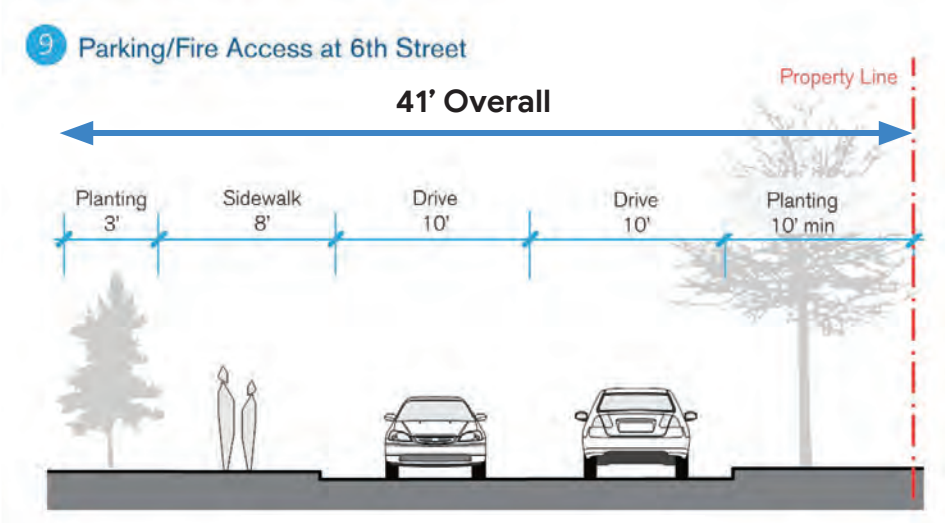
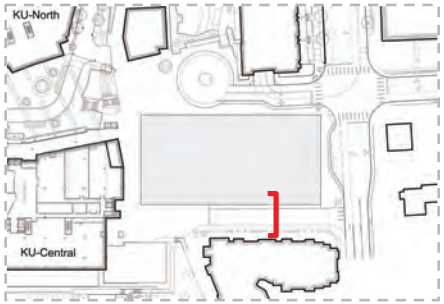
Arcade / Sidewalk

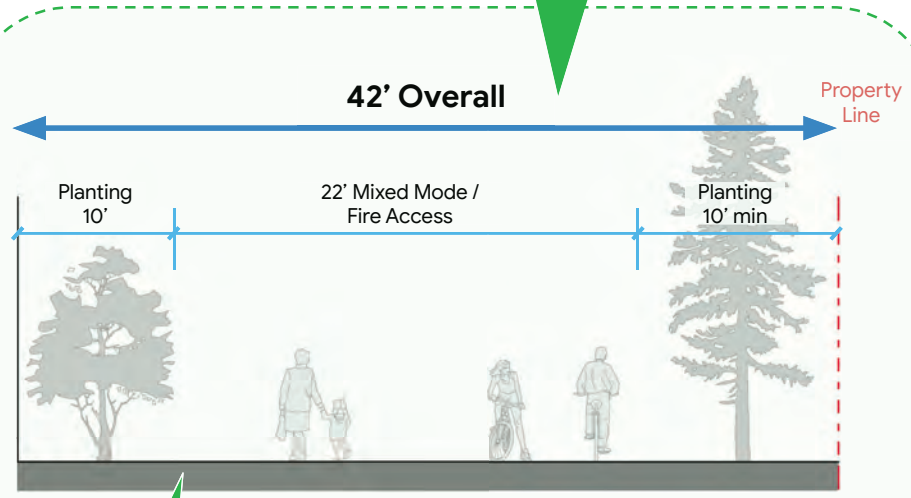
South Fire Access (Master Plan)



Masterplan Street Section
Car Focused



Fire department looking for 22' fire access lane



Proposed Street Section
Pedestrian Oriented

Bollards at 6th Street, No vehicle access except fire (Fire department request)

Building Height Calculations

Construction Type Study

Type III-A

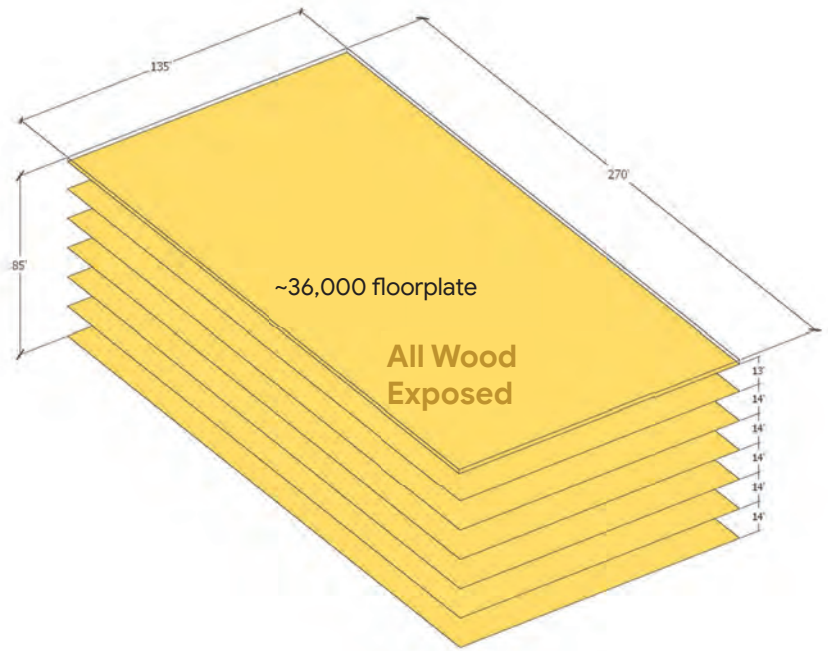
85' max height
6 floors max

KU East Max
216,000 gsf
@
6 Floors
14'-0" floor to floor

Exposed timber allowed

Assembly use allowed
Floors 1-4

Accessory Assembly spaces allowed floors 5 and above if less than 10% of the floor area. Conference rooms and other assembly areas that have occupant load less than 50 or 750 sf allowed.



