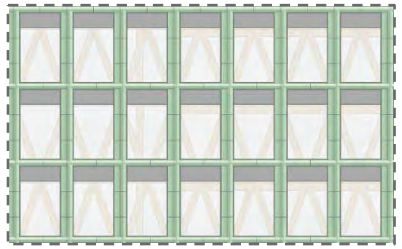
East + West Facades have smaller window openings to respond to the East and West sunlight and adjacency to KU Central.

South Facade is most opaque with fewer window openings.

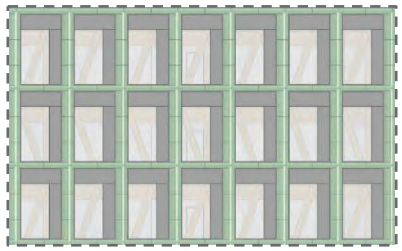




North Facade



East + West Facade



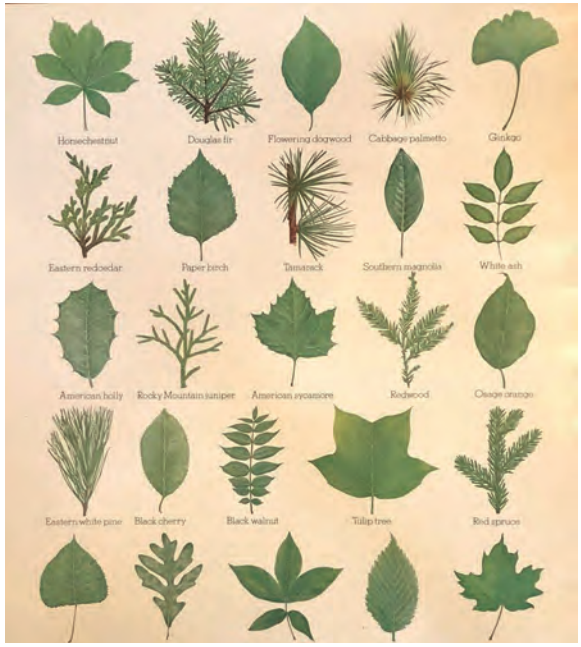
South Facade

Facade Expression Inspiration

Diagrid Interior Experience

Facade Expression

Inspiration: Leaves of the PNW



Red Alder Leaf

Terracotta Profile

Douglas Fir

Terracotta Profile

Facade Materials

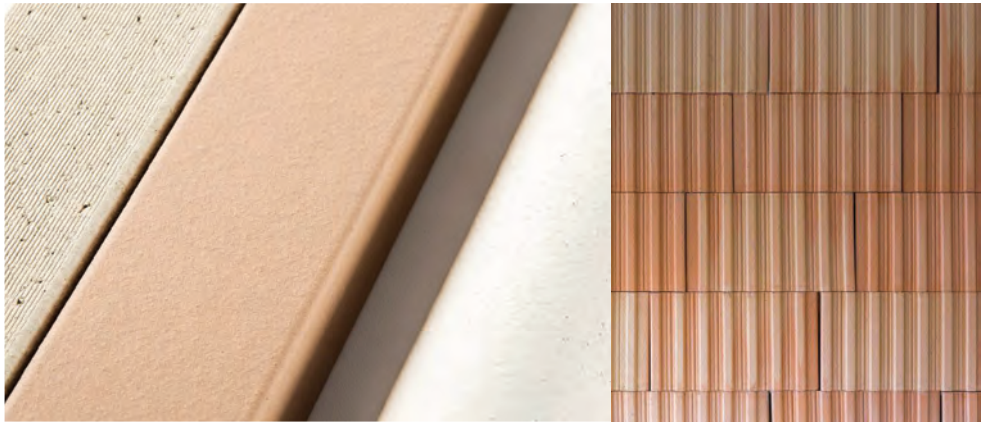
Precedent Imagery

Terracotta Rainscreen System

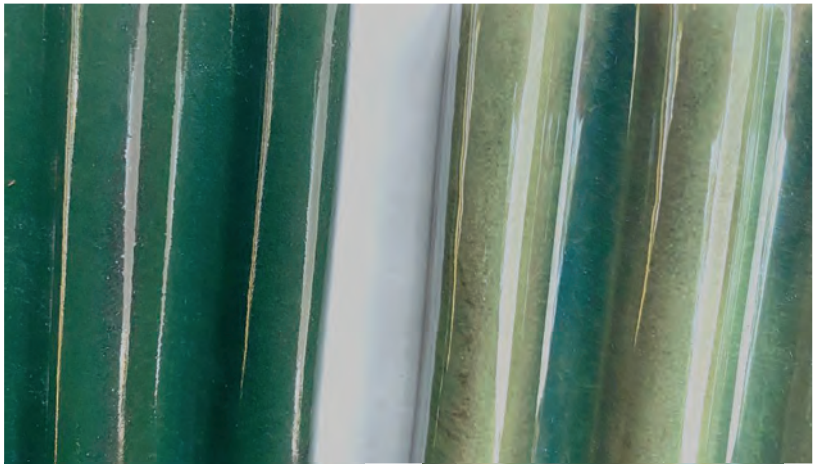
- Clay-based ceramics have low embodied energy compared to other facade materials
- Potential for color
- Glazed / Unglazed
  Glossy / Matte finishes
- Extruded Profiles for facade depth
- Need to watch increased weight at floor edges
- Clipped panels (rain screen system) good for continuous insulation assembly / energy efficiency

Facade Materials

Terracotta Color & Finish



Unglazed with natural variation



Opaque glaze

Translucent glaze

Translucent glaze with natural variation

Facade Materials

Terracotta Color Explorations

Terracotta color studies in progress.

Facade Materials

Terracotta frame with transparent **glaze for natural variation**

Spandrel glass at insulated opaque zones

Vision glass substrate and performance coatings to balance **views of wood** structure from the exterior while still meeting **energy goals**

North Elevation Perspective

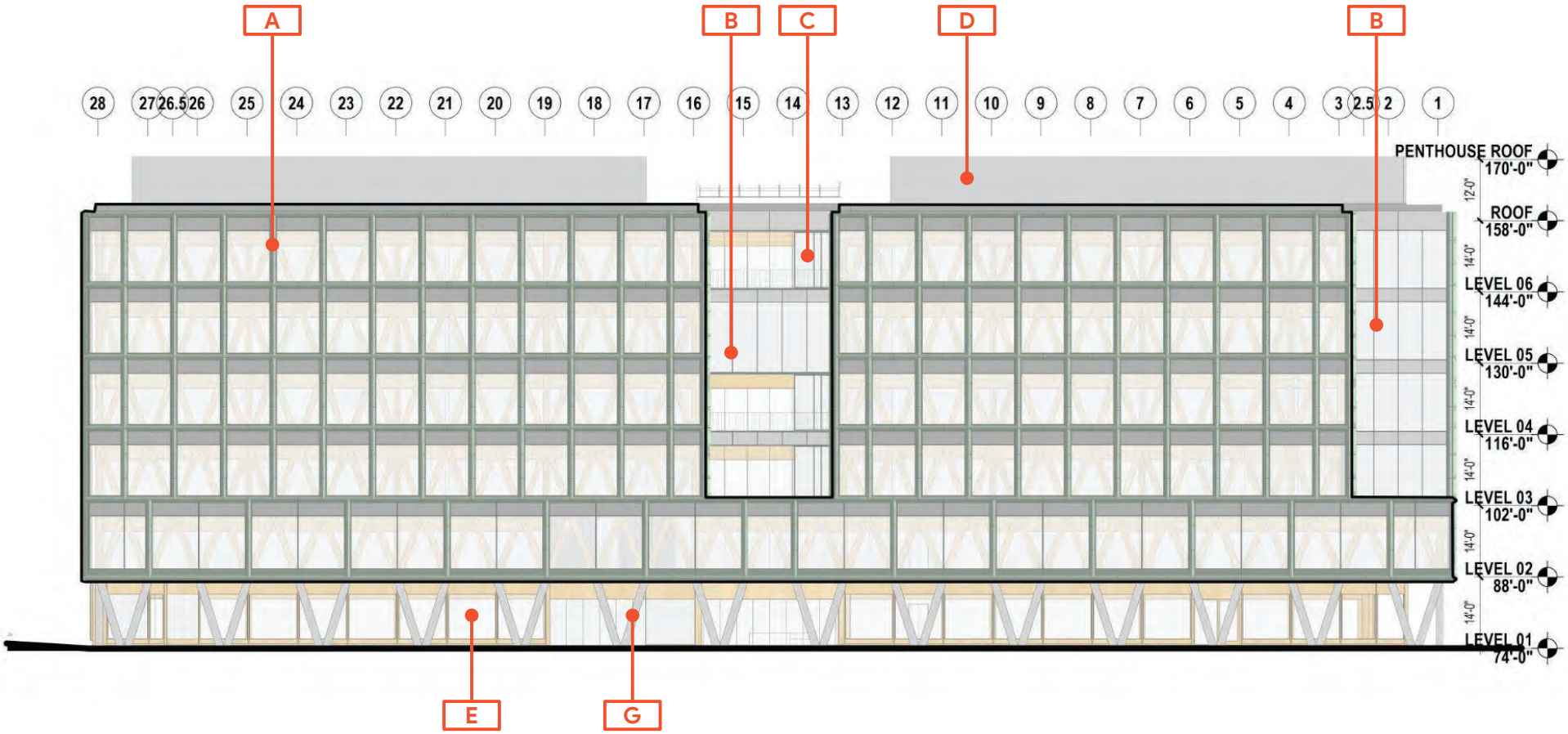
West Elevation Perspective

East Elevation Perspective

Elevations: 1” = 20’

Building Elevations: North

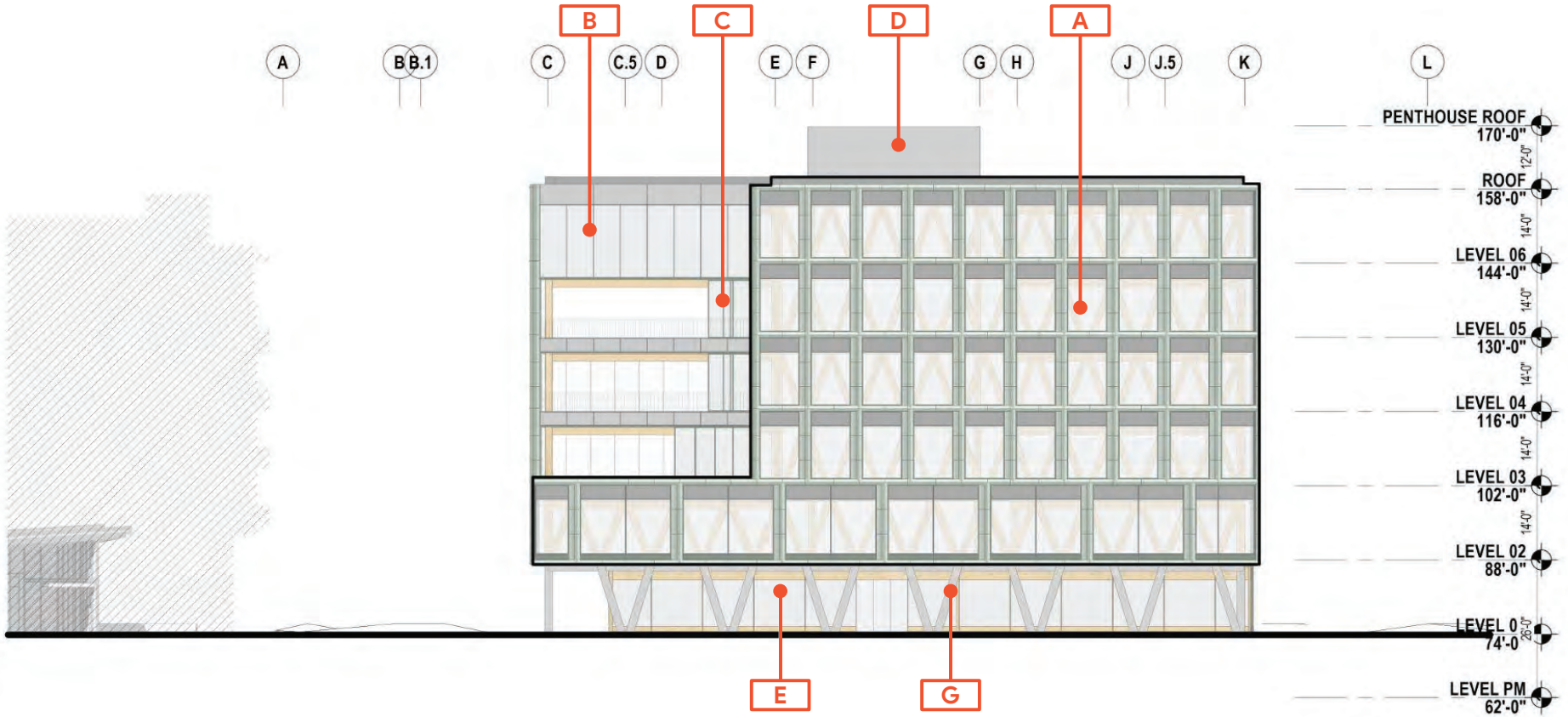
A	Terracotta and Glass Facade	E	Wood and Glass Storefront
B	Glass Curtain Wall	F	Wood Rainscreen Facade
C	Glass Facade w/ Operable Windows	G	Concrete Diagrid Elements
D	Mechanical Enclosure		



