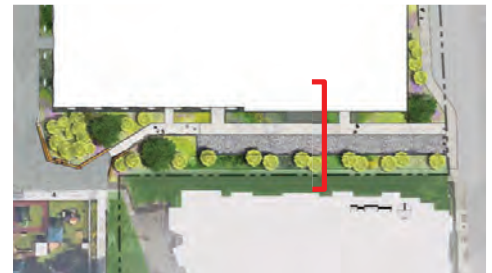
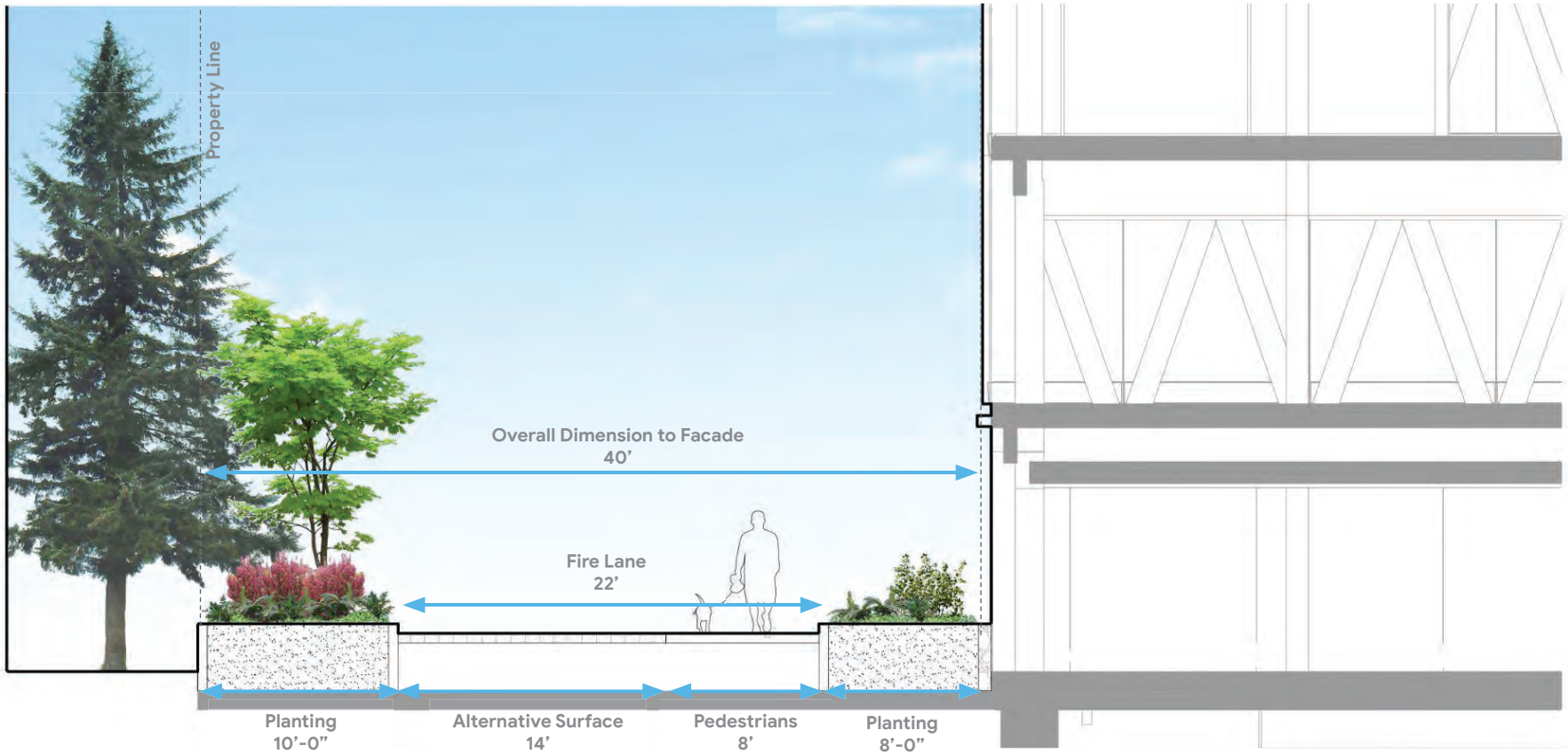