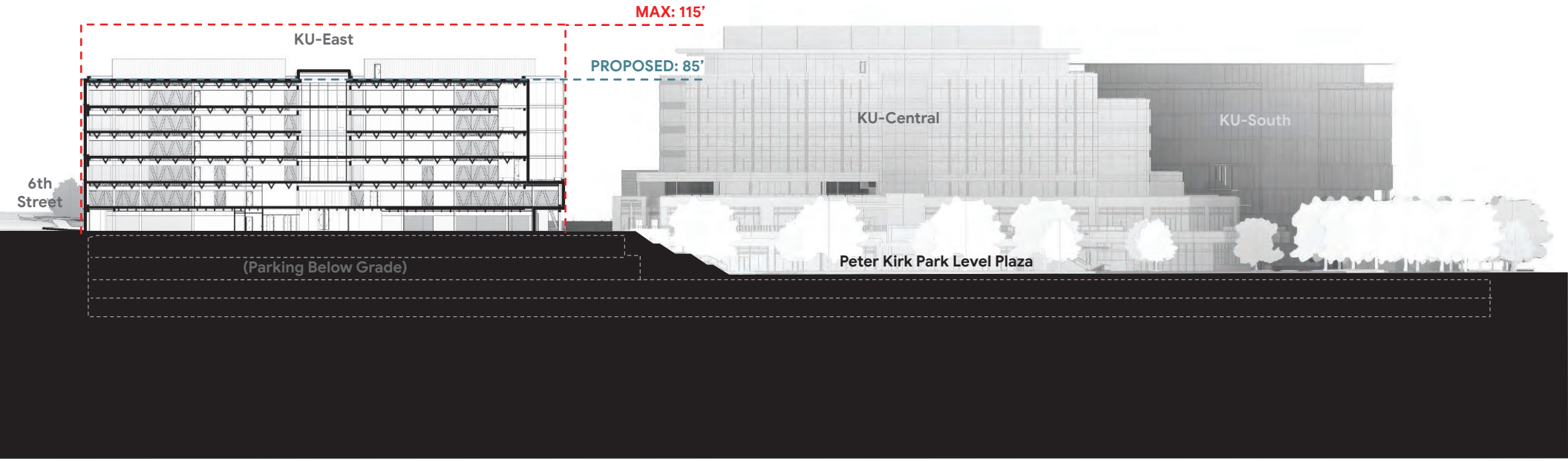
City of Kirkland Zone CBD-5A

Height Limit = 115'
8 floors max

Site Section: East to West

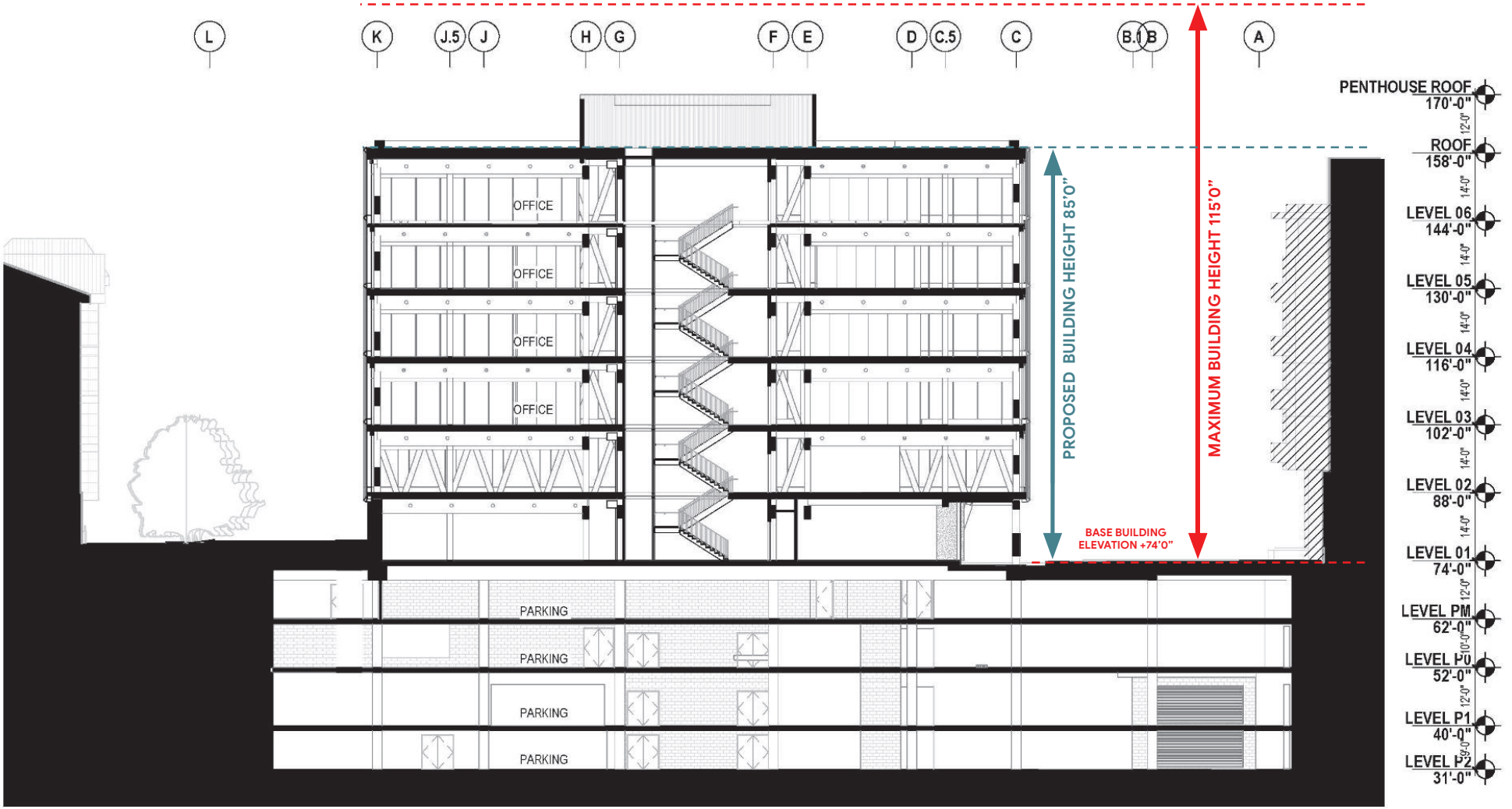
Building Height Relationship to Campus

KU East Building height falls well below the allowable height limit



Building Section: North to South

Building Height Calculation



LEVER

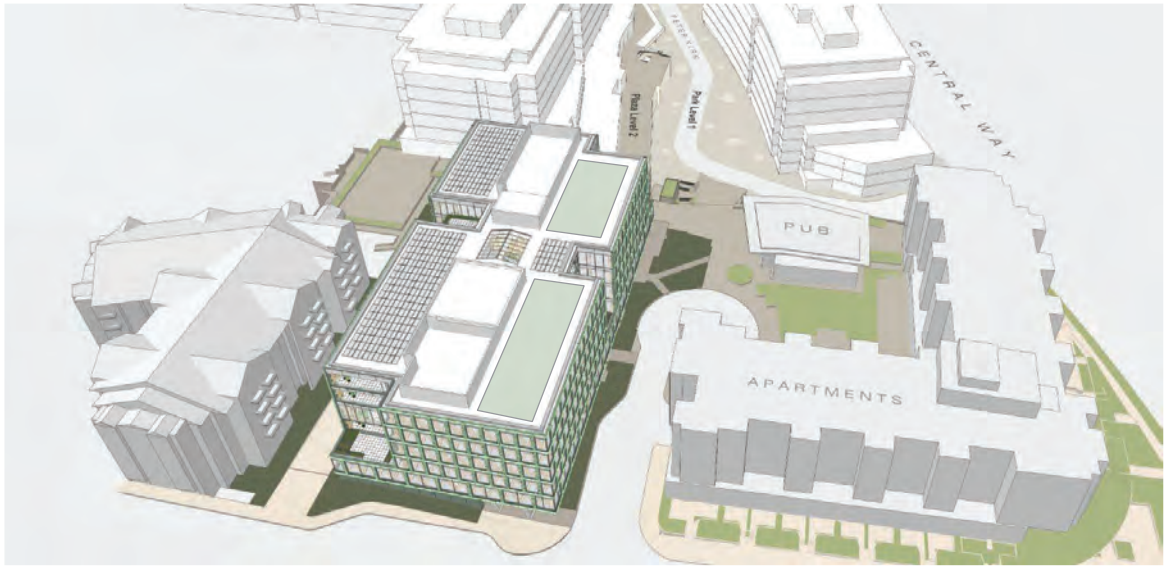
Unnamed
Google - Kirkland Urban East

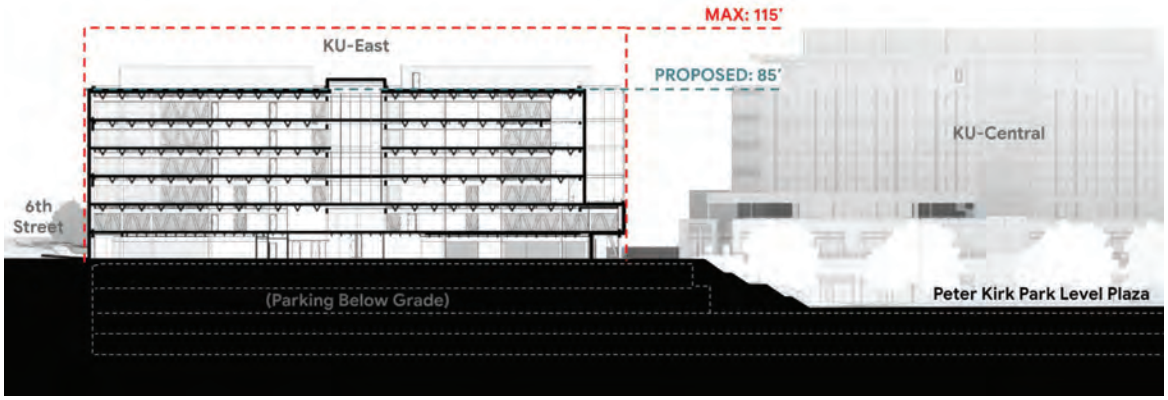
SCALE 1" = 20'

9/22/2021 3:44:22 PM

Building Height / Rooftop Strategy

- Early in the design process, we decided to proceed with **Construction Type III-A** to provide the best experience possible by maximizing the allowable exposed timber in the project.
- Due to the **height limitation under this construction type of 85'**, the KU East proposed building height falls **well below the site's allowable height**. We believe the shorter building height will also provide a better pedestrian experience at the site
- Because KU East is a smaller building, it is necessary to **maximize the area provided on each floor**, while still providing generous massing cuts at the terraces.
- Therefore, the rooftop strategy for KU East is to **prioritize maximizing area for solar panels** in lieu of providing an occupiable roof with a canopy.





Master Plan + Zoning Requirements:

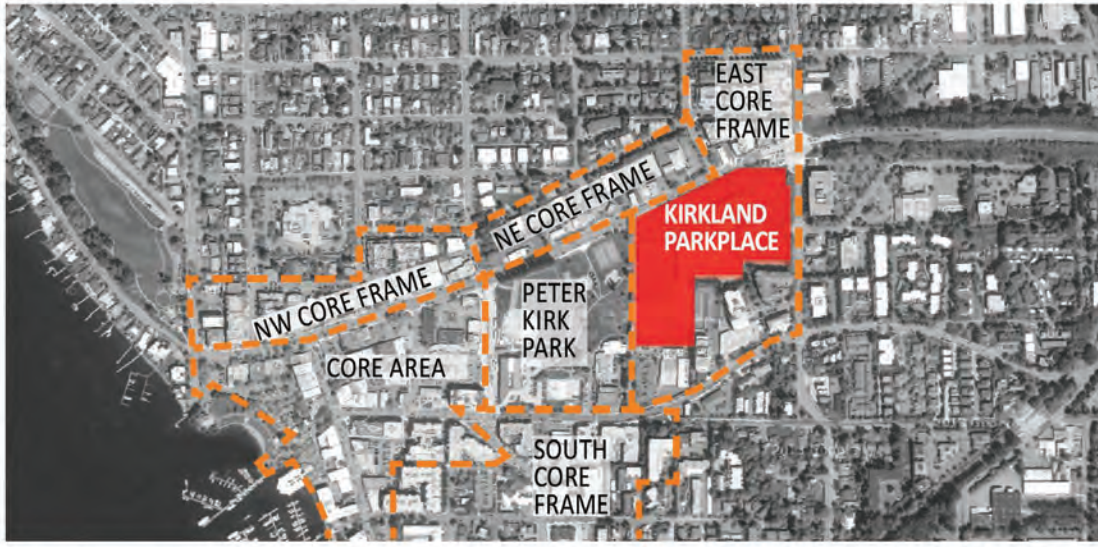
Master Plan Key Points

Major Design Drivers:

- Emotional ownership by the community; incorporate the project into the story of Kirkland.
- Create connections through site planning.
- Create community gathering spaces
- Enhance the pedestrian environment.
- Create a variety of building types, scales, and materials

Relevant Building Design Principles:

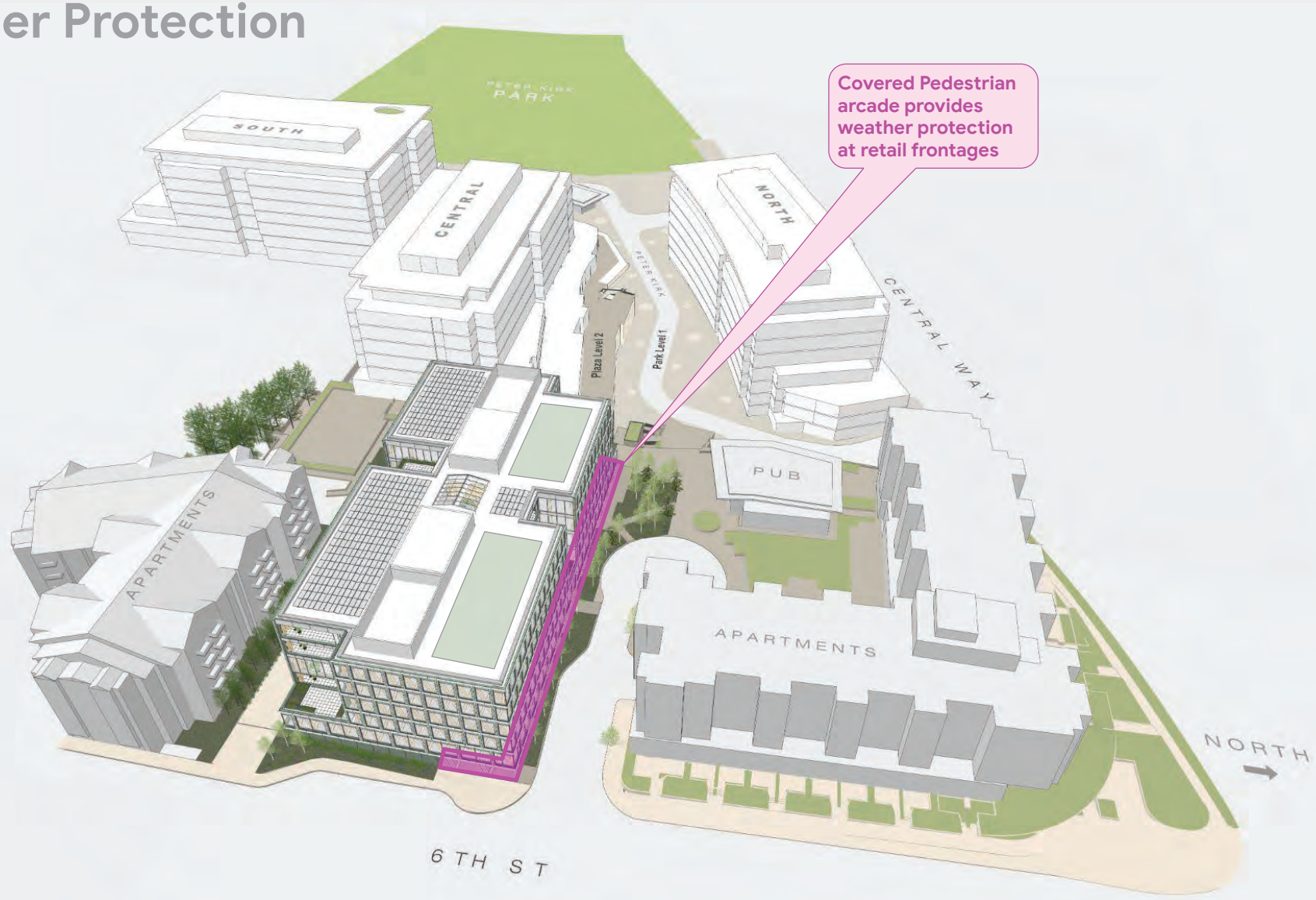
- Ground Level Retail Heights should be a minimum of 14 feet in height.
- Weather Protection: to provide pedestrians cover from weather, canopies or awnings should be:
    - A minimum of 5 feet in width
    - Placed along 75% of facades of retail frontages
- Buildings should distinguish a “base” using articulation and materials
- Break down the scale and massing of larger buildings into smaller and more varied volumes.
- Building modulation should be employed to break up long facades and create a visual interest unique to each building in the project.



Kirkland Parkplace: Design District 5A, part of the East Core Frame in Kirkland's downtown area[1]