SCALE: 1" = 20'

Building Elevations: West

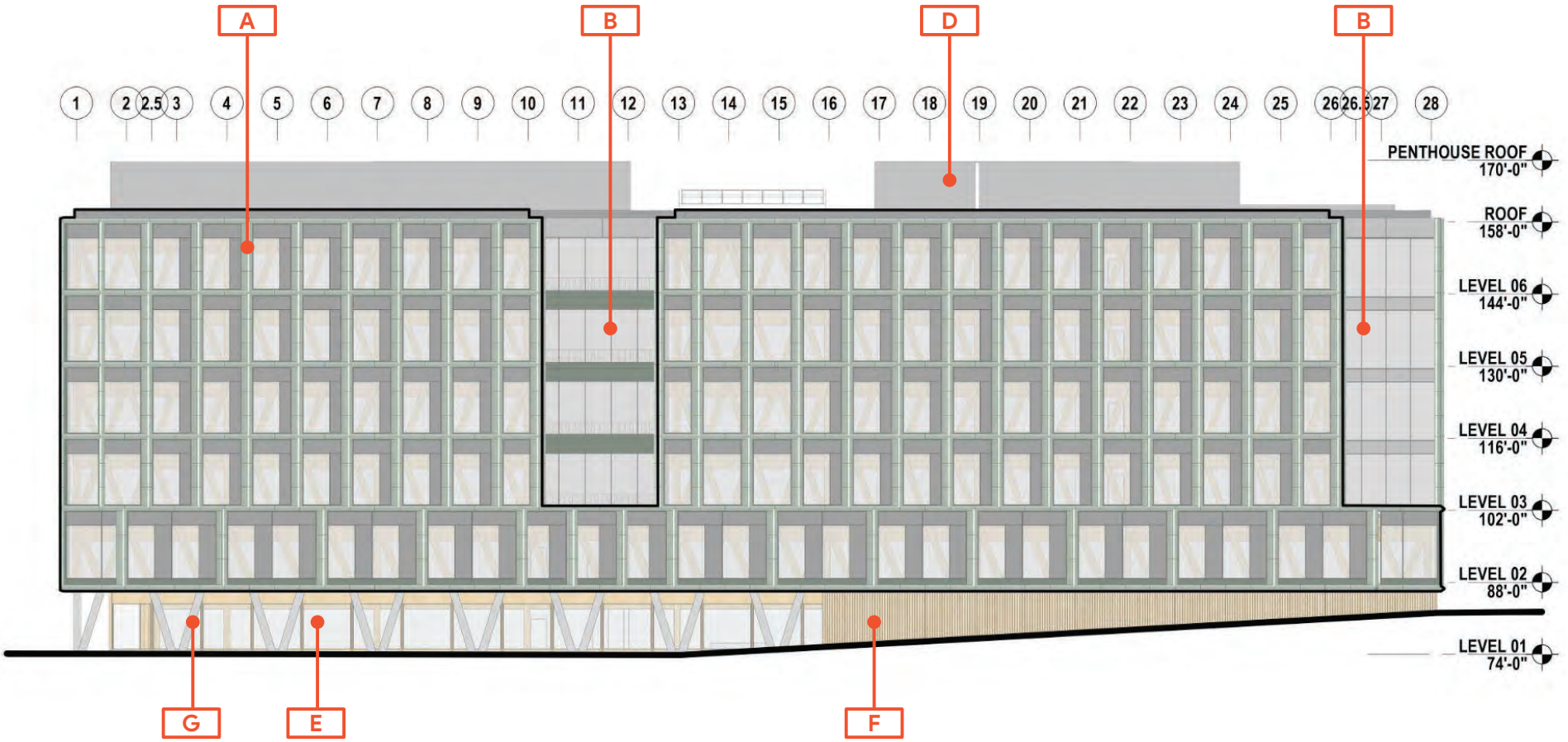
A	Terracotta and Glass Facade	E	Wood and Glass Storefront
B	Glass Curtain Wall	F	Wood Rainscreen Facade
C	Glass Facade w/ Operable Windows	G	Concrete Diagrid Elements
D	Mechanical Enclosure		



SCALE: 1" = 20'

Building Elevations: South

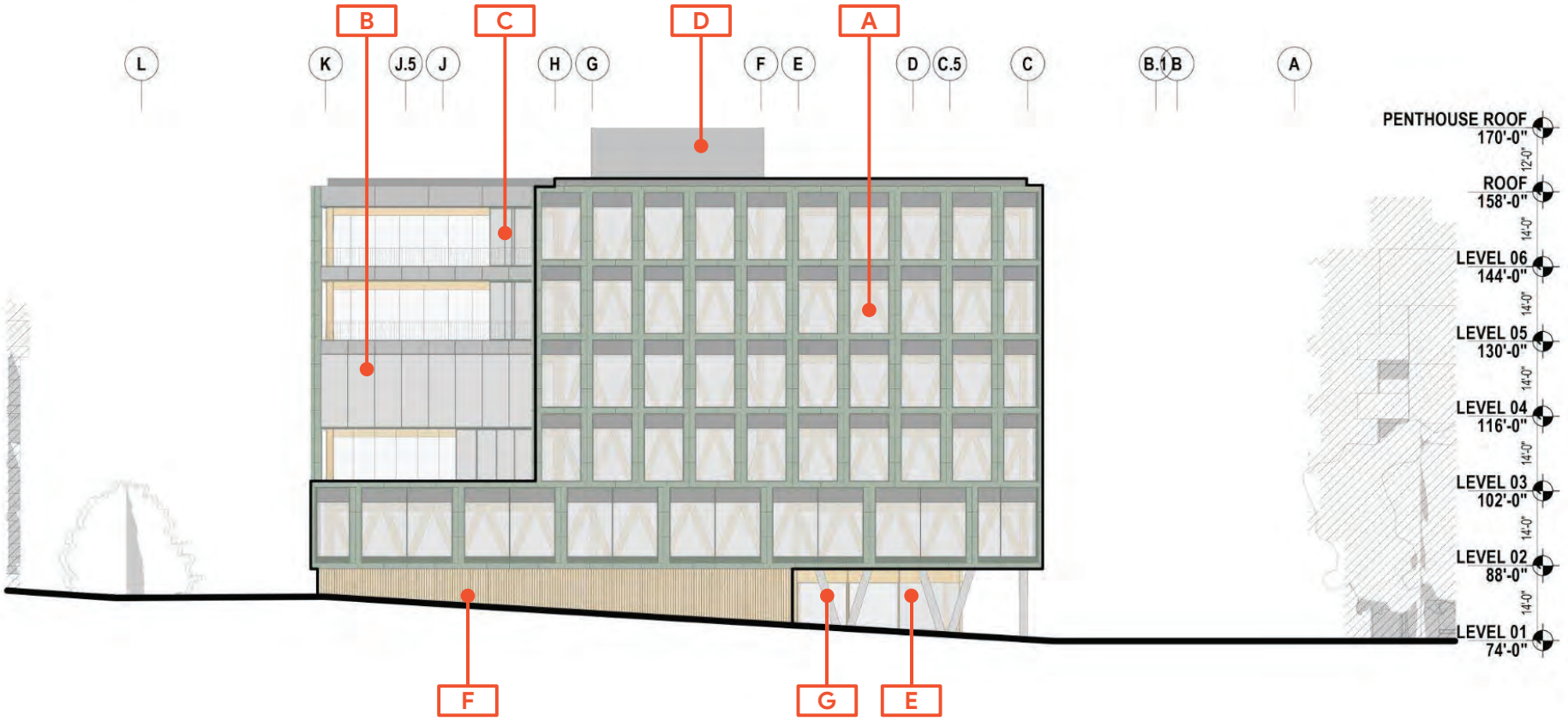
A	Terracotta and Glass Facade	E	Wood and Glass Storefront
B	Glass Curtain Wall	F	Wood Rainscreen Facade
C	Glass Facade w/ Operable Windows	G	Concrete Diagrid Elements
D	Mechanical Enclosure		



SCALE: 1" = 20'

Building Elevations: East

A	Terracotta and Glass Facade	E	Wood and Glass Storefront
B	Glass Curtain Wall	F	Wood Rainscreen Facade
C	Glass Facade w/ Operable Windows	G	Concrete Diagrid Elements
D	Mechanical Enclosure		

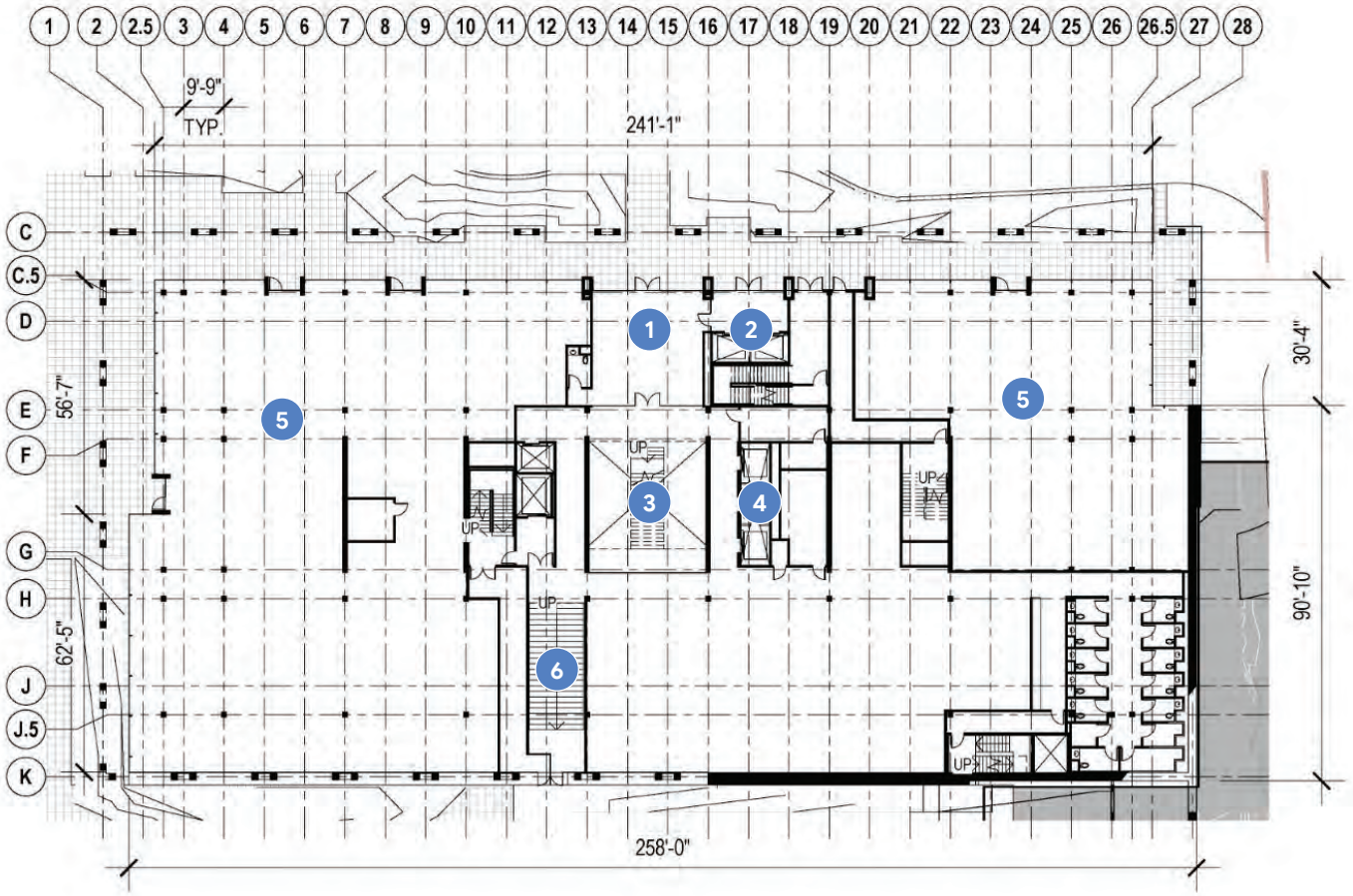


SCALE: 1" = 20'