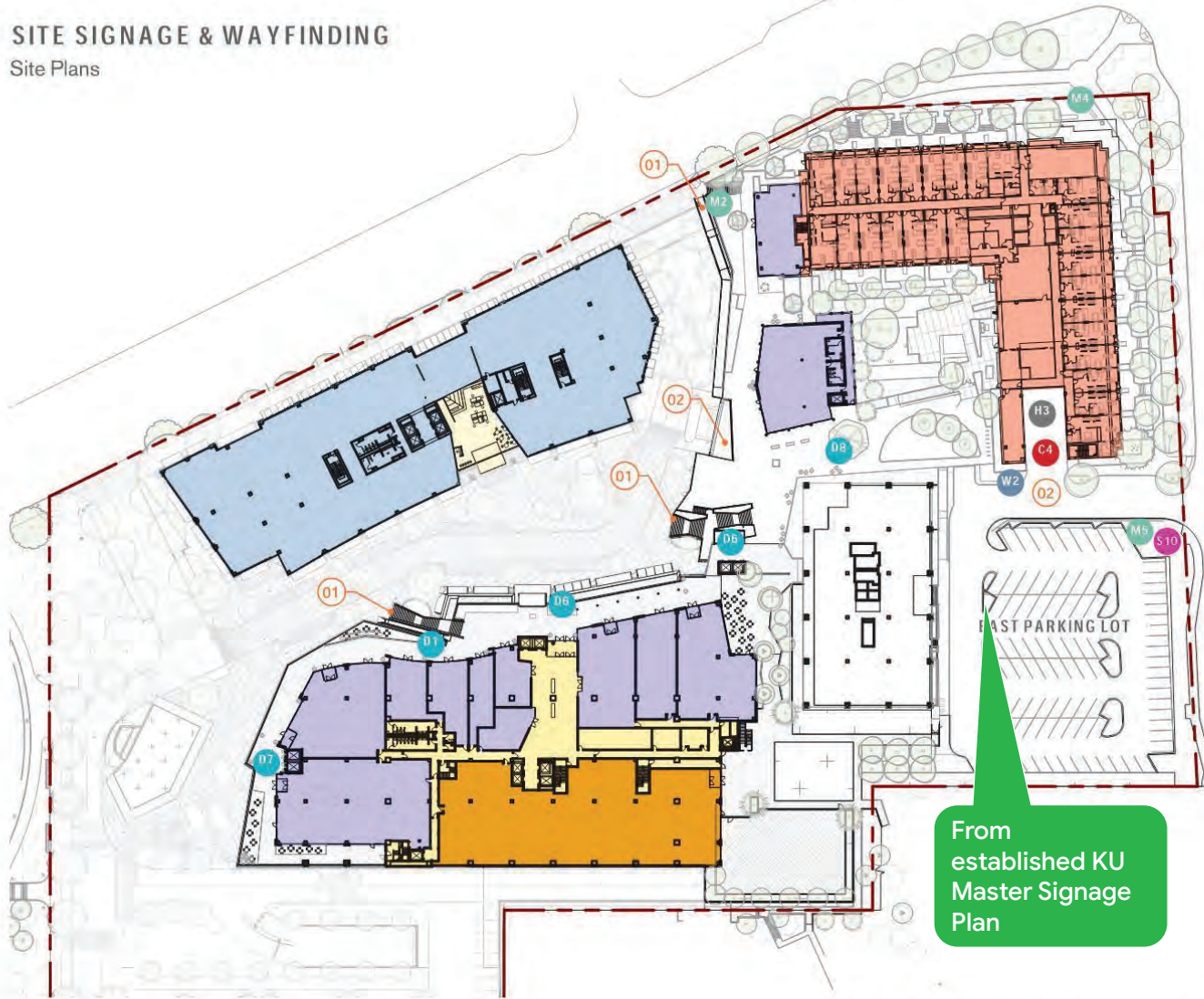