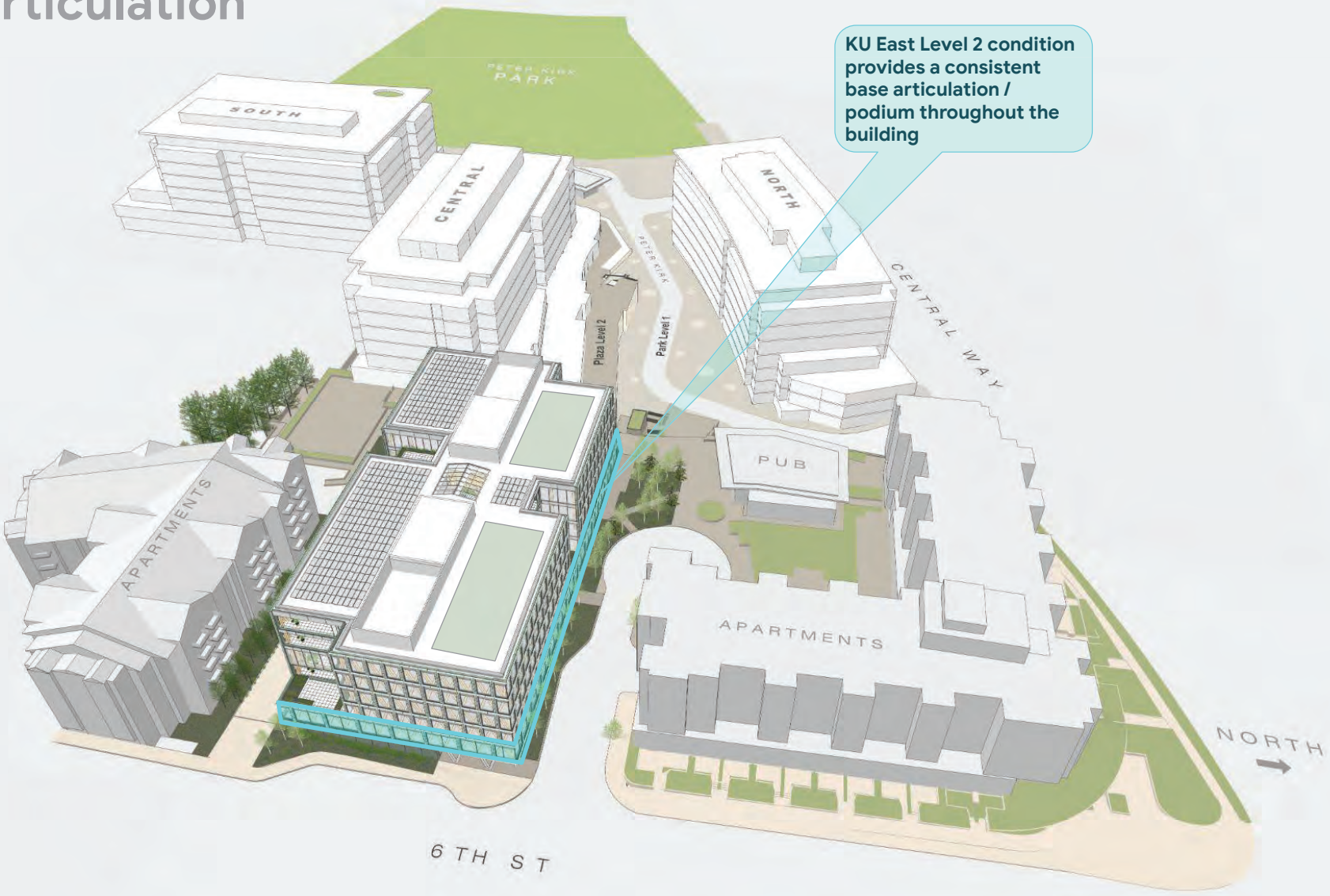
Master Plan Key Points

Weather Protection



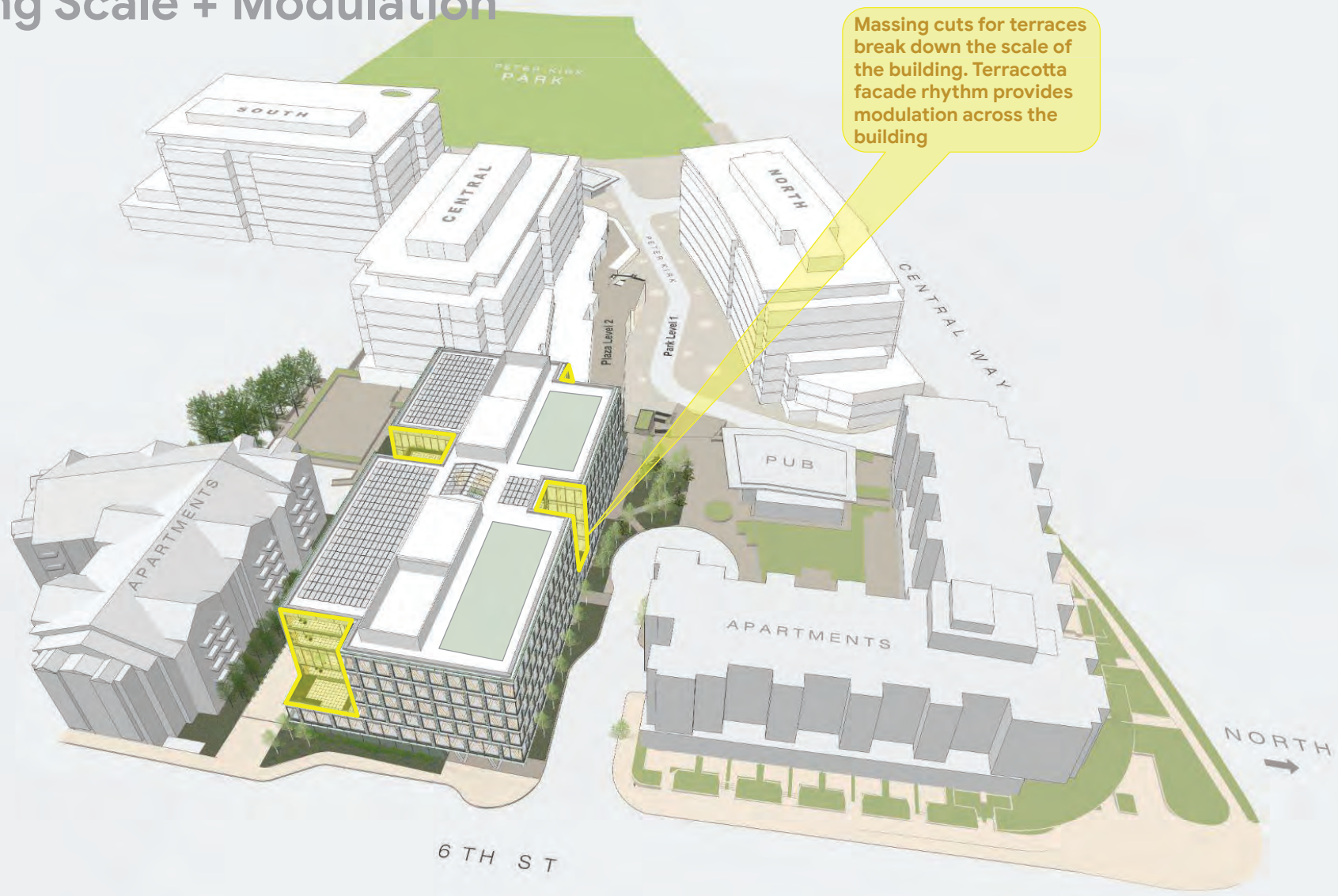
Master Plan Key Points

Base Articulation



Master Plan Key Points

Massing Scale + Modulation



Zoning Summary: CBD-5A

Setbacks

North / East / West: No setback required at East site
South: 25'

Height Limit

115'-0"

Lot Coverage

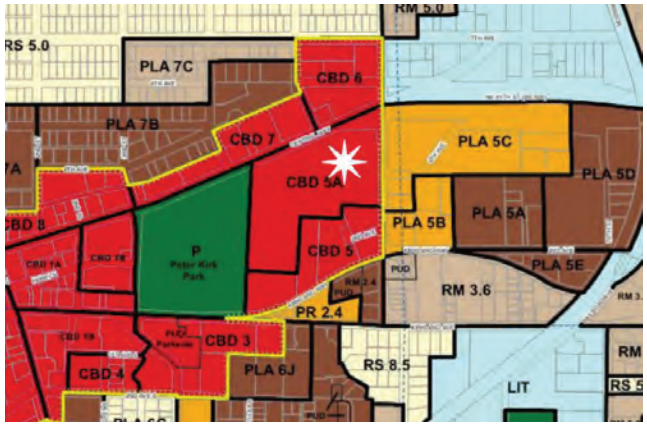
100% Allowable

Allowed Uses

Mixed Use Development containing Office, Residential, Retail, and Restaurant uses

Parking Requirements

A. Parking requirements pending approved parking demand analysis with City of Kirkland



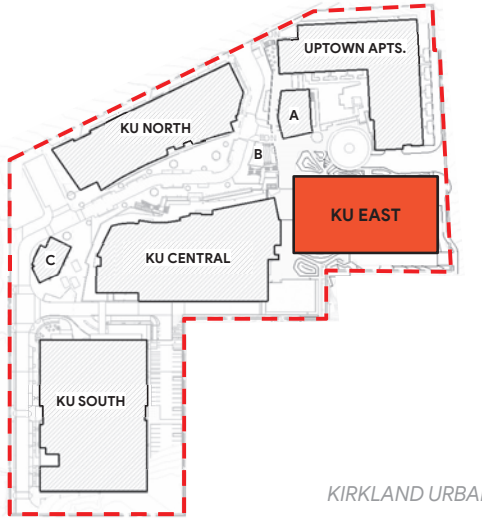
Special Regulations:

1) Development under this use shall be pursuant to the Parkplace Master Plan and Design Guidelines
2) The gross floor area of retail and restaurant uses in this zone shall be equal to or greater than 186,000 gross square feet. Retail uses may include accessory short term drop-off children's play facilities.
3) The following additional uses are allowed subject to restrictions listed:
   a) Hotel or Athletic Club. Accessory retail or restaurant uses shall be included as retail uses under Special Regulation 2, provided they are open to the public.
   b) Movie theater. This use may be included as a retail use under Special Regulation 2; provided, that the gross floor area of this use shall not count toward more than 25 percent of the required minimum gross floor area of retail and restaurant uses.
   c) Private Lodge or Club; Church; School, Day-care Center, or Mini-School or Day-care Center; Public Utility, Government Facility, or Community Facility; Public Park.
   d) Assisted Living Facility (including a nursing home if part of the facility); provided, that the gross floor area does not exceed 10 percent of the total gross floor area for the Master Plan; and Stacked or Attached Dwelling Units; provided, that the gross floor area does not exceed 30 percent of the total gross floor area for the Master Plan.
4) The following uses are prohibited:
   a) Any retail establishment exceeding 70,000 square feet.
   b) At grade drive-through facilities. Exception: One drive-through facility for banking or related financial services is permitted if the facility does not compromise the pedestrian orientation or traffic circulation of the development. The drive-through shall be on the eastern portion of the site accessed from 6th Street. The location and design of the facility requires Planning Official and Public Works Department approval.
   c) The outdoor storage, sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers

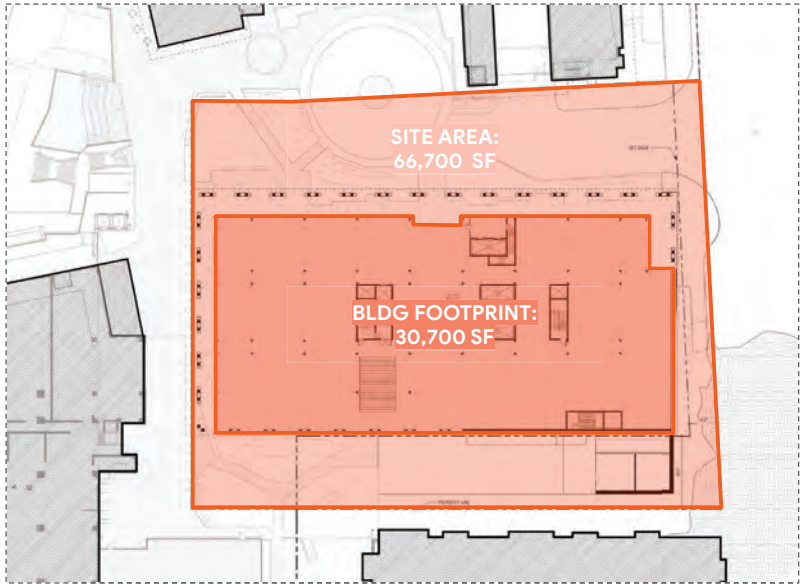
Zoning Envelope + Setbacks

Lot Coverage Calculations:

	UPTOWN APTS.	KU NORTH	KU CENTRAL	KU SOUTH	PAVILIONS (A,B,C)	KU EAST	*CAMPUS TOTAL*
Theater	0	0	0	38,020 SF	0	0	***38,020 SF***
Retail	1,940 SF	23,160 SF	85,760 SF	15,560 SF	8,310 SF	14,875 SF	***149,605 SF***
Office	0	206,250 SF	190,520 SF	238,970 SF	0	180,000 SF	***815,740 SF***
Residential	171,920 SF	0	0	0	0	0	***171,920 SF***
Daycare	0	0	13,940 SF	0	0	0	***13,940 SF***
TOTAL	**173,860 SF**	**229,410 SF**	**290,220 SF**	**292,550 SF**	**8,310 SF**	194,875 SF	***1,189,225 SF***