Program + Floor Plans

Core + Shell Plans: 1” = 30’

Floor Plans: Level 1



Key Notes:

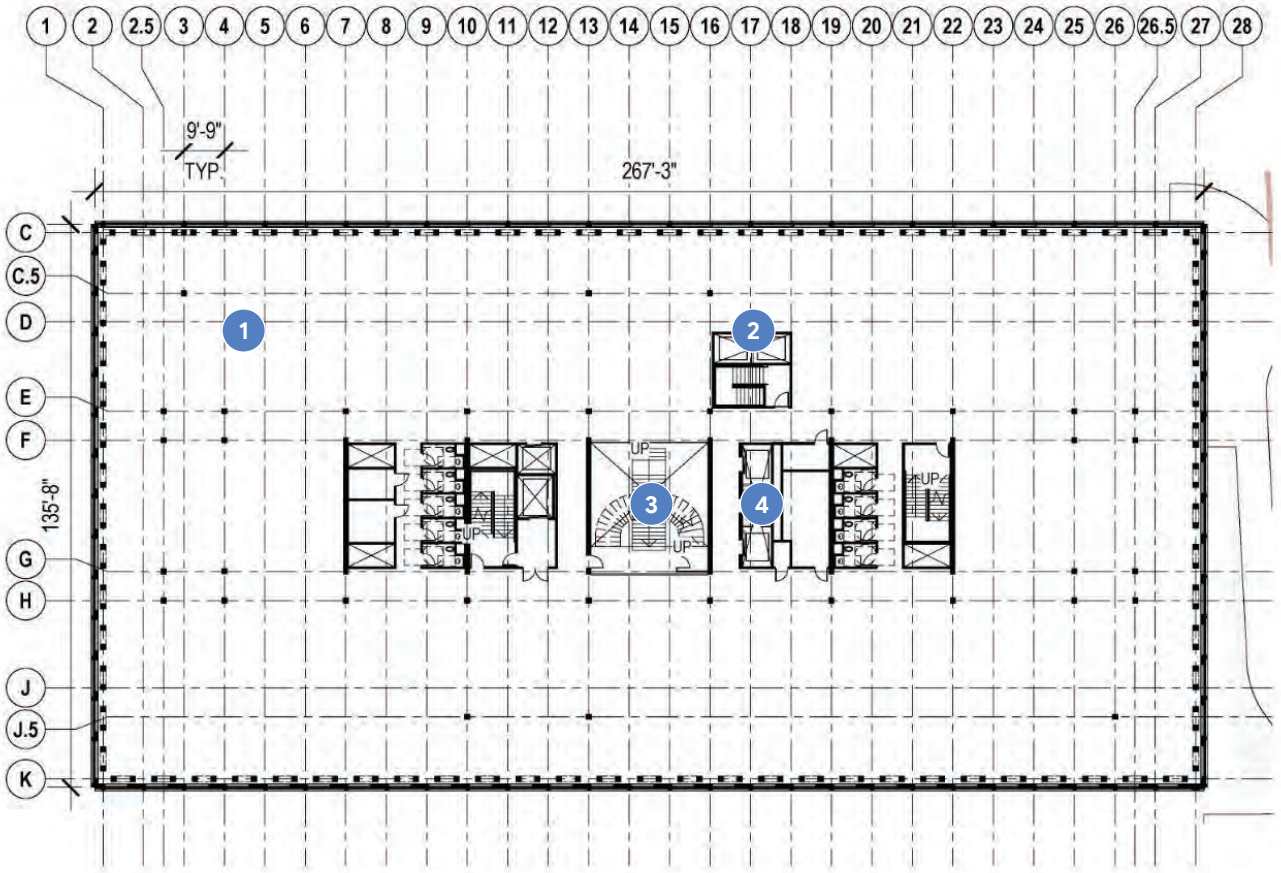
1. Main Building Entry / Lobby
2. Public Entry / Elevators
3. Central Stair
4. Employee Elevators
5. Retail
6. Bike Stair

GSF by Use:

Retail: 14,876 GSF
Business: 15,224 GSF

L1 Total: 30,100 GSF

Floor Plans: Level 2



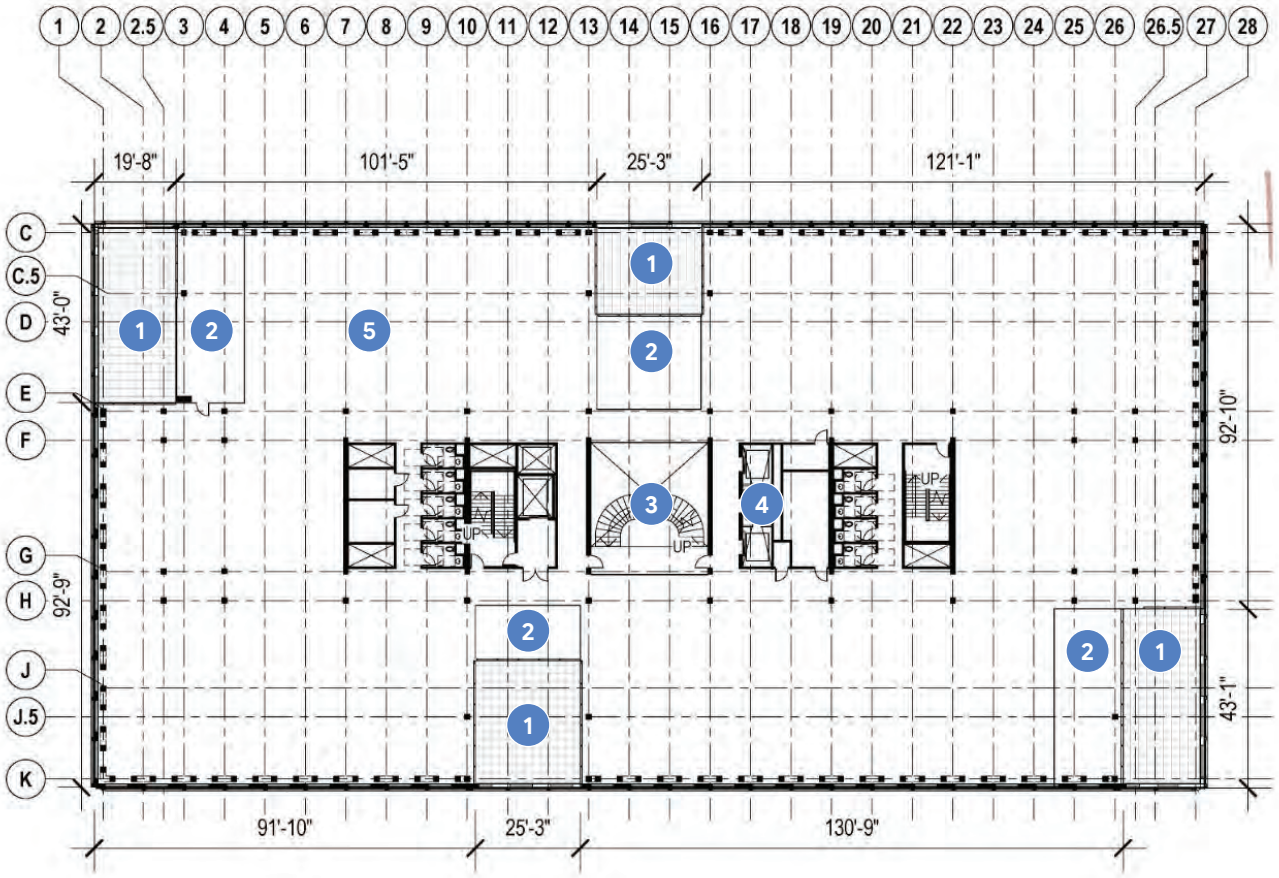
Key Notes:

1. Office Space
2. Public Stair / Elevators
3. Central Stair
4. Employee Elevators

GSF by Use:

Business: 35,761 GSF

Floor Plans: Level 3



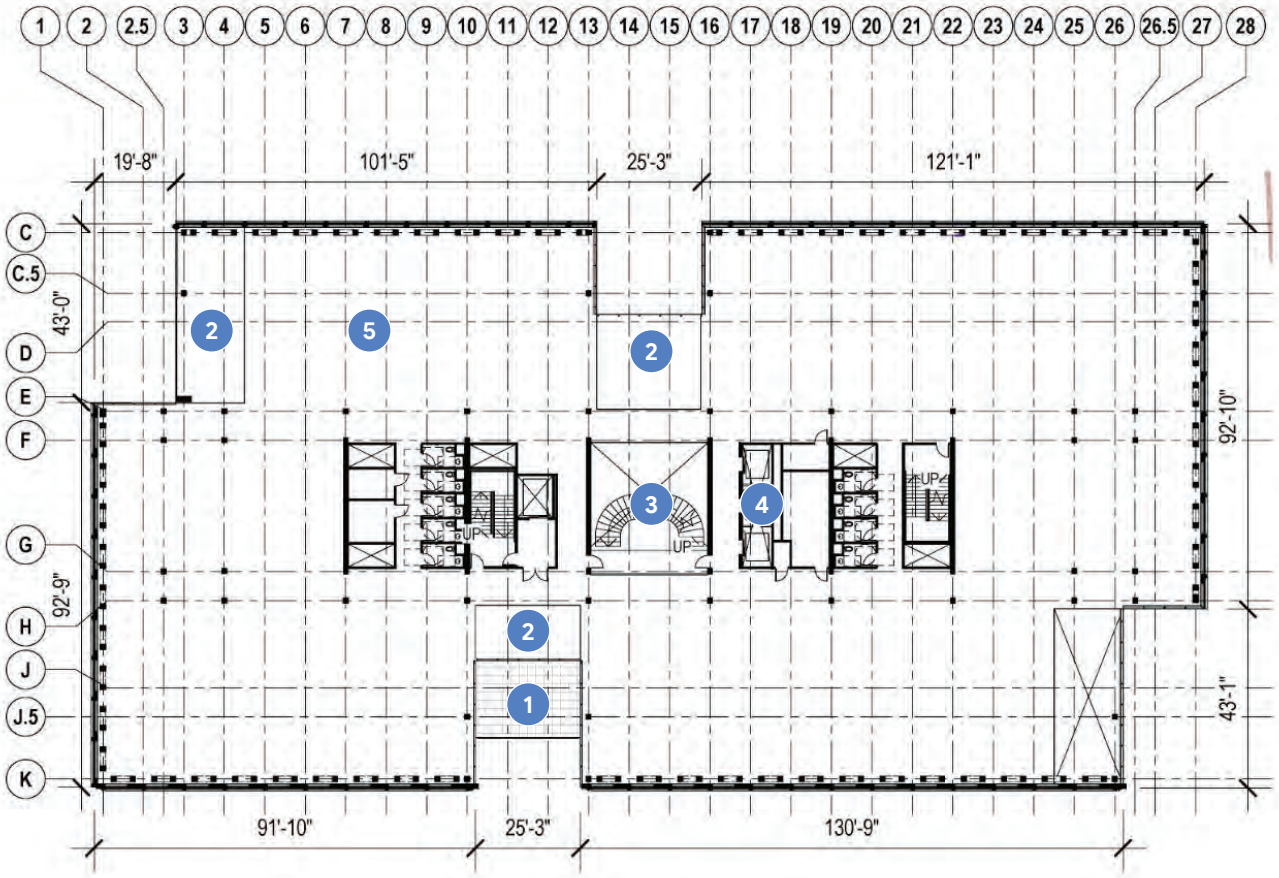
Key Notes:

1. Outdoor Terraces
2. "Mid-door" Interior Terraces
3. Central Stair
4. Employee Elevators
5. Office Space

GSF by Use:

Business: 32,740 GSF

Floor Plans: Level 4



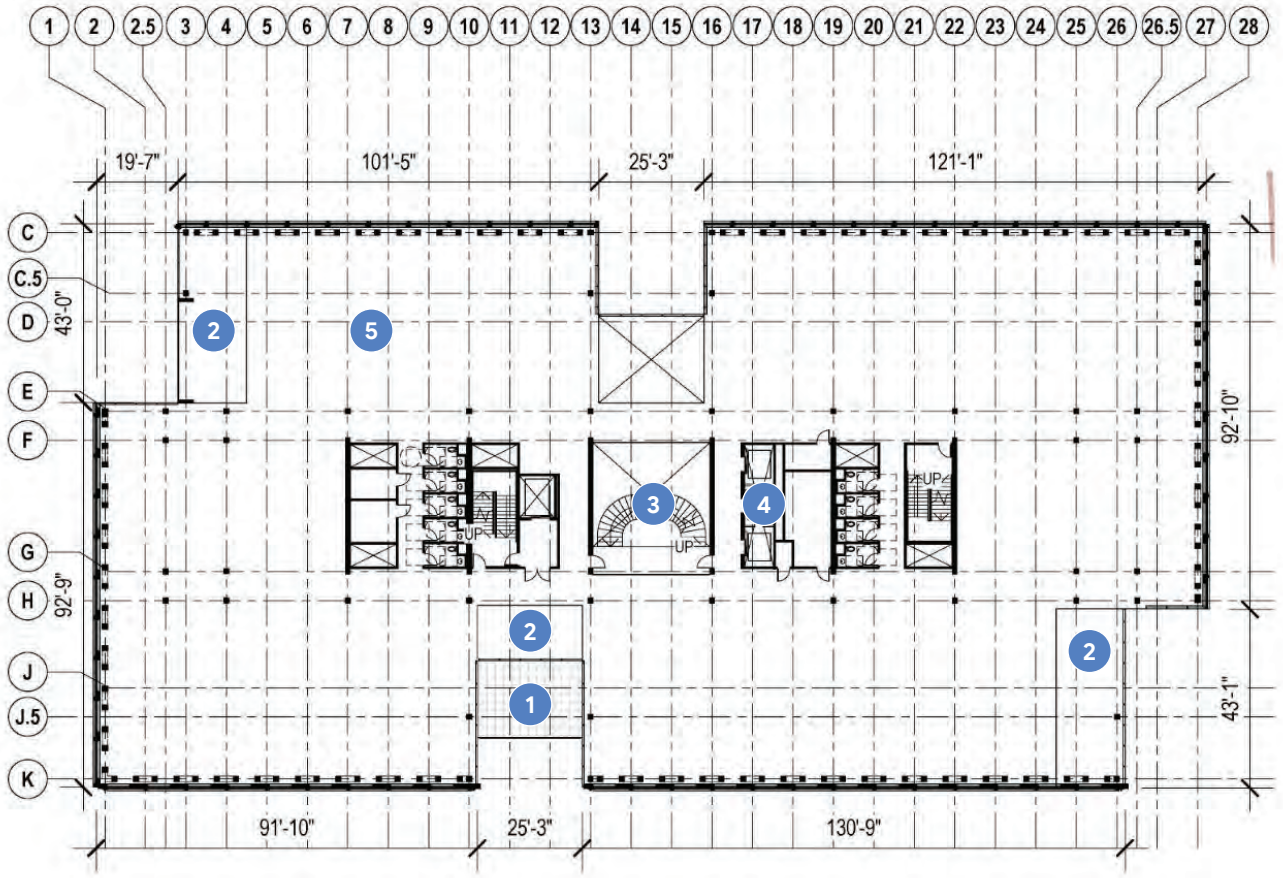
Key Notes:

1. Outdoor Terraces
2. "Mid-door" Interior Terraces
3. Central Stair
4. Employee Elevators
5. Office Space

GSF by Use:

Business: 32,076 GSF

Floor Plans: Level 5



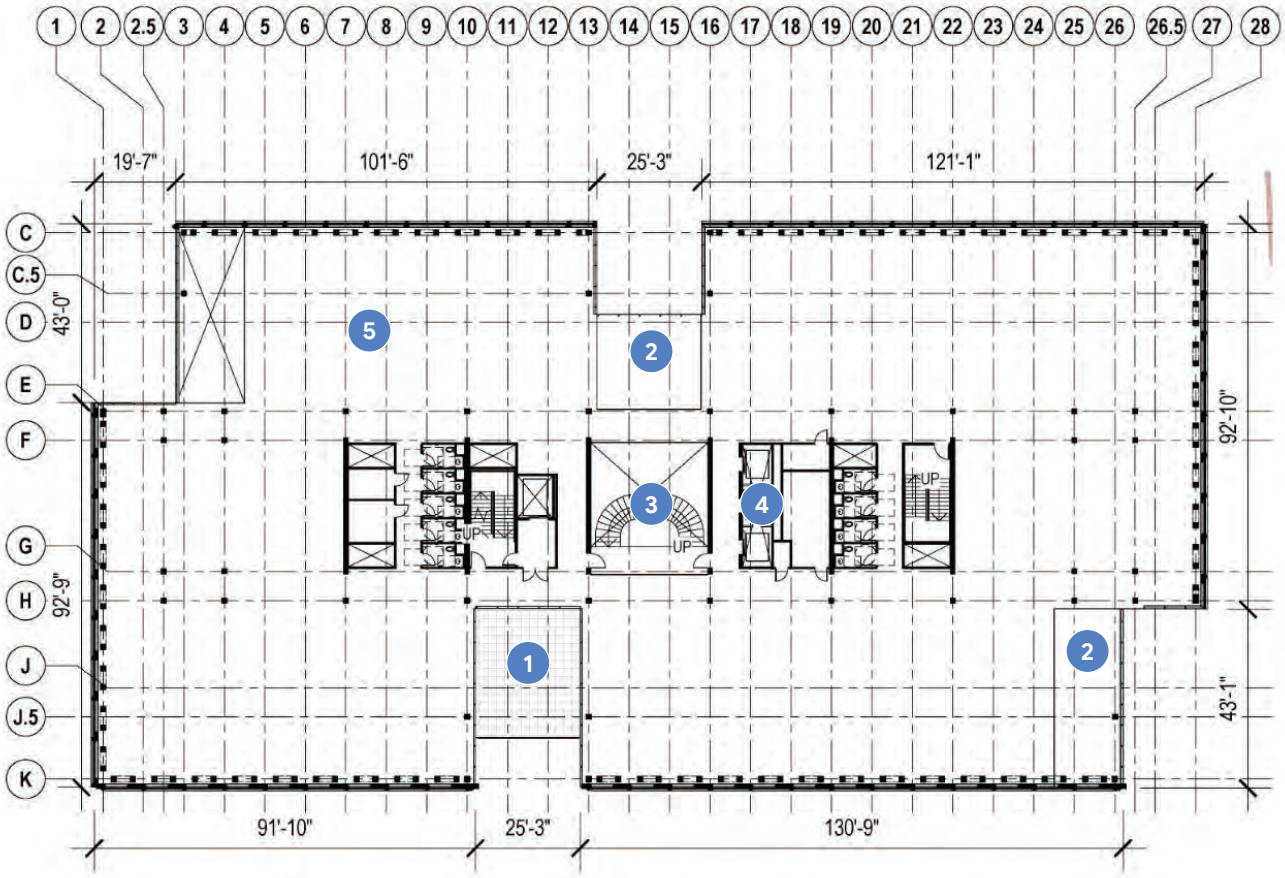
Key Notes:

1. Outdoor Terraces
2. "Mid-door" Interior Terraces
3. Central Stair
4. Employee Elevators
5. Office Space

GSF by Use:

Business: 32,213 GSF

Floor Plans: Level 6



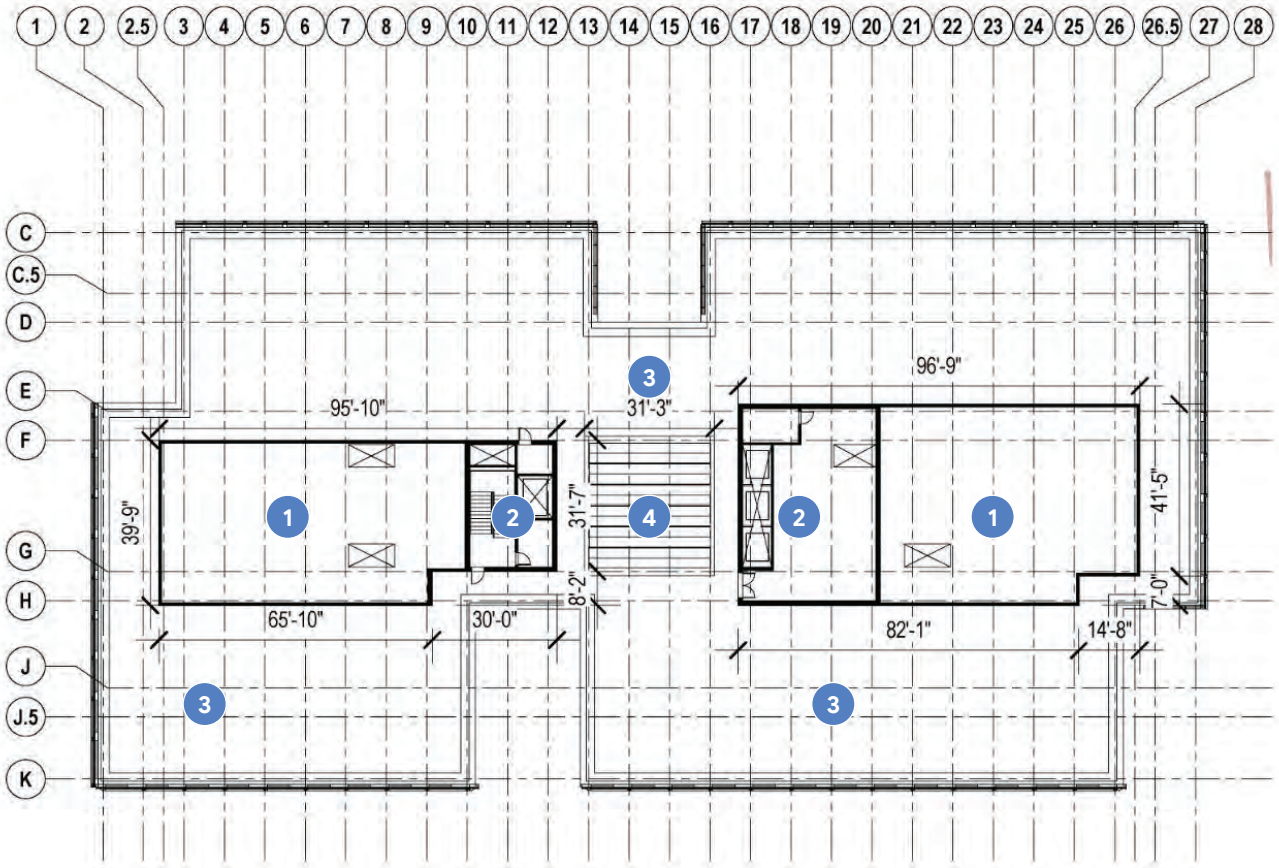
Key Notes:

1. Outdoor Terraces
2. "Mid-door" Interior Terraces
3. Central Stair
4. Employee Elevators
5. Office Space

GSF by Use:

Business: 32,068 GSF

Floor Plans: Roof

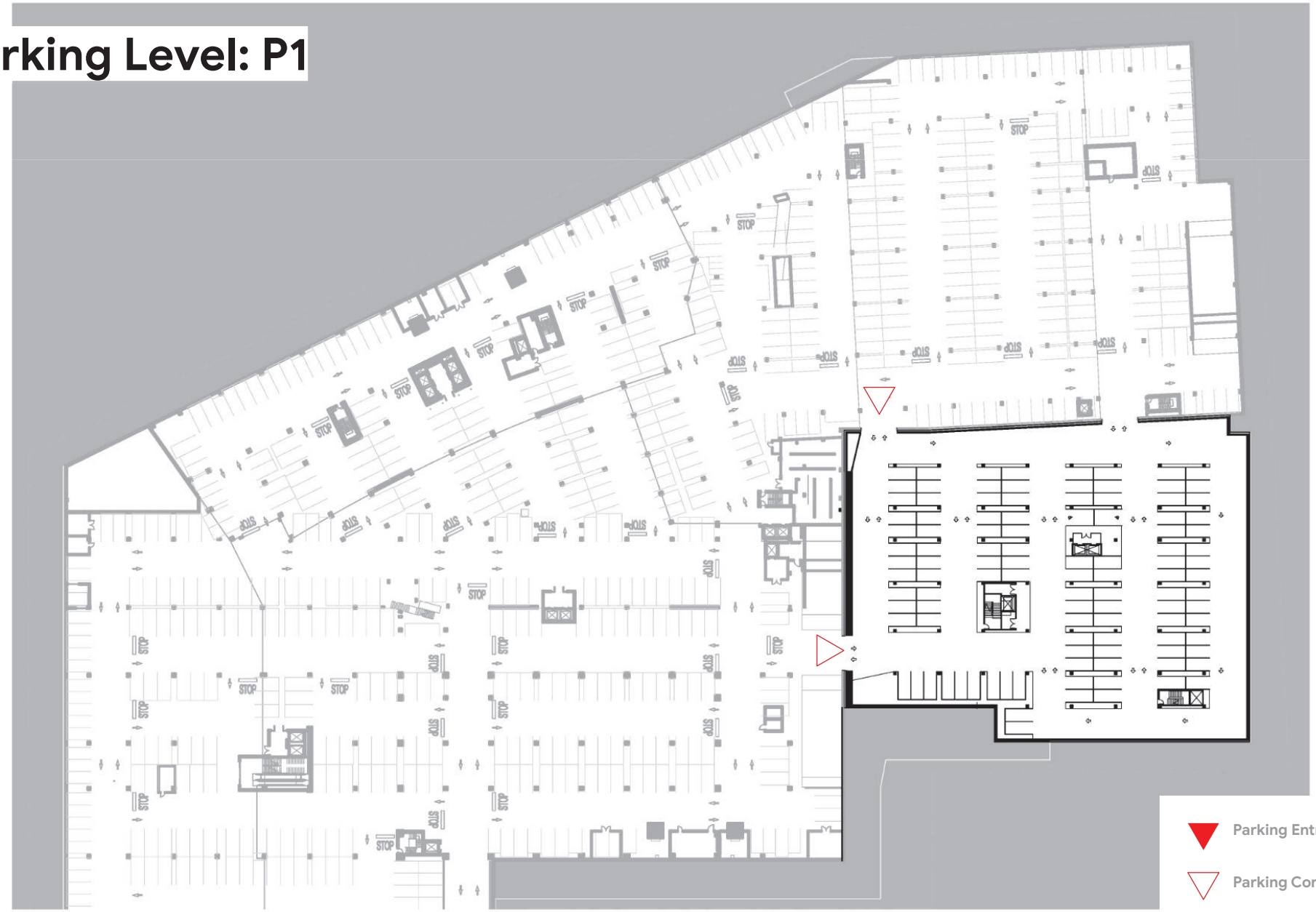


Key Notes:

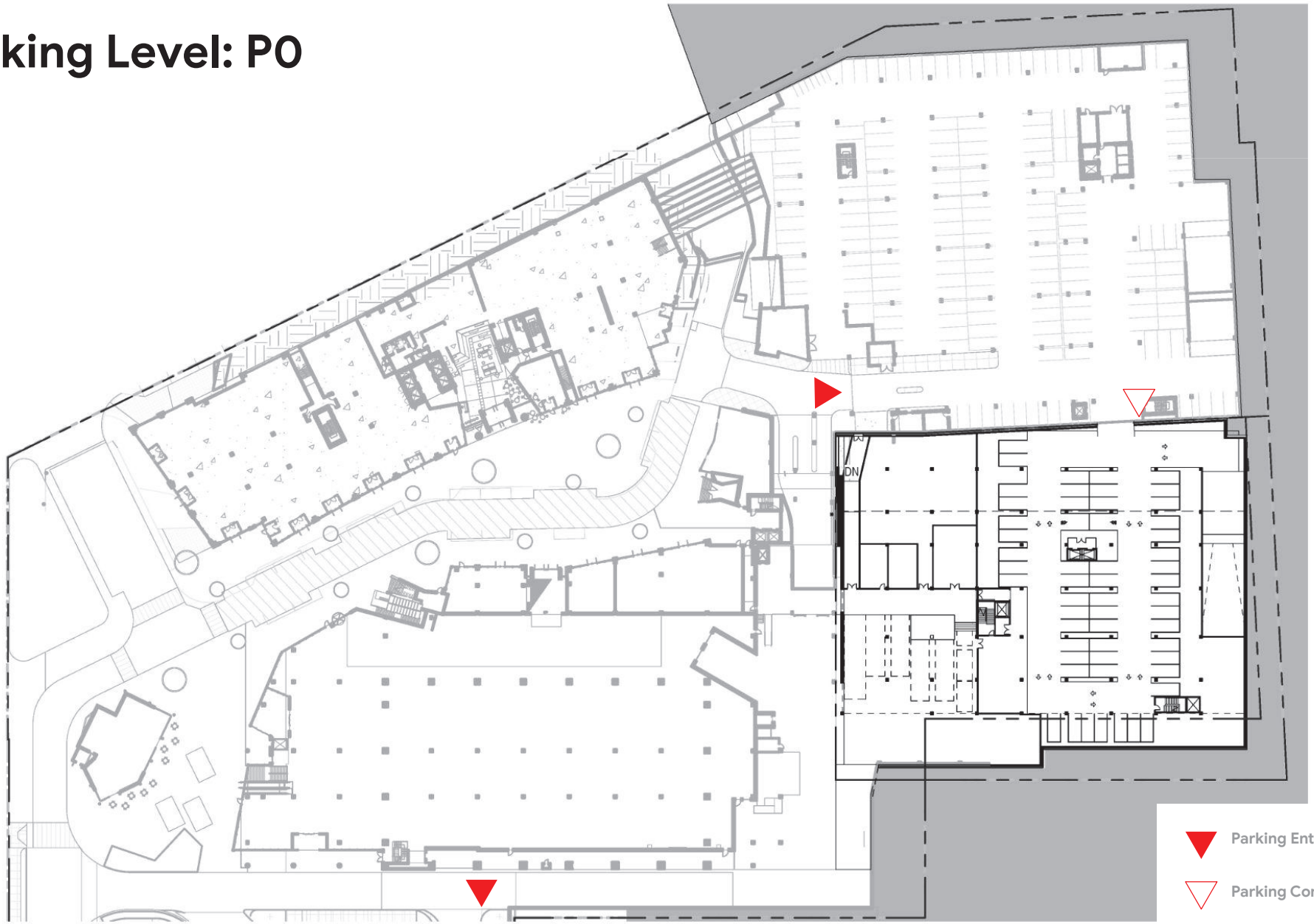
1. Mechanical Screening
2. Penthouse
3. Location for PV panels
4. Skylight

Campus Parking Plans: 1” = 100’