Firelane Section



**KUE signage to be incorporated into
Established Master Signage Plan
for KU campus:**

SITE SIGNAGE & WAYFINDING
Site Plans



LEGEND

- Mx Pedestal Sign
- Dx Directory
- Px Pole Directional Sign
- Cx Clearance Bar & Garage Entry
- Hx Garage Header Sign
- Wx Wall Mounted Parking Sign
- Sx Stop/Yield Sign
- VW Vehicular Wayfinding

USES

- Retail
- Grocery
- Lobby/Common
- Garage
- Office
- Residential
- Day care

KEYNOTES

- 01 Stair/Ramp/Escalator to Level 2 Plaza
- 02 Parking Garage Entrance
- 03 Loading Dock Entrance

PHASE 1 - LEVEL 2 PLAN
SCALE: 1" = 80'-0"

0' 40' 80' 160'



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






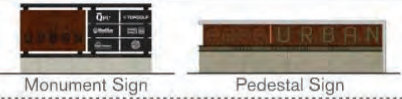






Thank you

Appendix

**KUE signage to be incorporated into
Established Master Signage Plan
for KU campus:**

SITE SIGNAGE & WAYFINDING

Sign Identification Key

CALLOUT	NAME	DESCRIPTION	LOCATION	EXAMPLE	QUANTITY
	Pedestal and Monument Signs	Signs that help identify the name of the project. Monument signs also identify major tenants.	Located at major site vehicular site entrances to the project	 <p>Monument Sign Pedestal Sign</p>	Monument Sign = 1 Pedestal Sign = 4
	Directory	Freestanding wayfinding signs that provide a key map of the development and a business directory	Located in various areas that are near a change in level		Freestanding = 7 Wall mounted = 6
	Vehical Wayfinding	Freestanding wayfinding sign that provide parking directios	Located near internal street intersections		4
	Pole Directional Sign	Vertical poles that are primarily used to direct vehicular traffic to available parking garage entrances	Located near internal street intersections		3

From established KU Master Signage Plan

SITE SIGNAGE & WAYFINDING

Sign Identification Key

CALLOUT	NAME	DESCRIPTION	LOCATION	EXAMPLE	QUANTITY
	Clearance Bar/Garage Entry	Announces garage entry locations and provides an overhead clearance bar	Located at or above each garage entrance and loading dock entrance		7
	Wall Mounted Parking Sign	Wall mounted parking directional sign meant to direct vehicular traffic	Wall mounted adjacent to garage entries		3
	Garage Header Signs	Wall mounted signs used to identify a garage entry and the general uses available for parking	Wall mounted at garage headers above garage entry		3
	Stop/Yield Signs	Vertical pole signs that help control traffic flow and identify the names of the internal streets	Located at controlled internal street intersections		Stop signs = 14 Yield signs = 4

From established KU Master Signage Plan

SITE SIGNAGE & WAYFINDING

Site Plans



From established KU Master Signage Plan

OVERALL SITE PLAN
SCALE: 1" = 150'-0"

LEGEND

- Level 1 North
- Level 1 South
- Level 2

LOT FRONTAGE

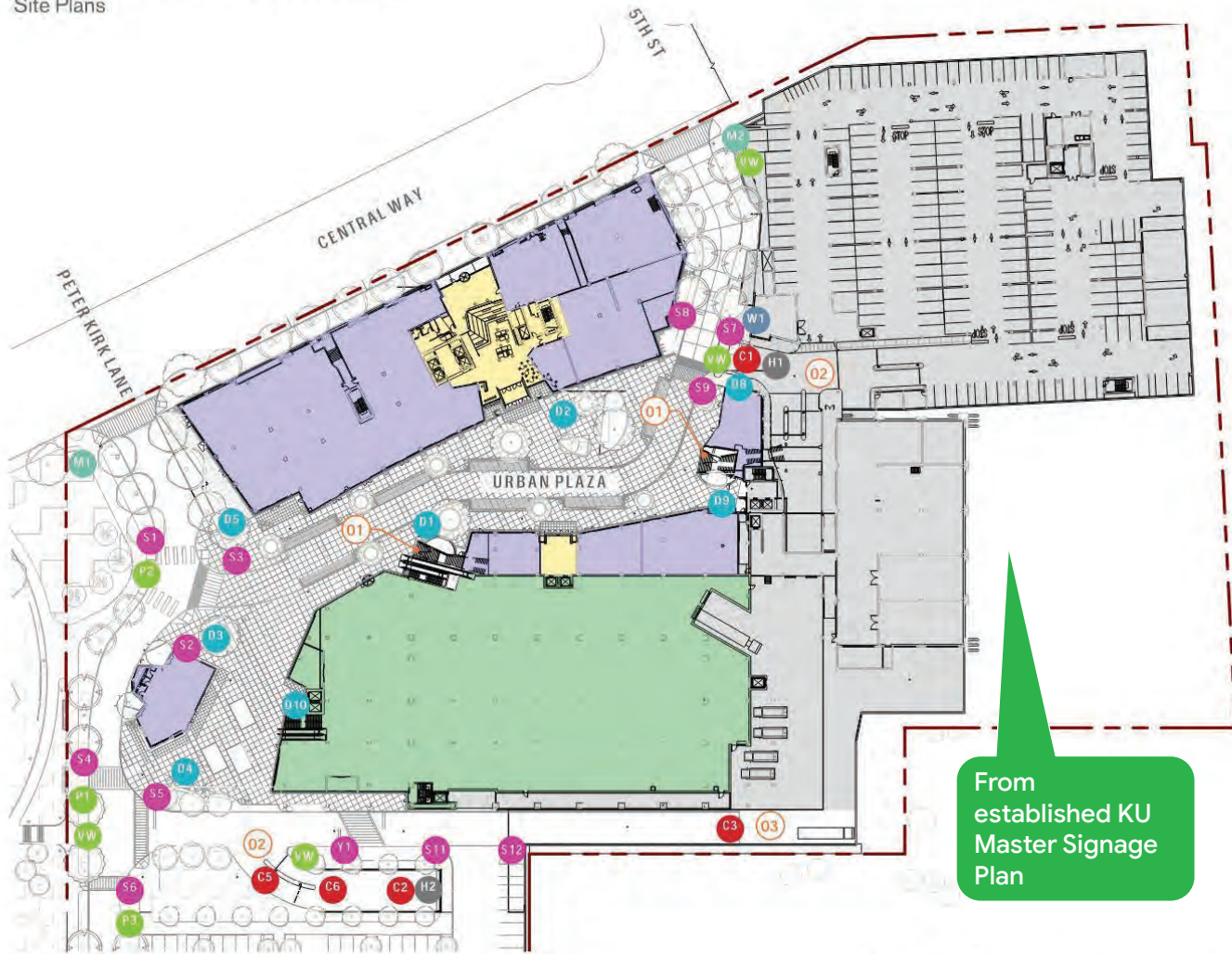
Central Way	865 Feet
6th St	505 Feet
Kirkland Way	24 Feet
Total Frontage	1,394 Feet