KIRKLAND URBAN CAMPUS

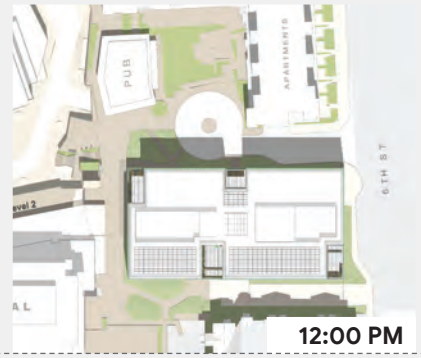


KU EAST SITE

Appendix

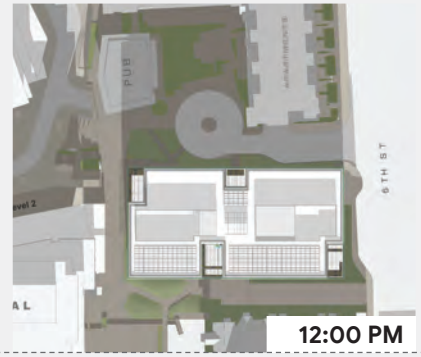
Solar Study

June 21: Summer Solstice



March / September 21: Equinox

December 21: Winter Solstice



Additional Notes from CDC Discussion

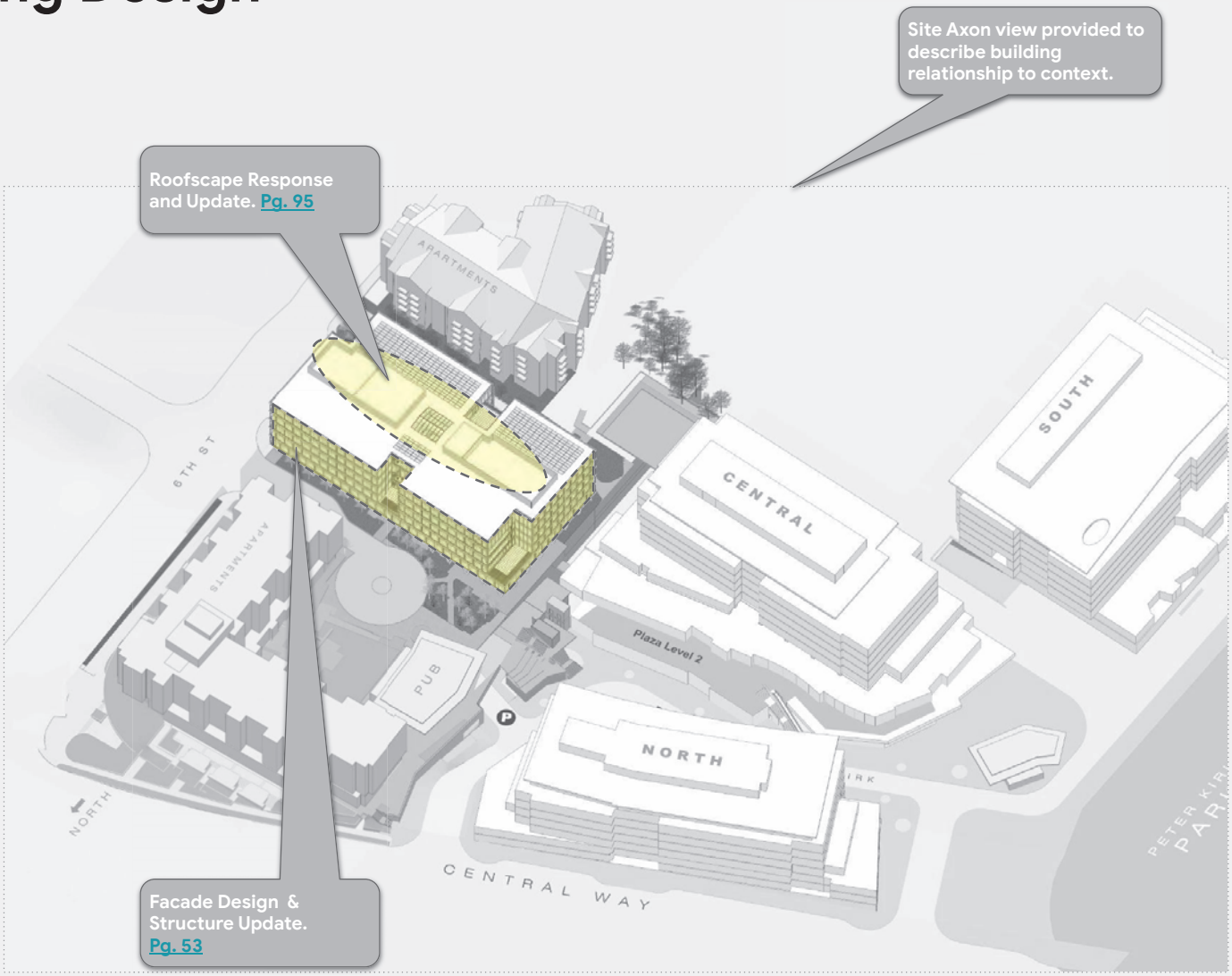
CDC Feedback: Building Design

DRB Feedback / Request:

- The DRB supported applicant's preferred massing, Option 3.
- DRB members agreed that massing option 3 breaks down the massing using the cuts at the terraces and expressed interest in seeing how further facade development would contribute to breaking down the scale of the building.
- DRB members requested additional modeling views to better understand the buildings relationship to the site.
- DRB members expressed that they were interested in the building having a unique character in relation to the other buildings on site.
- We discussed that there was an intent to celebrate the timber structure through facade development.
- DRB requested further information on the roof design including mechanical enclosure and PV areas.

Response:

LEVER has continued to move forward with developing massing option 3. We've provided an axonometric, building renderings, facade studies, elevations and plans to show further development of the building.



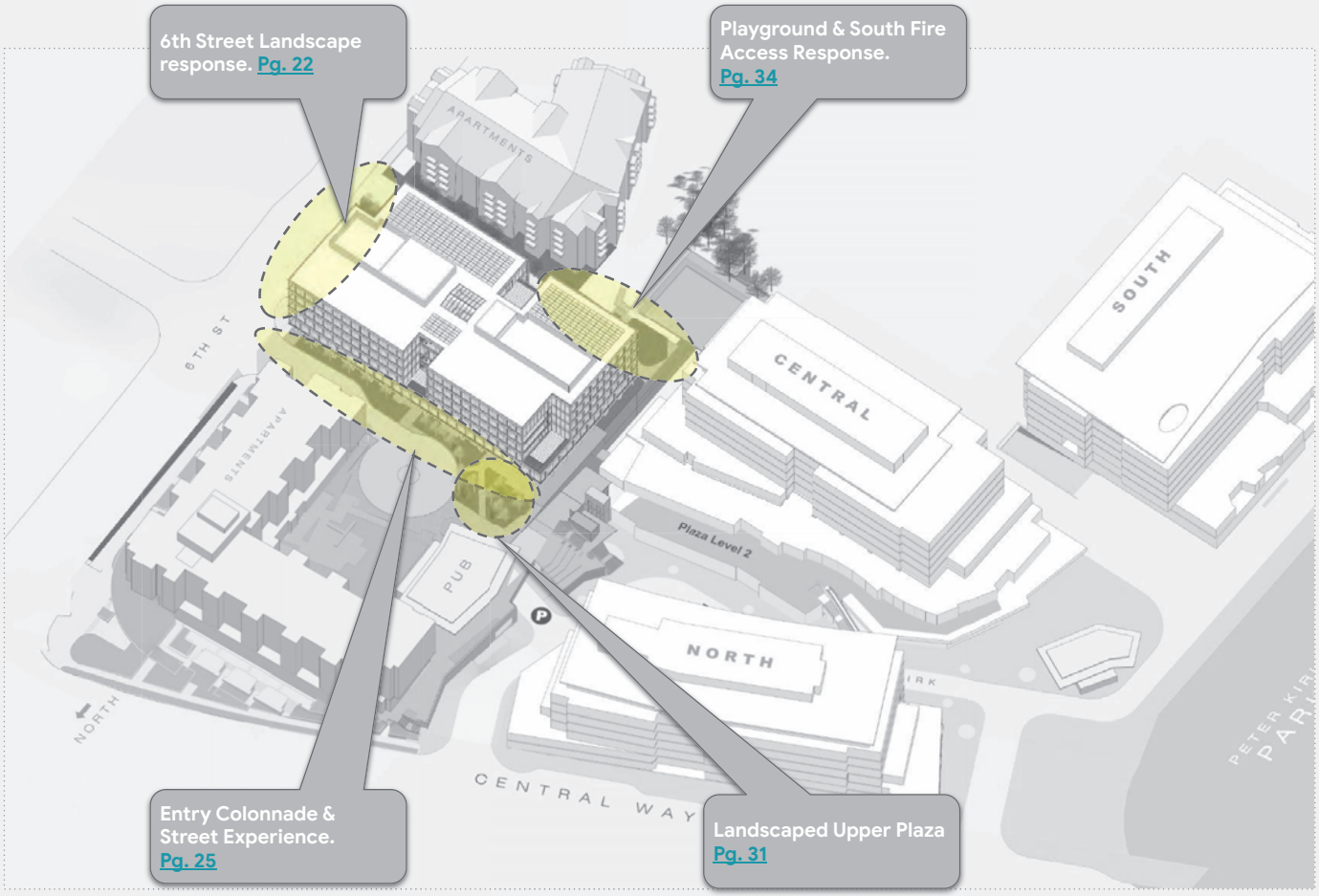
CDC Feedback: Site Design

DRB Feedback / Requests:

- The DRB supported the proposed vehicular and pedestrian access points to the site and requested further information about the pedestrian pathways.
- There was a particular point of interest in the connection through the site to the lower plaza and connection to the daycare area.
- Board members expressed interest in bringing in green/lush landscape, gatherings space, and family friendly features.

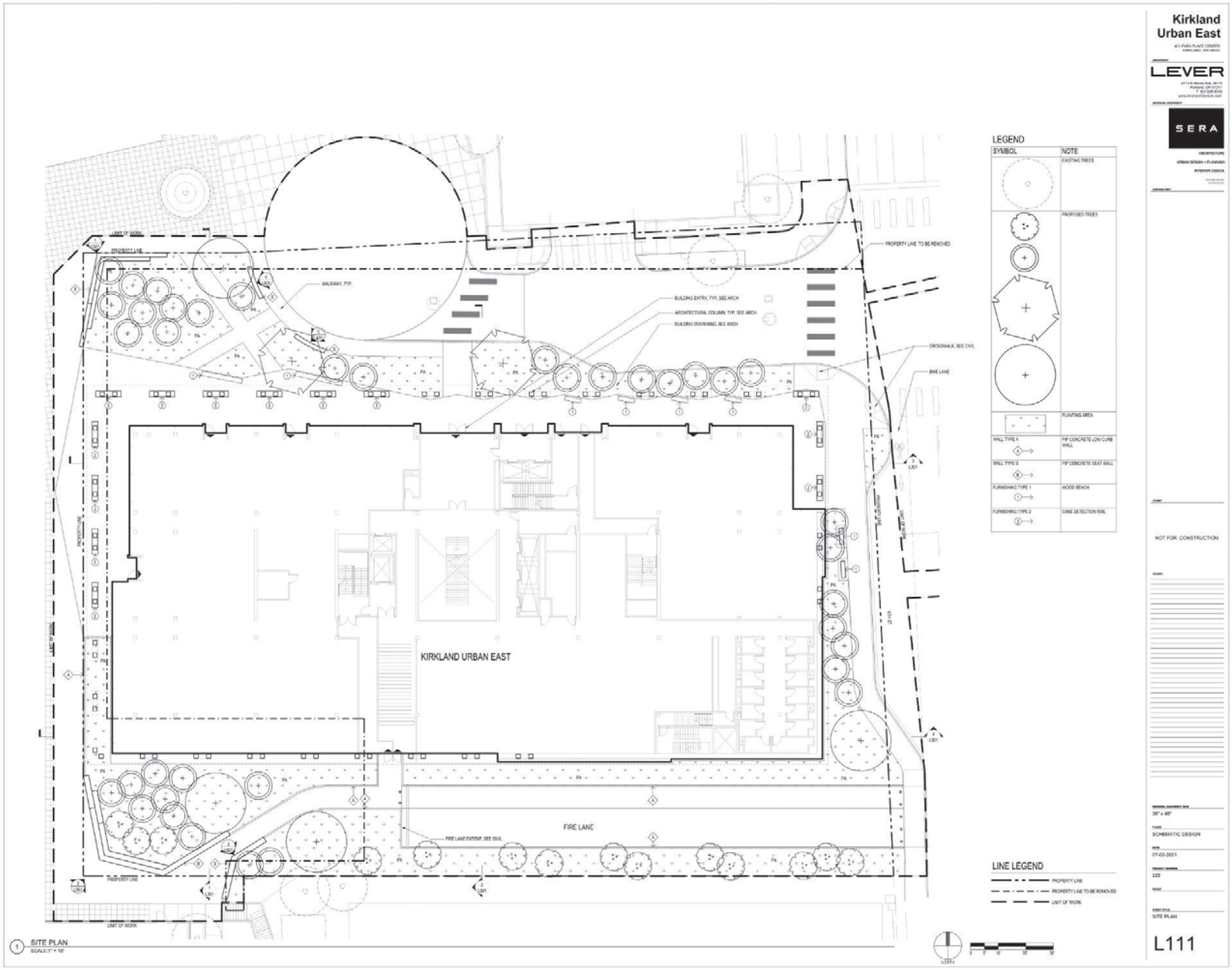
Response:

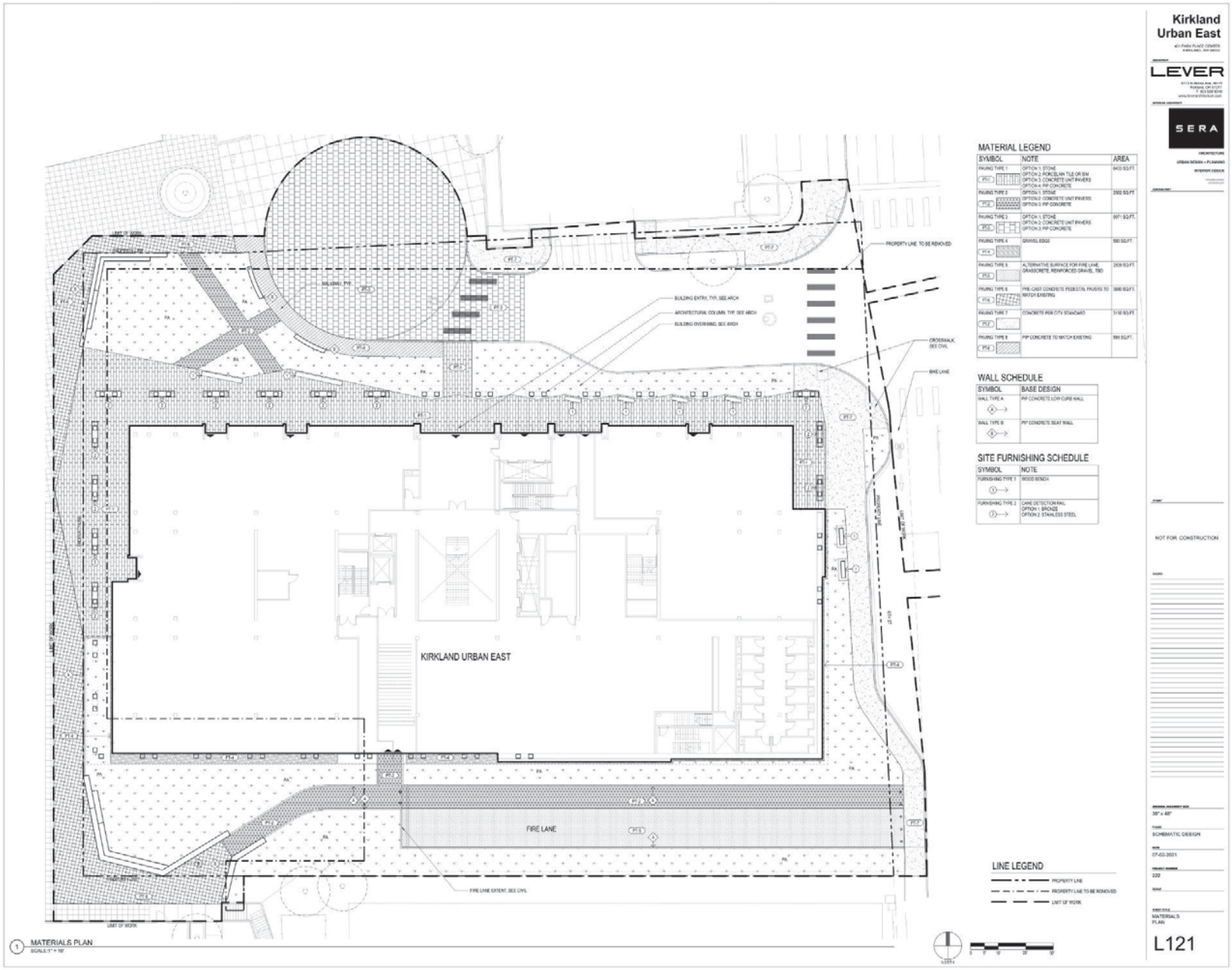
LEVER and GGN Landscape have provided plans, sections, and perspective views showing the character and the design intent and experience of the pedestrian pathways and how they connect to the existing site conditions.



Landscape Site Plans

Site Plan Dimensions


Kirkland Urban East
LEVER
SERA
LEGEND
SYMBOL
NOTE
EXISTING TREES
PROPOSED TREES
PLANTING AREA
WALL TYPE A
CIP CONCRETE LOW CURB WALL
WALL TYPE B
CIP CONCRETE SEAT WALL
FURNISHING TYPE 1
WOOD BENCH
FURNISHING TYPE 2
CANE DETECTION RAIL
PROPERTY LINE TO BE REMOVED
WALKWAY, TYP.
BUILDING ENTRY, TYP. SEE ARCH
ARCHITECTURAL COLUMN, TYP. SEE ARCH
BUILDING OVERHANG, SEE ARCH
CROSSWALK, SEE CIVIL
BIKE LANE
KIRKLAND URBAN EAST
FIRE LANE
FIRE LANE EXTEND, SEE CIVIL
PROPERTY LINE
LIMIT OF WORK
LINE LEGEND
PROPERTY LINE
PROPERTY LINE TO BE REMOVED
LIMIT OF WORK
NOT FOR CONSTRUCTION
SCHEMATIC DESIGN
07-02-2021
SITE PLAN
L111
1 SITE PLAN


Kirkland Urban East
LEVER
SERA
MATERIAL LEGEND
SYMBOL
NOTE
AREA
WALL SCHEDULE
SYMBOL
BASE DESIGN
SITE FURNISHING SCHEDULE
SYMBOL
NOTE
PROPERTY LINE TO BE REMOVED
BUILDING ENTRY, TYP. SEE ARCH
ARCHITECTURAL COLUMN, TYP. SEE ARCH
BUILDING OVERHANG, SEE ARCH
CROSSWALK, SEE CIVIL
BIKE LANE
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FIRE LANE
FIRE LANE EXTENT, SEE CIVIL
LINE LEGEND
PROPERTY LINE
PROPERTY LINE TO BE REMOVED
LIMIT OF WORK
NOT FOR CONSTRUCTION
SCHEMATIC DESIGN
07-02-2021
MATERIALS PLAN
L121
1 MATERIALS PLAN

PLANTING SCHEDULE - TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
+	ALNUS RUBRA	RED ALDER	35	1"-2" CALIPER
+	ACER CIRCINATUM	VINE MAPLE	14	MULTI-STEM, EACH TO BE MIN. 1" CALIPER, 4 STEMS MIN.
+	THUJA PLICATA	WESTERN RED CEDAR	2	16' TALL MIN.
+	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	4	16' TALL MIN.

NOTE: Massing and groundcover mixes in each Planting Mix are to be layered, with each amounting to 100%.

PLANTING SCHEDULE - SHRUBS AND GROUNDCOVER

DESCRIPTION	PLANTING MIX	%	BOTANICAL NAME / COMMON NAME	SPACING	SIZE
MIXED UNDERSTORY GROVE 3329 SF	MASSING	40%	RIBES SANGUINEUM / RED FLOWERING CURRANT	60" O.C.	3-5 GAL.
PM-1		20%	SYMPHORICARPUS ALBUS / SNOWBERRY	60" O.C.	3-5 GAL.
		40%	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	48" O.C.	3-5 GAL.
	GOUNDCOVER	33%	FRAGARIA VESCA / WOODLAND STRAWBERRY	12" O.C.	4"
		33%	MAIANTHEMUM STELLATUM / STARFLOWER/RED SOLOMON'S SEAL	18" O.C.	1 GAL.
		33%	MAHONIA NERVOSA / LOW OREGON GRAPE	36" O.C.	1 GAL.
LOW UNDERSTORY 2649 SF	MASSING	100%	POLYSTICHUM MUNITUM / SWORDFERN	48" O.C.	3-5 GAL.
PM-2	GROUNDCOVER	30%	ASARUM CAUDATUM / WILD GINGER	18" O.C.	1 GAL.
		30%	DICENTRA FORMOSA / BLEEDING HEART	18" O.C.	1 GAL.
		20%	GAULTHERIA SHALLON / SALAL	36" O.C.	1 GAL.
		20%	TELLIMA GRANDIFLORA / FRINGECUP	24" O.C.	1 GAL.
WET / MOIST UNDERSTORY 746 SF	MASSING	60%	RUBUS PARVIFLORUS / THIMBLEBERRY	60" O.C.	3-5 GAL.
PM-3		40%	SAMBUCUS RACEMOSA / RED ELDERBERRY	72" O.C.	3-5 GAL.
	GOUNDCOVER	33%	ANTHYRIUM FELIX FEMINA / LADY FERN	48" O.C.	1 GAL.
		33%	BLECHNUM SPICANT / DEER FERN	36" O.C.	1 GAL.
		33%	CORNUS CANDENSIS / BUNCHBERRY	18" O.C.	1 GAL.
SUN UNDERSTORY 2183 SF	MASSING	25%	HOLODISCUS DISCOLOR / OCEANSPRAY	60" O.C.	3-5 GAL.
PM-4		75%	DESCHAMPSIA CESPITOSA / TUFTED HAIRGRASS	36" O.C.	3-5 GAL.
	GROUNDCOVER	20%	AQUILEA FORMOSA / RED COLUMBINE	24" O.C.	1 GAL.
		20%	ANAPHALIS MARGARITACEA / PEARLY EVERLASTING	36" O.C.	1 GAL.
		40%	BALSAMORHIZA DELTOIDEI / PUGET BALSAMROOT	36" O.C.	1 GAL.
		20%	CAMAS LEICHTLINII / GREAT CAMAS	18" O.C.	BULB
SUN LOW UNDERSTORY 1088 SF	MASSING	100%	FESTUCA ROEMERI / ROEMER'S FESCUE	36" O.C.	3-5 GAL.
PM-5	GROUNDCOVER	10%	ACHILLEA MILLEFOLIUM / YARROW	36" O.C.	1 GAL.
		20%	ALLIUM CERNUUM / NODDING ONION	24" O.C.	1 GAL.
		30%	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	48" O.C.	1 GAL.
		20%	CAMPANULA ROTUNDIFOLIA / HAREBELL	18" O.C.	1 GAL.
		20%	ERIOPHYLLUM LANATUM / WOOLLY SUNFLOWER	24" O.C.	1 GAL.

Kirkland Urban East

LEVER

SERA

NOT FOR CONSTRUCTION

30" x 40"