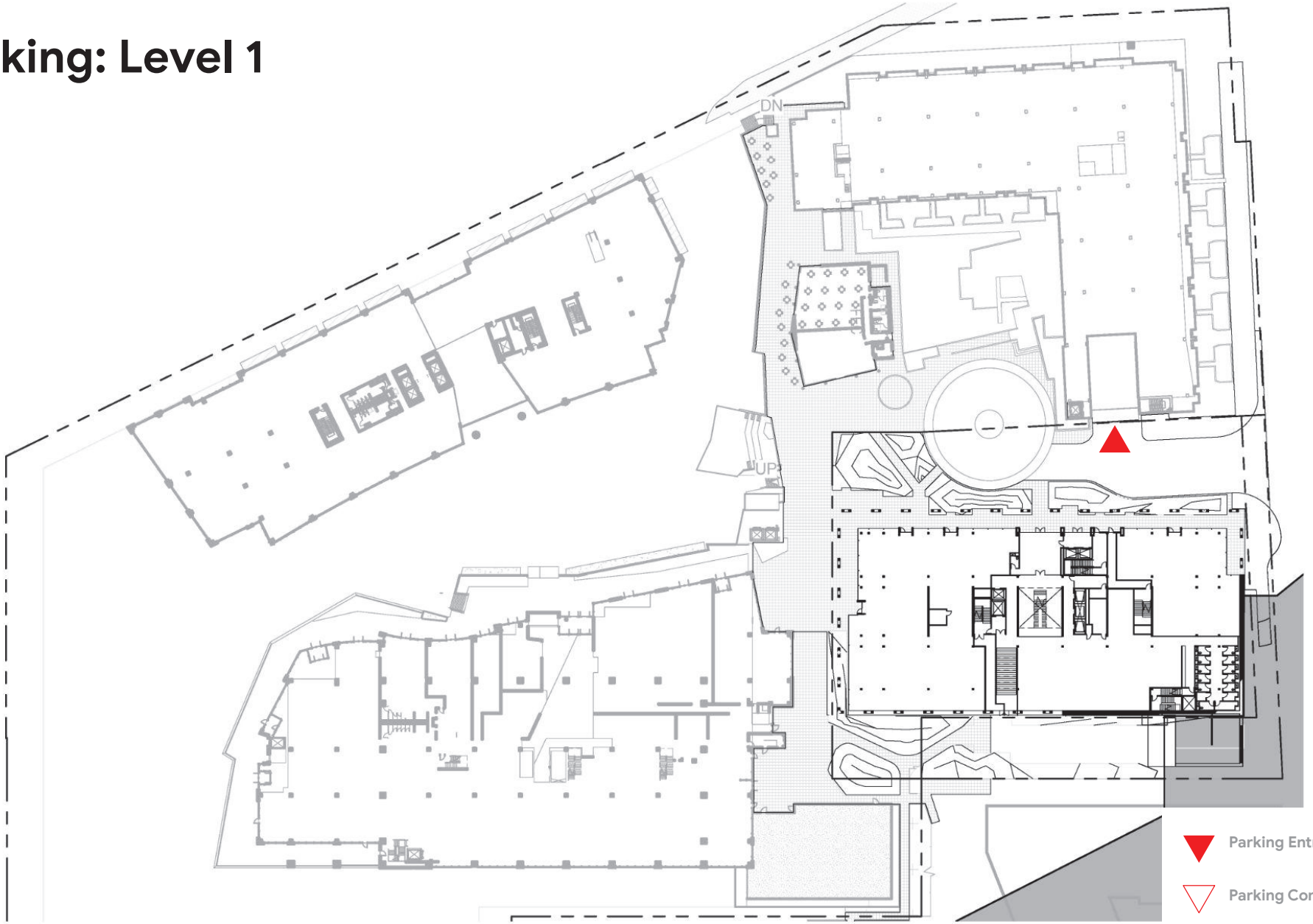
Parking Level: P1



Parking Level: P0

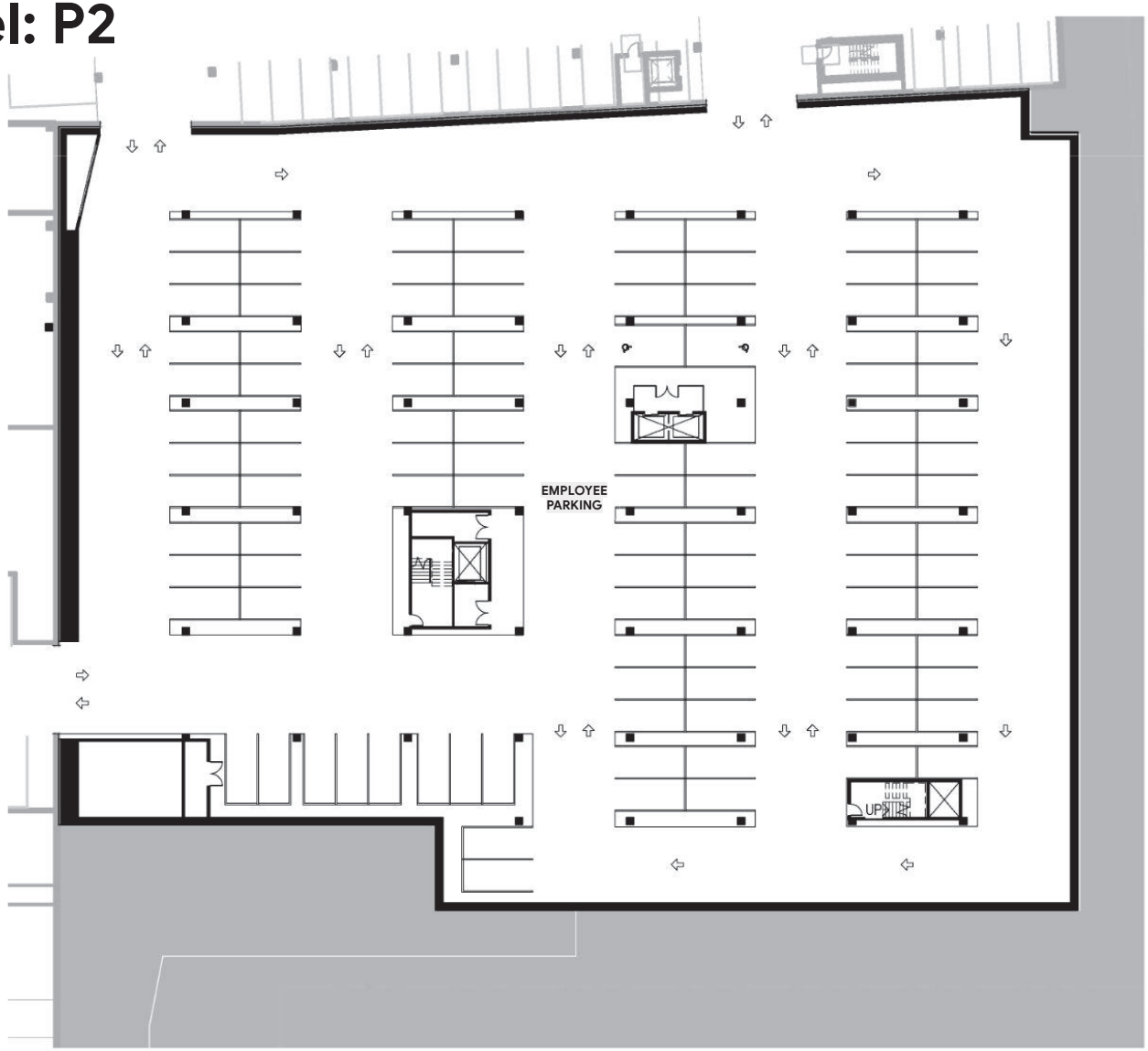


Parking: Level 1



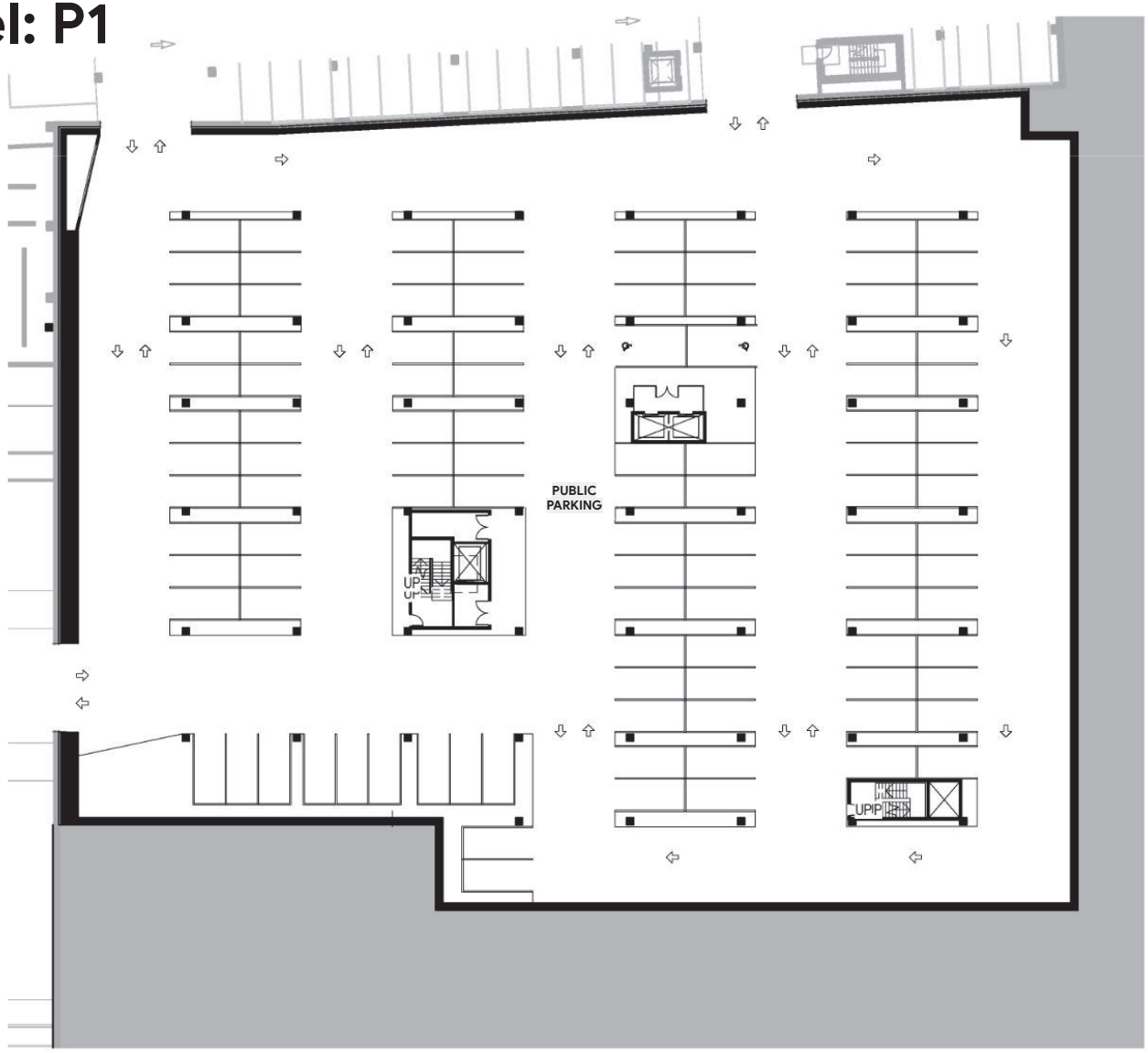
KU East Parking Plans: 1” = 30’

Parking Level: P2



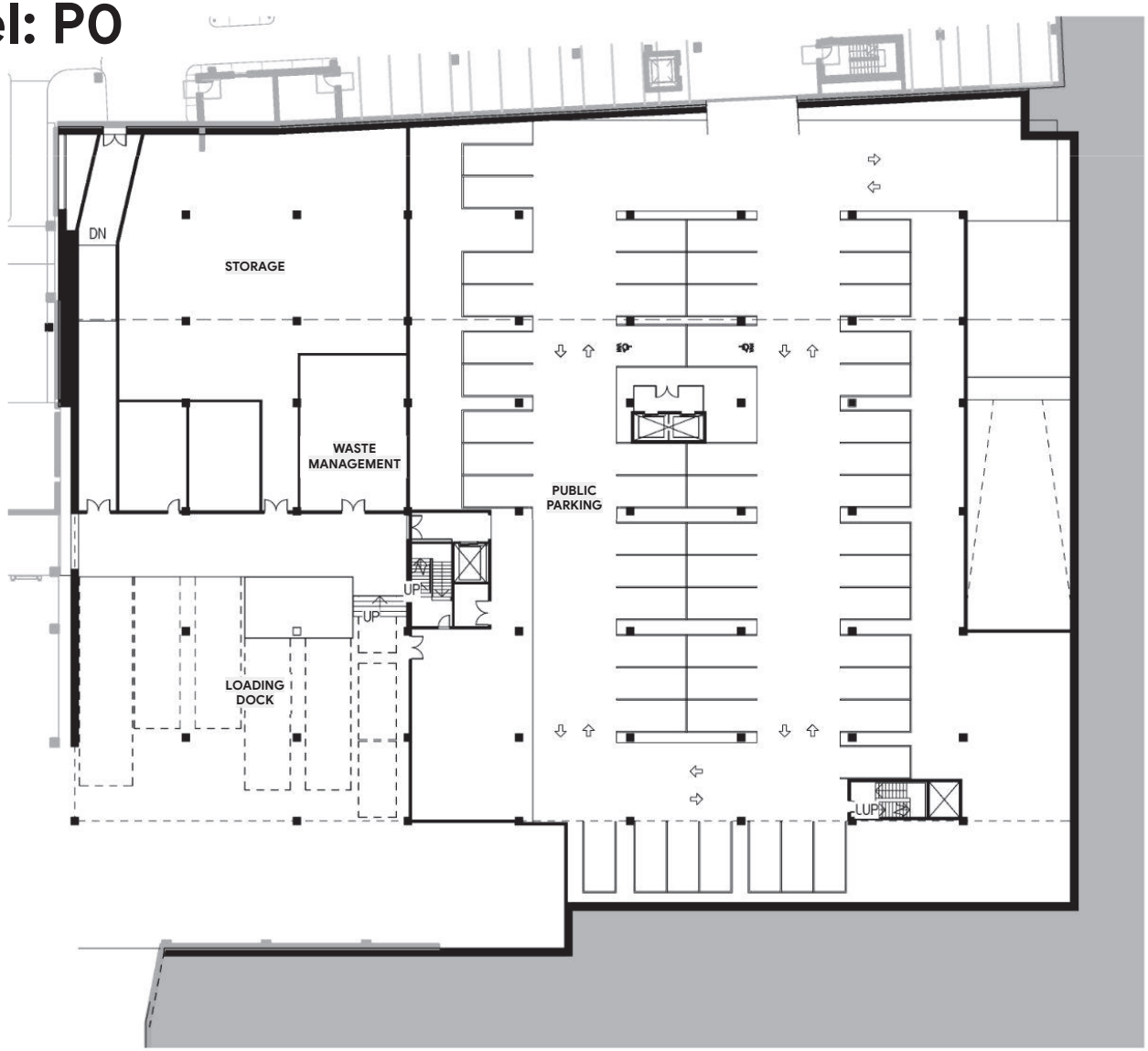
SCALE: 1" = 30'

Parking Level: P1



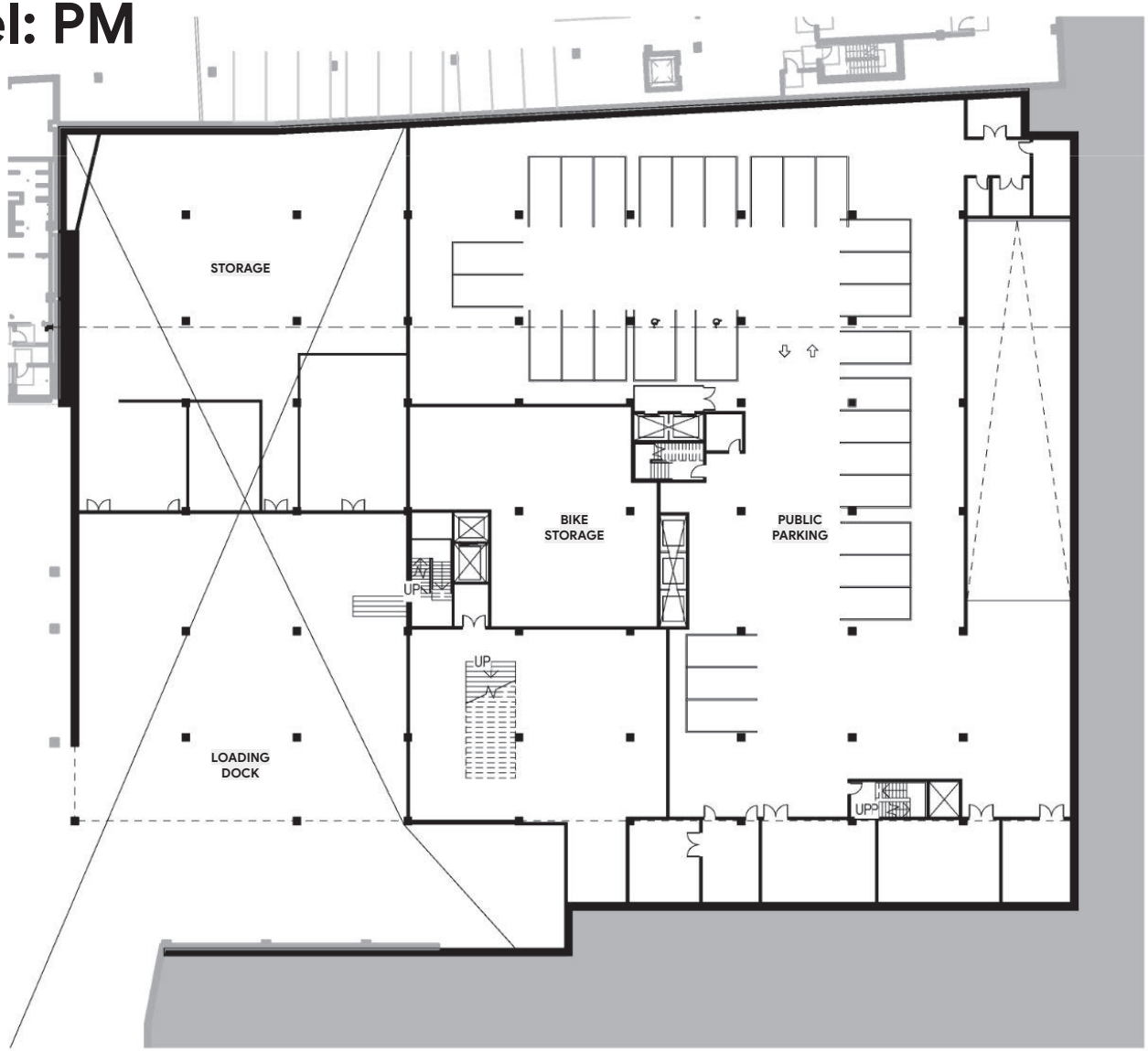
SCALE: 1" = 30'

Parking Level: P0



SCALE: 1" = 30'

Parking Level: PM



LEVER

Unnamed
Google - Kirkland Urban East

23/08/2021 14:31:54

SCALE: 1" = 30'
0' 15' 30' 60'

Sustainability

RESILIENT COMMUNITIES

The Kirkland Urban built environment can foster connections between users and the greater Kirklander communities. These connections can lead to a stronger sense of belonging and cohesiveness; or simply a willingness to help each other out.