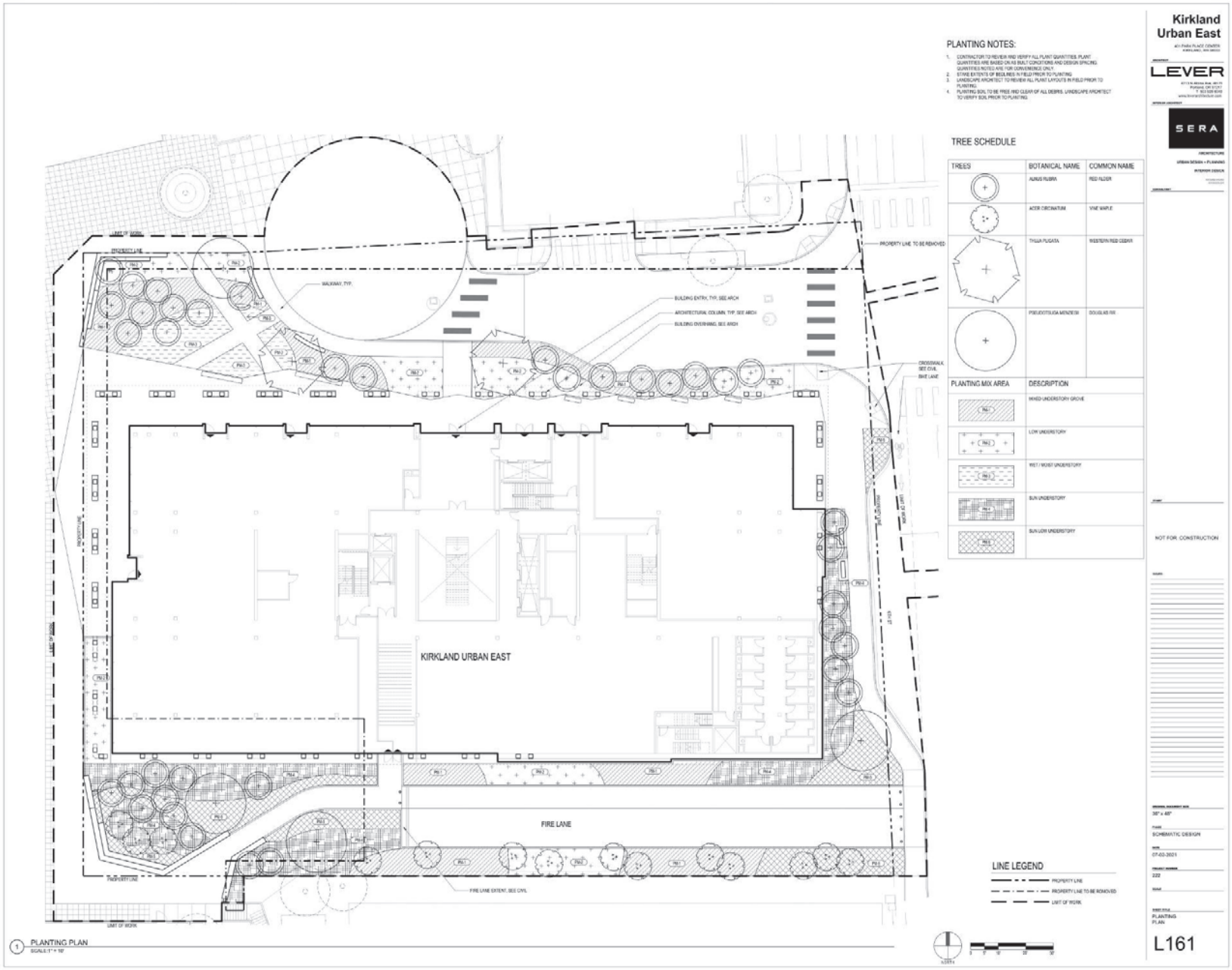
SCHEMATIC DESIGN

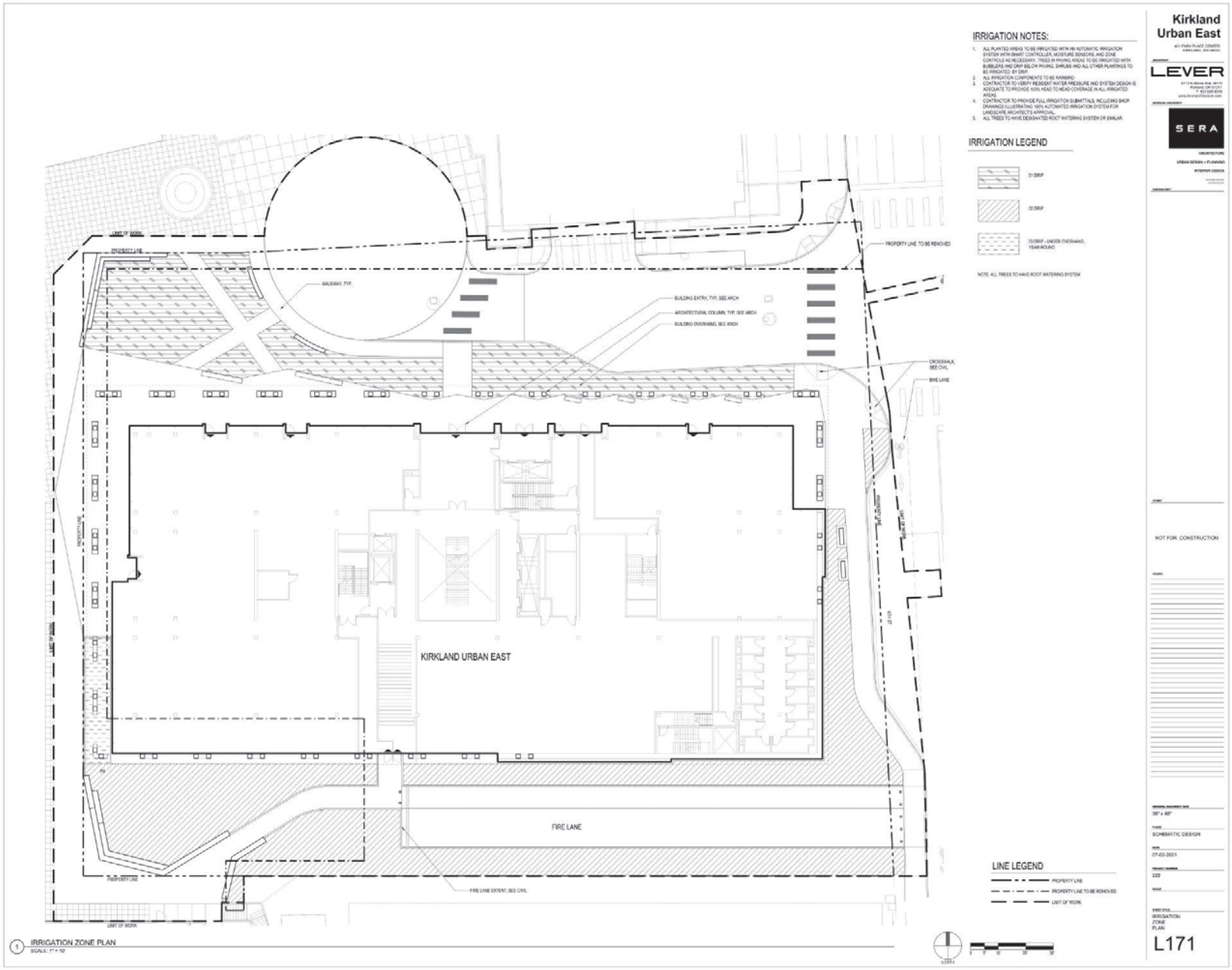
07-02-2021

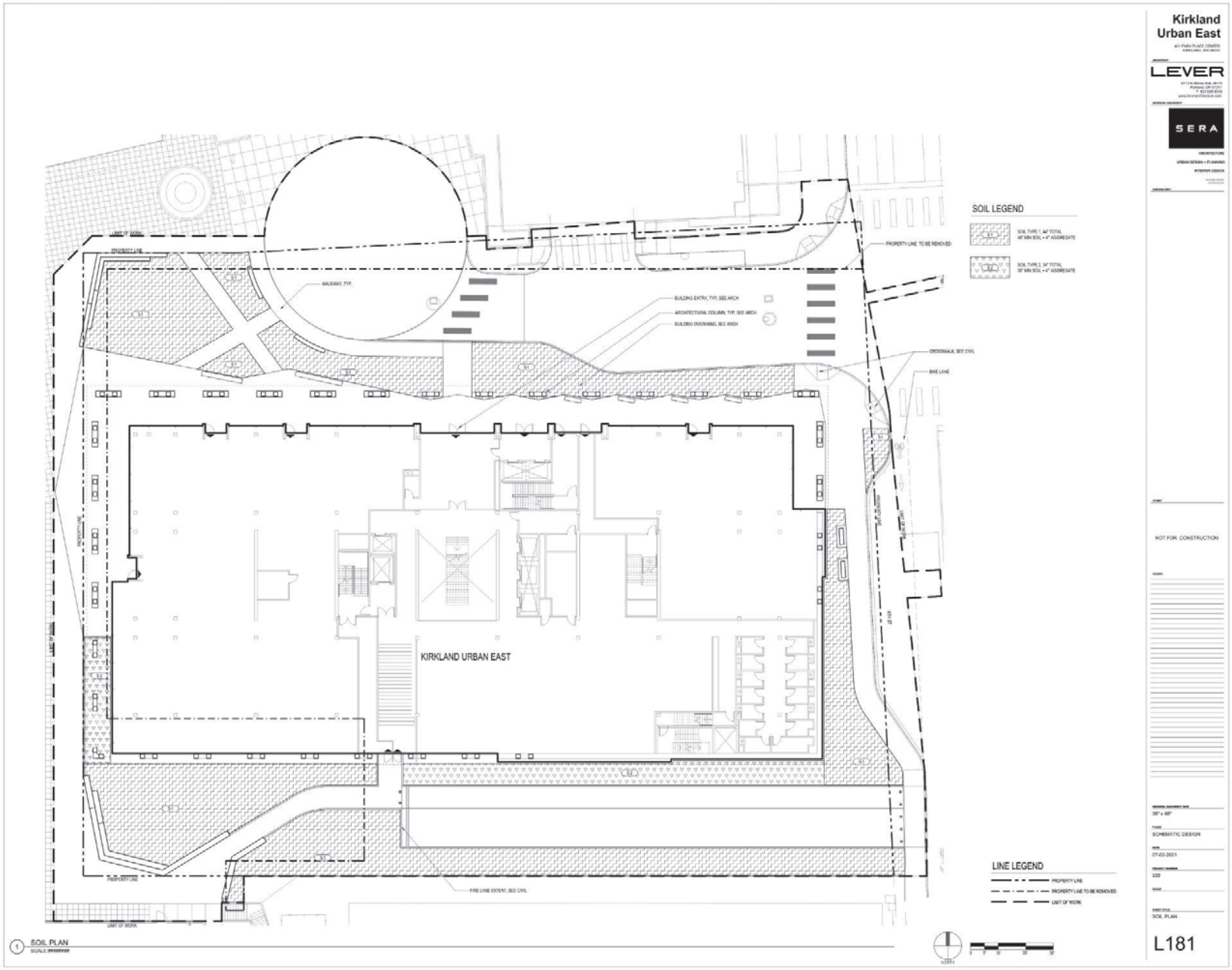
222

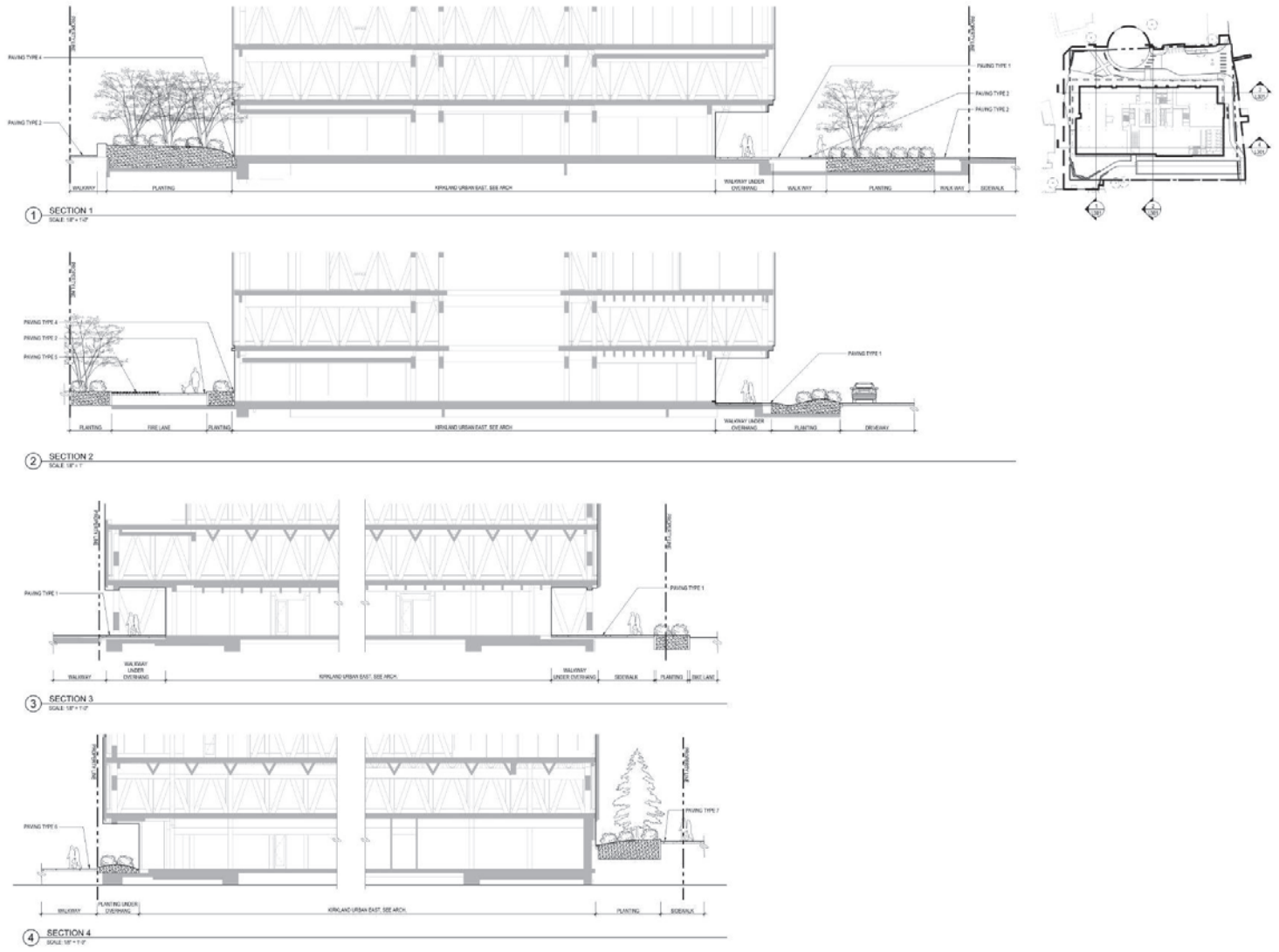
PLANTING SCHEDULES AND NOTES

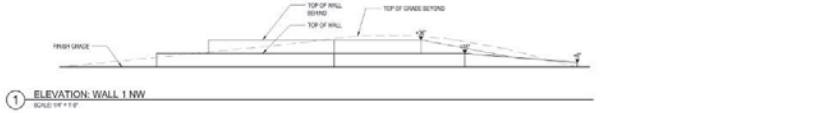
L160


PLANTING NOTES:
1. CONTRACTOR TO REVIEW AND VERIFY ALL PLANT QUANTITIES. PLANT QUANTITIES ARE BASED ON AS BUILT CONDITIONS AND DESIGN SPACING. QUANTITIES NOTED ARE FOR CONVENIENCE ONLY.
2. STAKE EXTENTS OF BEDLINES IN FIELD PRIOR TO PLANTING
3. LANDSCAPE ARCHITECT TO REVIEW ALL PLANT LAYOUTS IN FIELD PRIOR TO PLANTING
4. PLANTING SOIL TO BE FREE AND CLEAR OF ALL DEBRIS. LANDSCAPE ARCHITECT TO VERIFY SOIL PRIOR TO PLANTING
TREE SCHEDULE
TREES
BOTANICAL NAME
COMMON NAME
ALNUS RUBRA
RED ALDER
ACER CIRCINATUM
VINE MAPLE
THUJA PLICATA
WESTERN RED CEDAR
PSEUDOTSUGA MENZIESII
DOUGLAS FIR
PLANTING MIX AREA
DESCRIPTION
MIXED UNDERSTORY GROVE
LOW UNDERSTORY
WET / MOIST UNDERSTORY
SUN UNDERSTORY
SUN LOW UNDERSTORY
KIRKLAND URBAN EAST
FIRE LANE
LINE LEGEND
PROPERTY LINE
PROPERTY LINE TO BE REMOVED
LIMIT OF WORK
Kirkland Urban East
LEVER
SERA
NOT FOR CONSTRUCTION
SCHEMATIC DESIGN
07-02-2021
PLANTING PLAN
L161
1 PLANTING PLAN