This connection between communities is a foundation for resilience.

ENVIRONMENTAL STEWARDSHIP

The strong sustainability goals of this project are rooted in stewardship.
We take care of the place where we live and work and in return that place gives back.

This project strives to connect sustainably harvested wood to user experience - inspiring a collective pride in addressing global climate change with local impact.

Sustainability Story

Embodied Carbon

- Mass Timber reduces upfront carbon
- Sustainable regional forestry
- Kirkland community education
- User experience of exposed timber

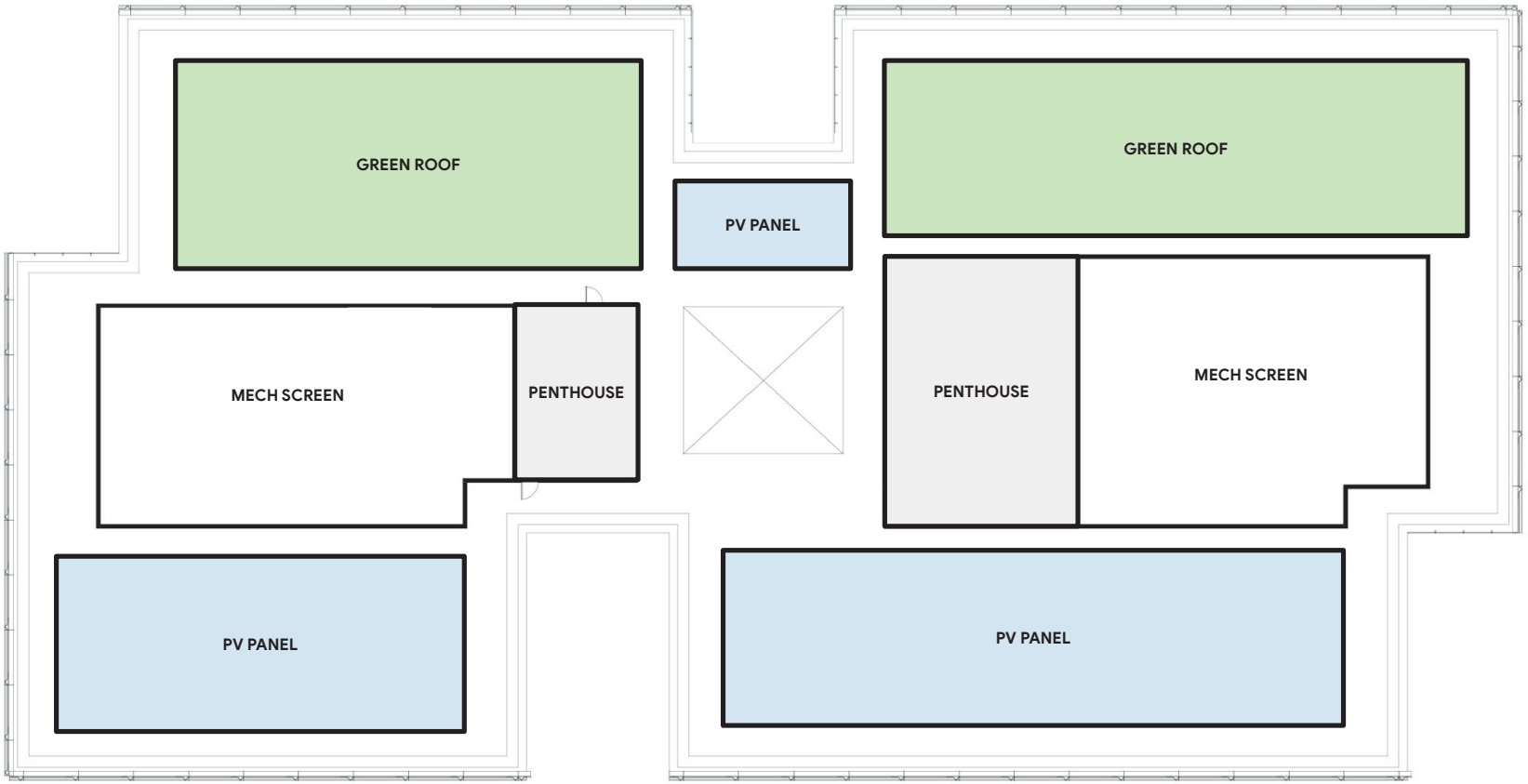
Maximize on-Site Water

- Stewardship of watershed
- Rainwater collection
- Grey water reuse

Energy Conservation

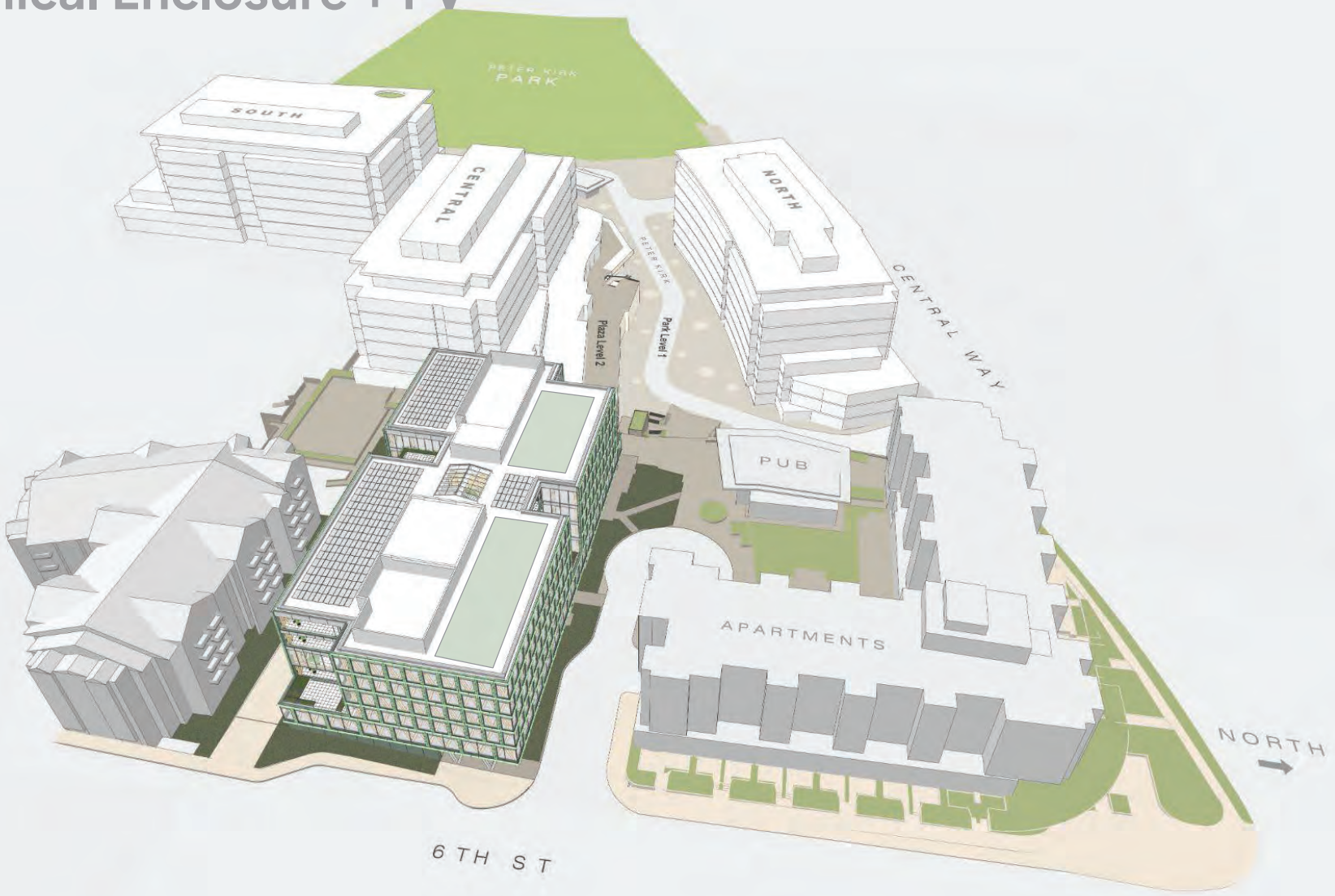
- All Electric - no fossil fuel usage
- Rooftop solar power
- High performance facade
- Building microclimates

Energy Conservation
Roof Photovoltaic



Rooftop Configuration

Mechanical Enclosure + PV



Design Departure / Minor Variation:

Master Plan Departure Intent:

South Fire Access

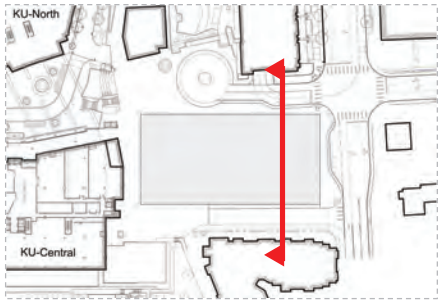
- Retain 10’ planted buffer at property line
- Consolidate sidewalk and fire access requirement to 22’ mixed mode zone (non-fire vehicles restricted)
- Landscaped pedestrian and bicycle oriented street
- Reinforce Secondary East/West Pedestrian Path

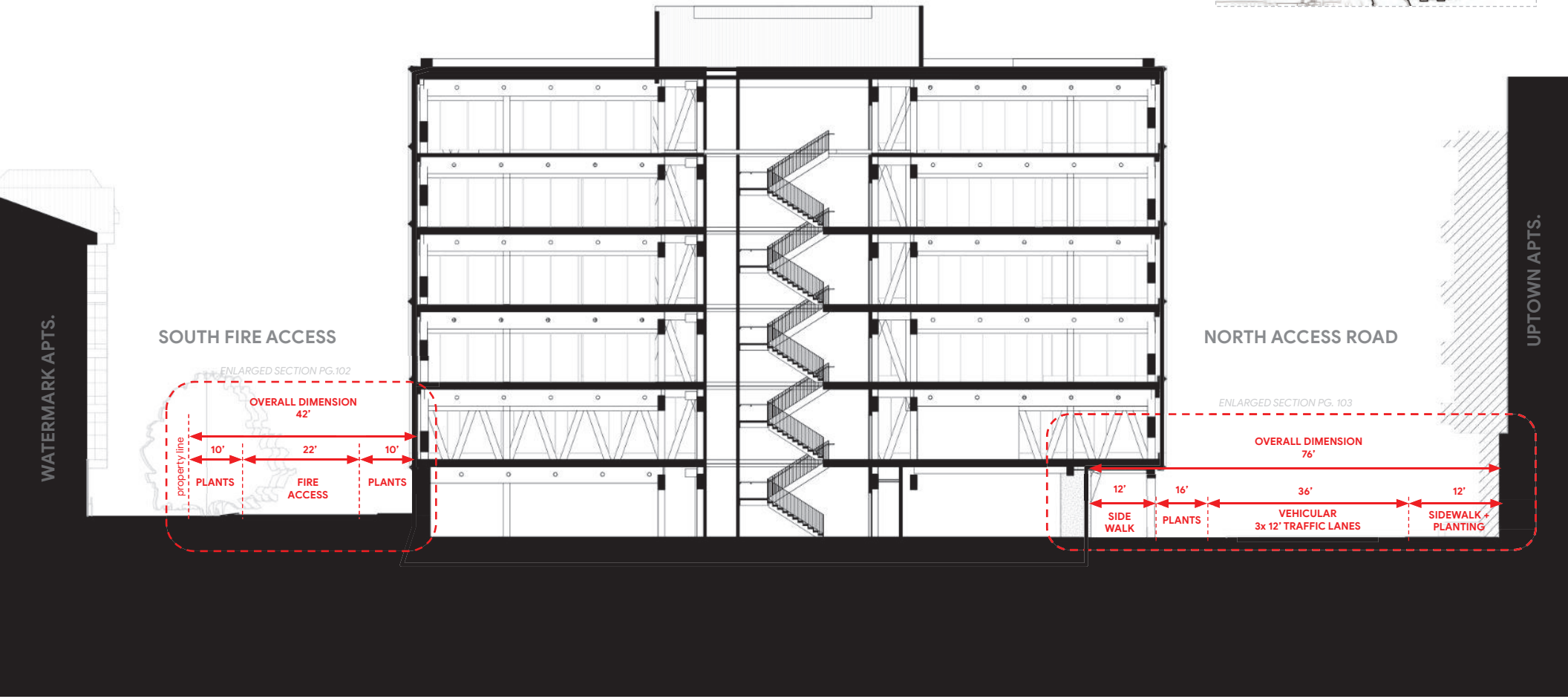
North Access Road

- Maintain 12’ min sidewalk with tree wells
- Locate pedestrian access under arcade to allow for a wider planting buffer
- Reinforce Primary East/West Pedestrian access path
- Provide covered pedestrian access across site
- Separate pedestrian path from vehicles with landscape
- Maintain required 3 vehicular drive lanes at intersection of 4th Ave and 6th Street