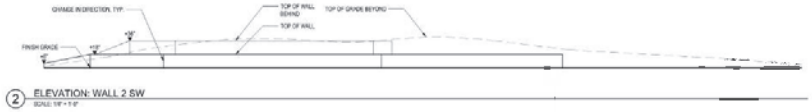

IRRIGATION NOTES:
1. ALL PLANTED AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH SMART CONTROLLER, MOISTURE SENSORS, AND ZONE CONTROLS AS NECESSARY. TREES IN PAVING AREAS TO BE IRRIGATED WITH BUBBLERS AND DRIP BELOW PAVING. SHRUBS AND ALL OTHER PLANTINGS TO BE IRRIGATED BY DRIP.
2. ALL IRRIGATION COMPONENTS TO BE RAINBIRD
3. CONTRACTOR TO VERIFY RESIDENT WATER PRESSURE AND SYSTEM DESIGN IS ADEQUATE TO PROVIDE 100% HEAD TO HEAD COVERAGE IN ALL IRRIGATED AREAS
4. CONTRACTOR TO PROVIDE FULL IRRIGATION SUBMITTALS, INCLUDING SHOP DRAWINGS ILLUSTRATING 100% AUTOMATED IRRIGATION SYSTEM FOR LANDSCAPE ARCHITECT'S APPROVAL.
5. ALL TREES TO HAVE DESIGNATED ROOT WATERING SYSTEM OR SIMILAR.
IRRIGATION LEGEND
01 DRIP
02 DRIP
03 DRIP - UNDER OVERHANG, YEAR-ROUND
NOTE: ALL TREES TO HAVE ROOT WATERING SYSTEM
Kirkland Urban East
LEVER
SERA
NOT FOR CONSTRUCTION
PROPERTY LINE TO BE REMOVED
WALKWAY, TYP.
BUILDING ENTRY, TYP. SEE ARCH
ARCHITECTURAL COLUMN, TYP. SEE ARCH
BUILDING OVERHANG, SEE ARCH
CROSSWALK, SEE CIVIL
BIKE LANE
KIRKLAND URBAN EAST
FIRE LANE
FIRE LANE EXTENT, SEE CIVIL
LINE LEGEND
PROPERTY LINE
PROPERTY LINE TO BE REMOVED
LIMIT OF WORK
SCHEMATIC DESIGN
07-02-2021
IRRIGATION ZONE PLAN
L171


Kirkland Urban East
LEVER
SERA
SOIL LEGEND
PROPERTY LINE TO BE REMOVED
WALKWAY, TYP.
BUILDING ENTRY, TYP. SEE ARCH
ARCHITECTURAL COLUMN, TYP. SEE ARCH
BUILDING OVERHANG, SEE ARCH
CROSSWALK, SEE CIVIL
BIKE LANE
KIRKLAND URBAN EAST
FIRE LANE EXTENT, SEE CIVIL
LINE LEGEND
PROPERTY LINE
PROPERTY LINE TO BE REMOVED
LIMIT OF WORK
NOT FOR CONSTRUCTION
SCHEMATIC DESIGN
07-02-2021
SOIL PLAN
L181
1 SOIL PLAN

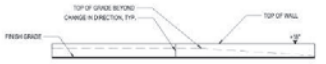

SECTION 1
SECTION 2
SECTION 3
SECTION 4
Kirkland Urban East
LEVER
SERA
NOT FOR CONSTRUCTION
SCHEMATIC DESIGN
07-02-2021
L301



1 ELEVATION: WALL 1 NW



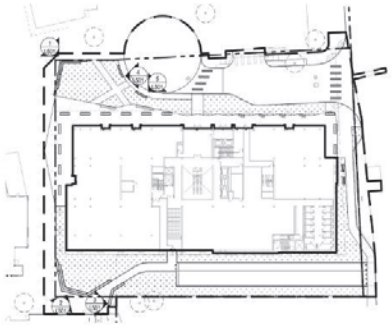
2 ELEVATION: WALL 2 SW



3 ELEVATION: WALL 3 SW

4 ELEVATION: WALL 4 NW

5 ELEVATION: WALL 5 NW



Kirkland Urban East

LEVER

SERA

NOT FOR CONSTRUCTION

30" x 42"

SCHEMATIC DESIGN

07-02-2021

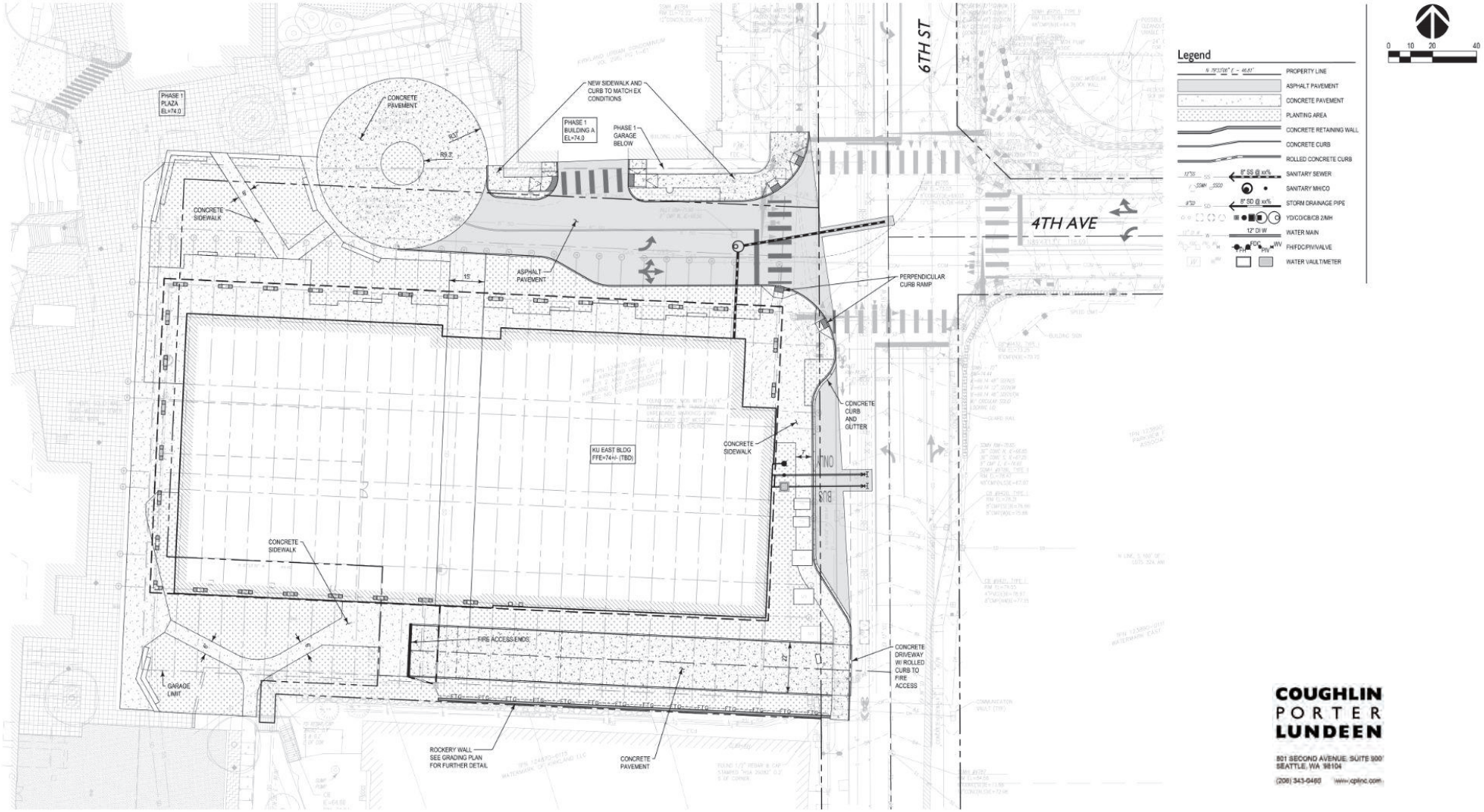
222

WALL ELEVATIONS

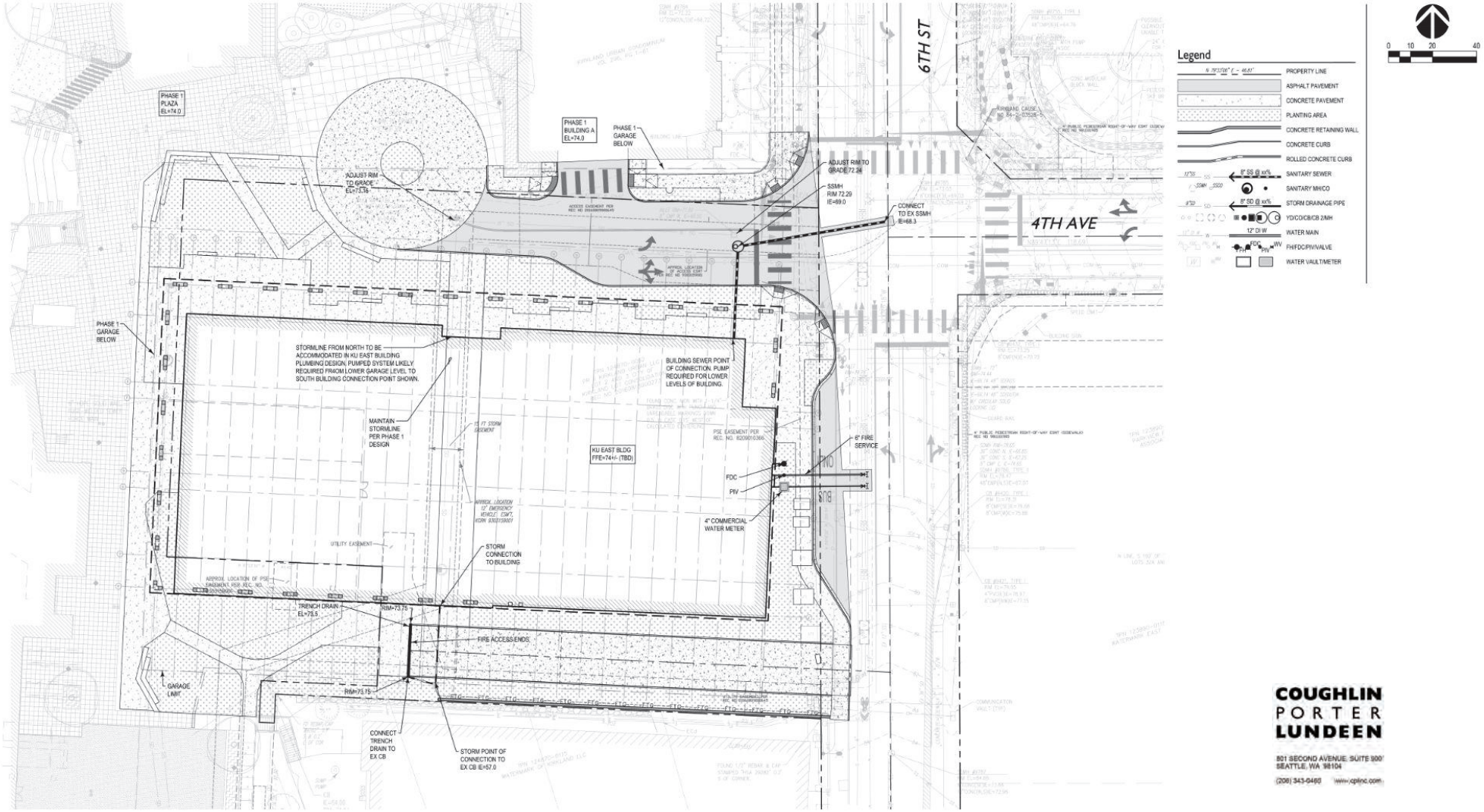
L501

Site Survey Drawings: 1” = 40’