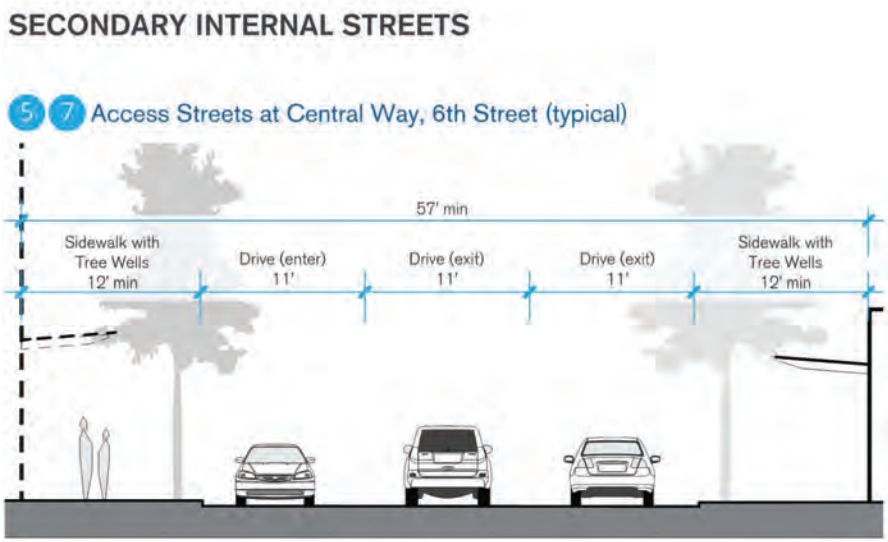
Street Section: North to South

North + South Access Roads

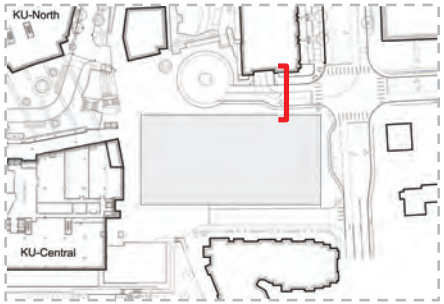


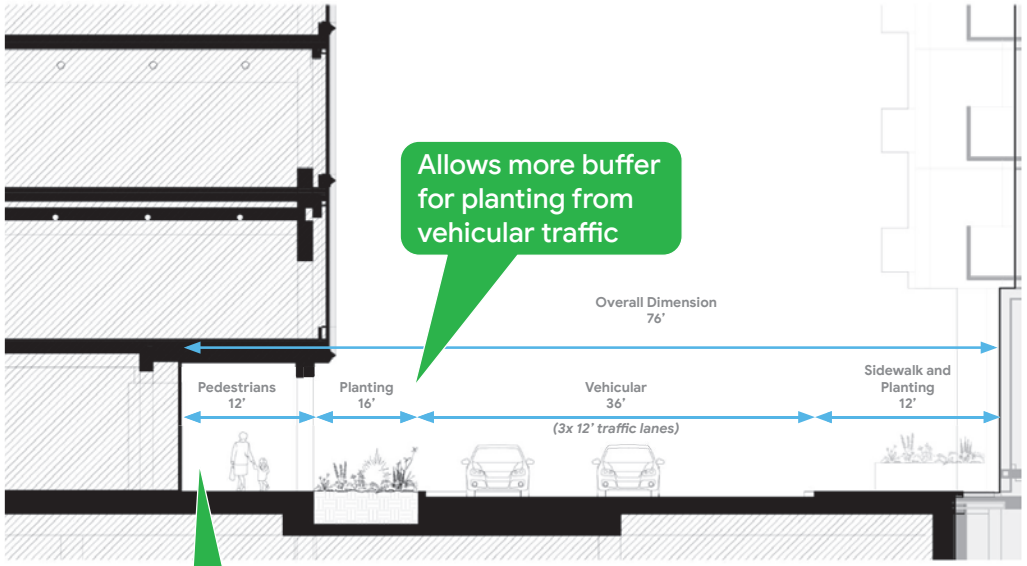


North Access Road (Master Plan)



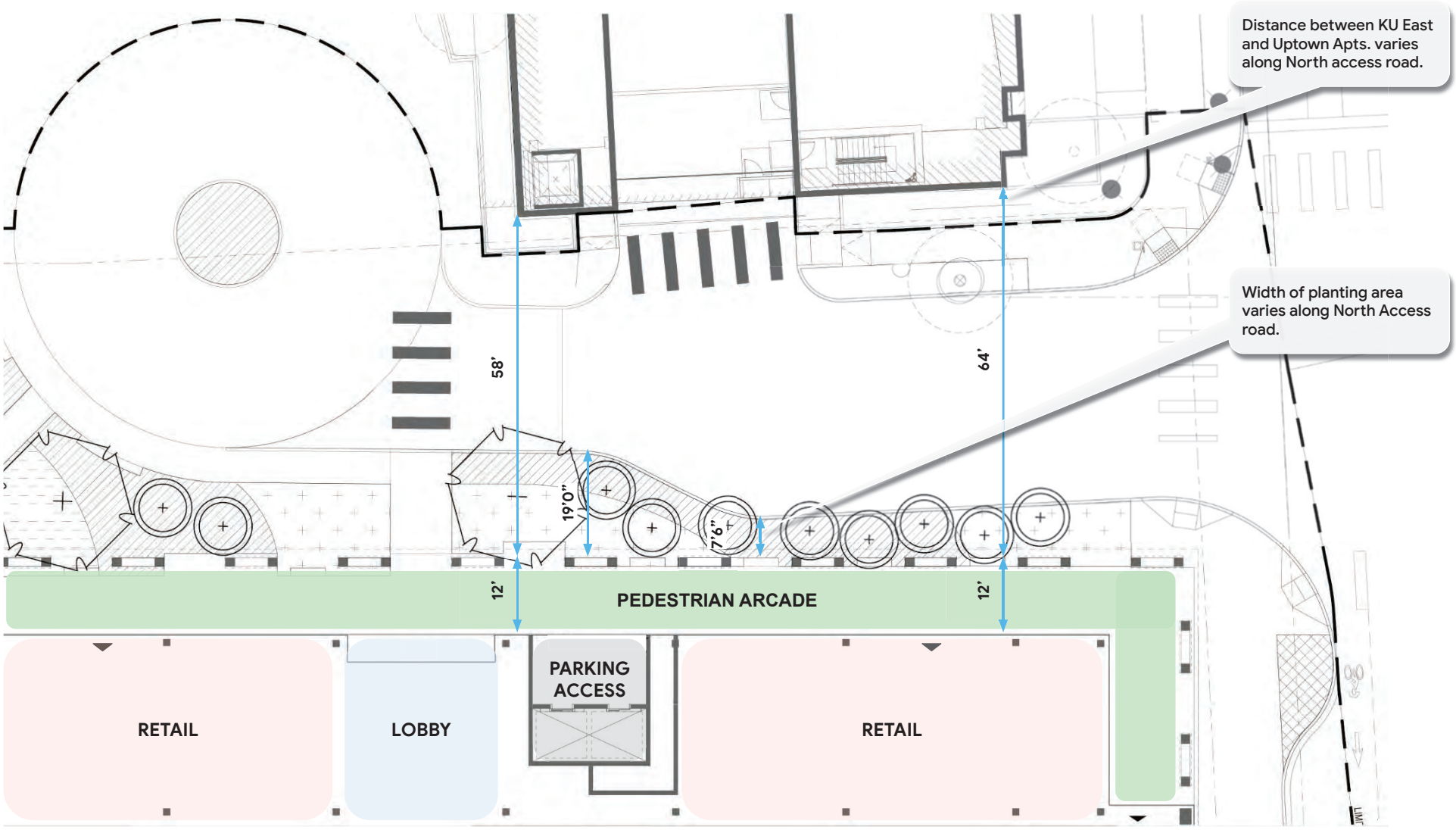
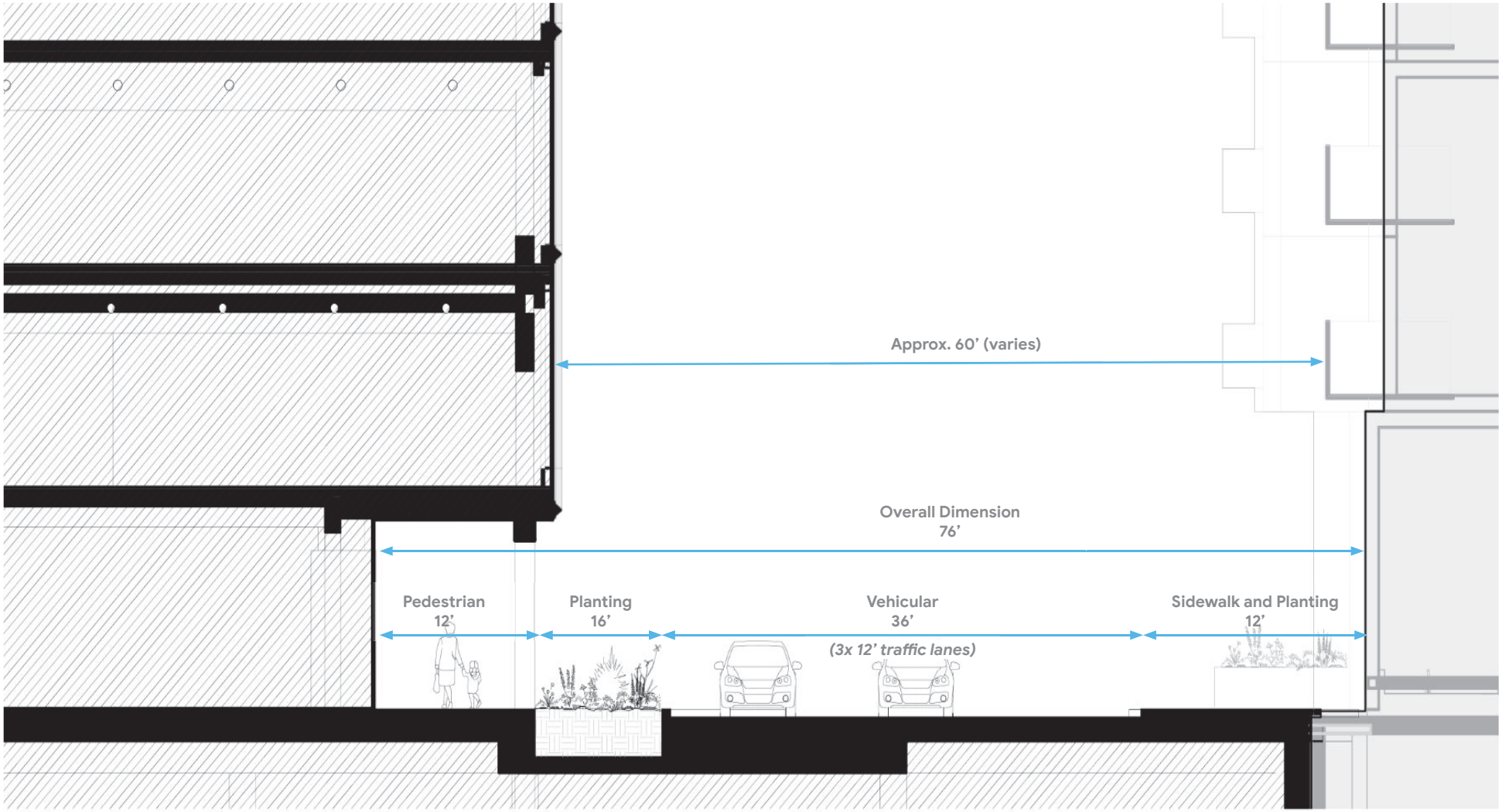
Masterplan Street Section
Outboard Pedestrian





Proposed Street Section
Pedestrian Arcade

Arcade / Sidewalk



Arcade / Sidewalk