Site Plan

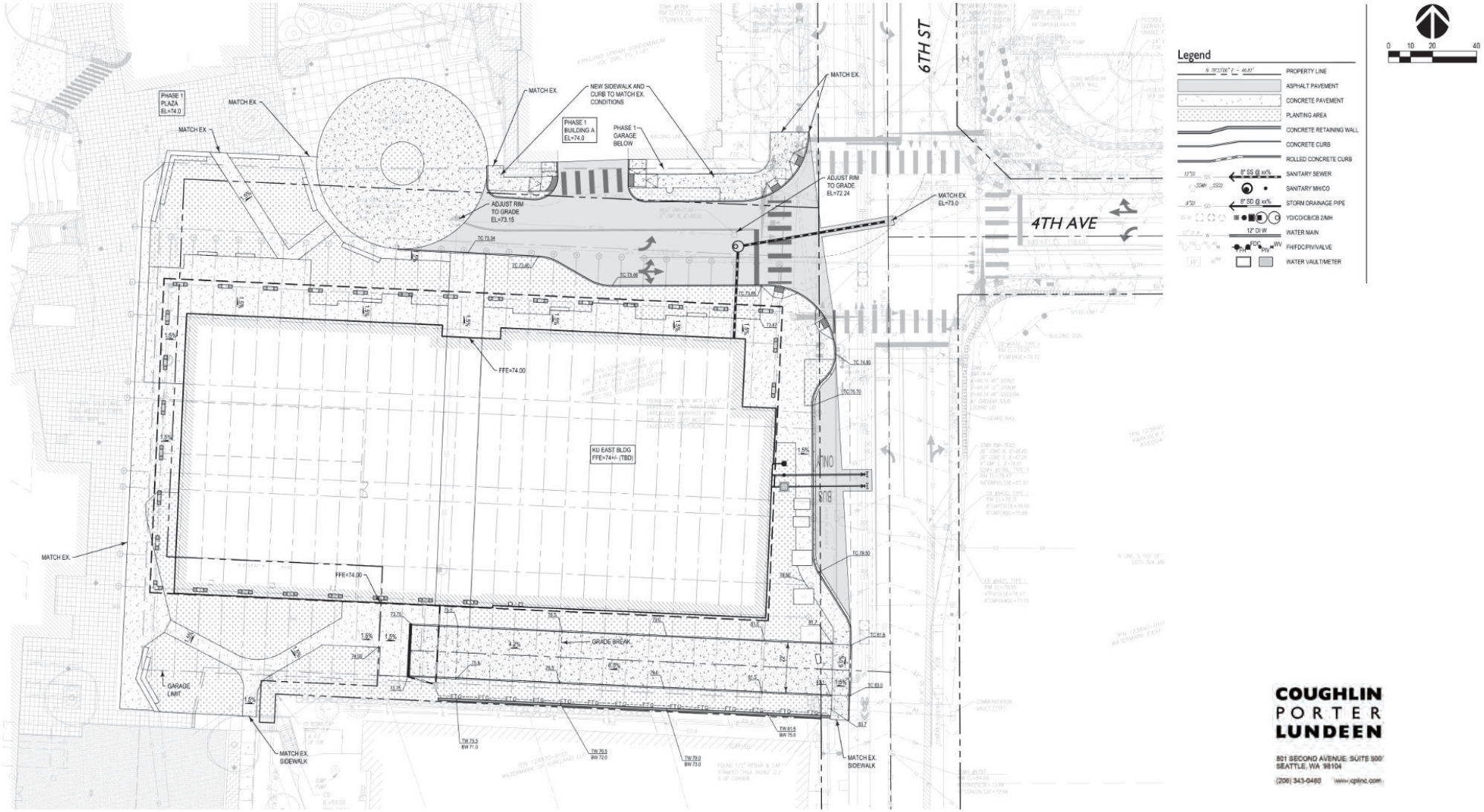

6TH ST
4TH AVE
Legend
PROPERTY LINE
ASPHALT PAVEMENT
CONCRETE PAVEMENT
PLANTING AREA
CONCRETE RETAINING WALL
CONCRETE CURB
ROLLED CONCRETE CURB
SANITARY SEWER
SANITARY MH/CO
STORM DRAINAGE PIPE
YD/CD/CB/CB 2/MH
WATER MAIN
FH/FDC/PIV/VALVE
WATER VAULT/METER
0 10 20 40
PHASE 1 PLAZA EL=74.0
CONCRETE PAVEMENT
NEW SIDEWALK AND CURB TO MATCH EX CONDITIONS
PHASE 1 BUILDING A EL=74.0
PHASE 1 GARAGE BELOW
CONCRETE SIDEWALK
ASPHALT PAVEMENT
PERPENDICULAR CURB RAMP
CONCRETE CURB AND GUTTER
KU EAST BLDG FFE=74+/- (TBD)
CONCRETE SIDEWALK
CONCRETE SIDEWALK
FIRE ACCESS ENDS
CONCRETE DRIVEWAY W/ ROLLED CURB TO FIRE ACCESS
GARAGE LINE
ROCKERY WALL SEE GRADING PLAN FOR FURTHER DETAIL
CONCRETE PAVEMENT
COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0460 www.cplinc.com

Utility Plan



COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0460 www.cplinc.com

Grading Plan



City of Kirkland

01 - 26 - 2022

Kirkland Urban East

Design Response Conference

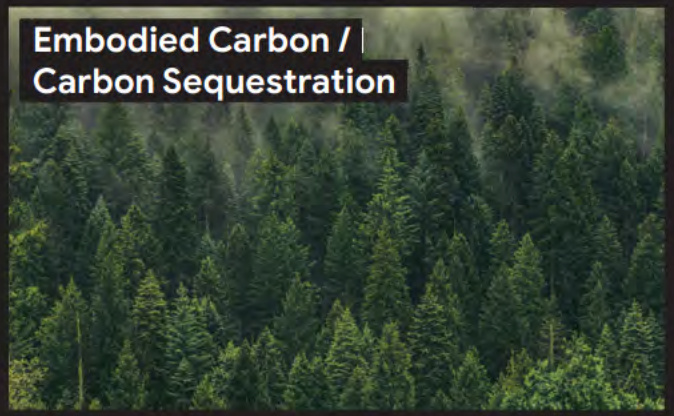
LEVER GGN SERA

Presentation Content:

Topics included in this deck:

- Proposed Design Details
- Site Material Development
- Building Material Development
- Building and Site Lighting
- Retail + Ground Floor Details
- Update on Sustainability, Signage & Art

KU East Project Drivers:



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.

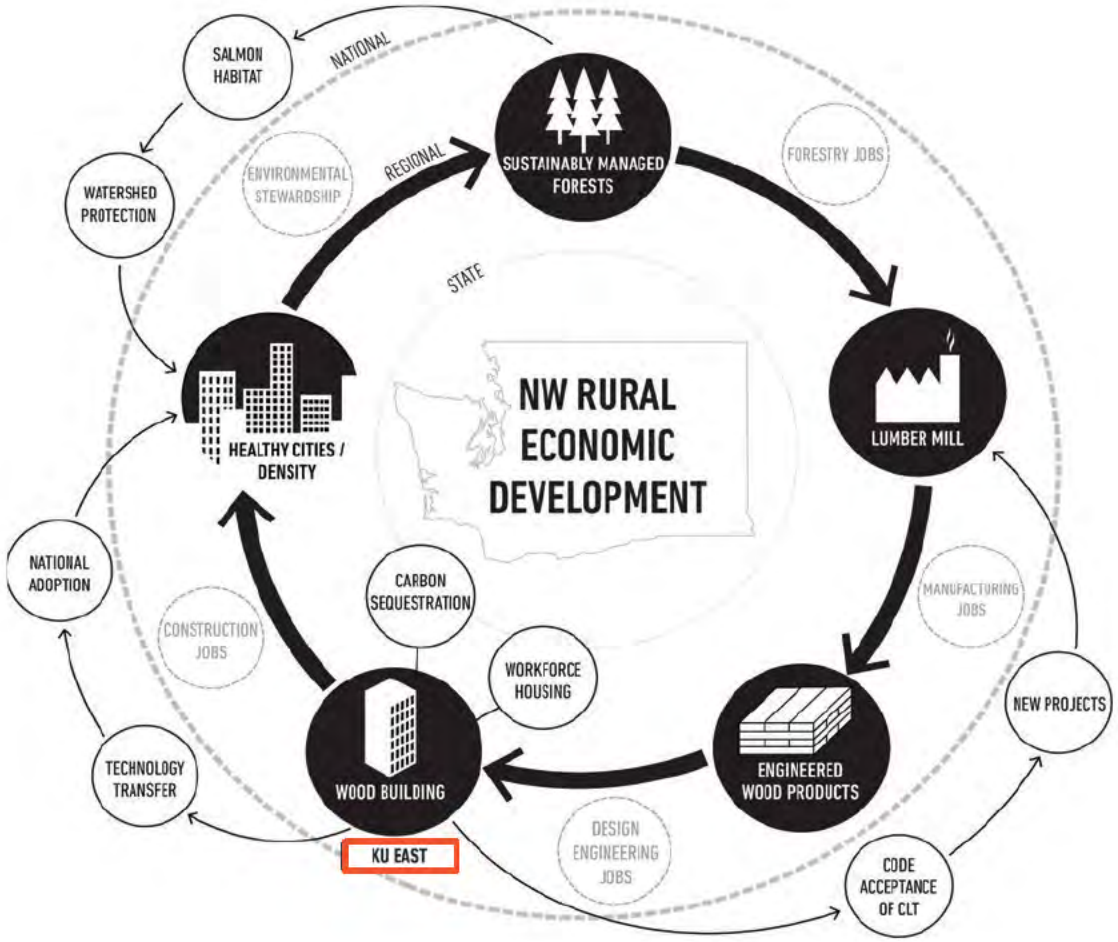
Sustainability Story

Embodied Carbon

Maximize on-Site Water

Energy Conservation

Virtuous Cycle

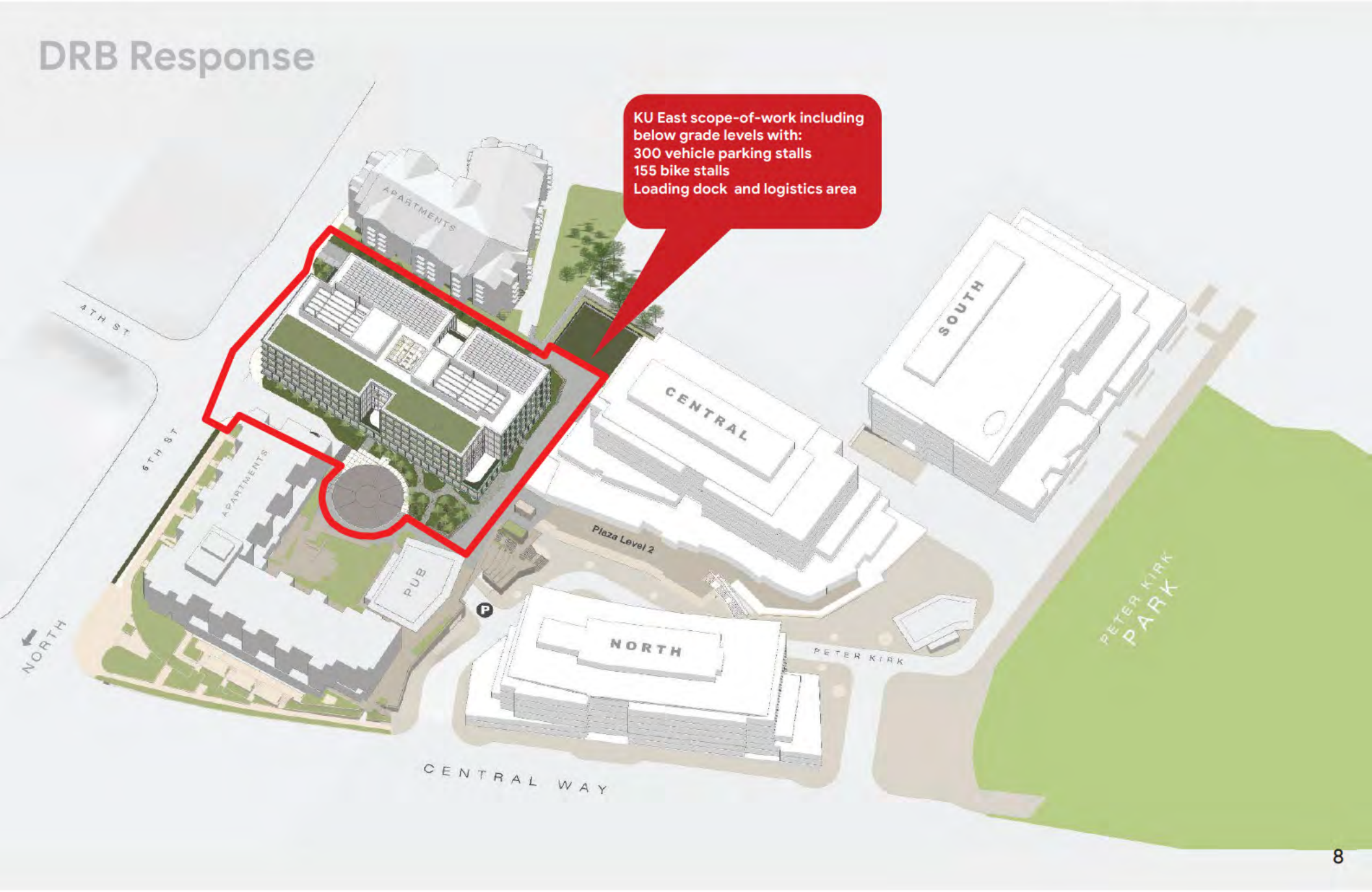


DRB Feedback

The DRB members also requested to see materials, lighting plans and detailed landscape plans to better understand the relationship between the building massing and the landscape, including the following drawings / visualizations:

- **Full building visualizations** or Sketchup model.
  Click Here & Here
- **Plaza details** including planting plan, paving materials, and seating areas.
  Click Here
- **Detailed plans** for the area near the daycare use.
  Click Here
- **Colonnade perspectives** during the day and at night to show the pedestrian experience.
  Click Here
- **Lighting plans** and a view of the building at night.
  Click Here & Here
- **Materials and key plans** showing locations of materials and colors
  Click Here & Here
- **Textured walls** including materials and details.
  Click Here
- **Rooftop visualization** including materials.
  Click Here
- **KUE signage strategy** - To be incorporated into Existing Master Signage Plan
  Click Here

DRB Response



8