PHASING DIAGRAM



SITE SIGNAGE & WAYFINDING

Site Plans



LEGEND

- M-X Pedestal Sign
- D-X Directory
- P-X Pole Directional Sign
- C-X Clearance Bar & Garage Entry
- H-X Garage Header Sign
- W-X Wall Mounted Parking Sign
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KEYNOTES

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- 02 Parking Garage Entrance
- 03 Loading Dock Entrance

PHASE 1 - LEVEL 1 NORTH
SCALE: 1" = 80'-0"

0' 40' 80' 160'



From established KU Master Signage Plan

Building Height Relationships

Construction Type Study

Type III-A

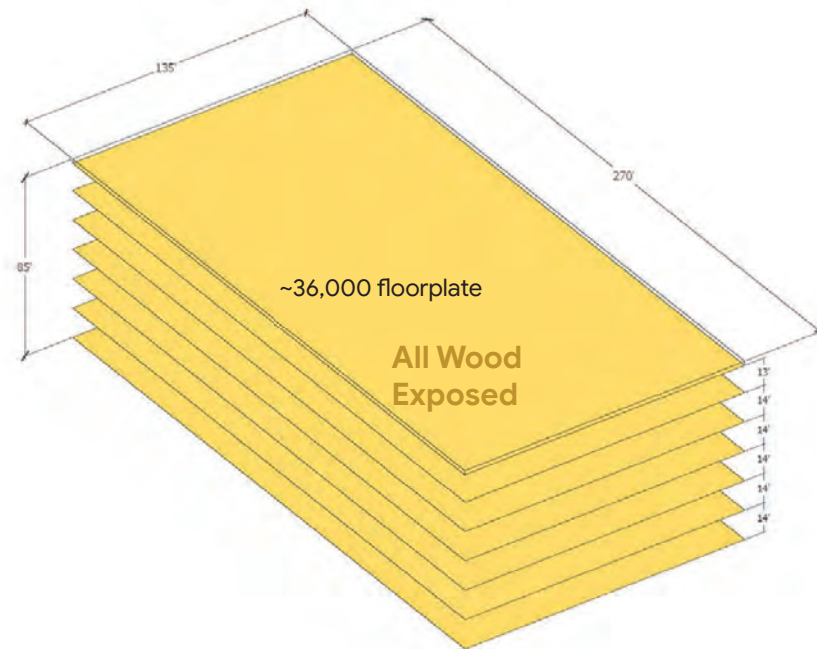
85' max height
6 floors max

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.

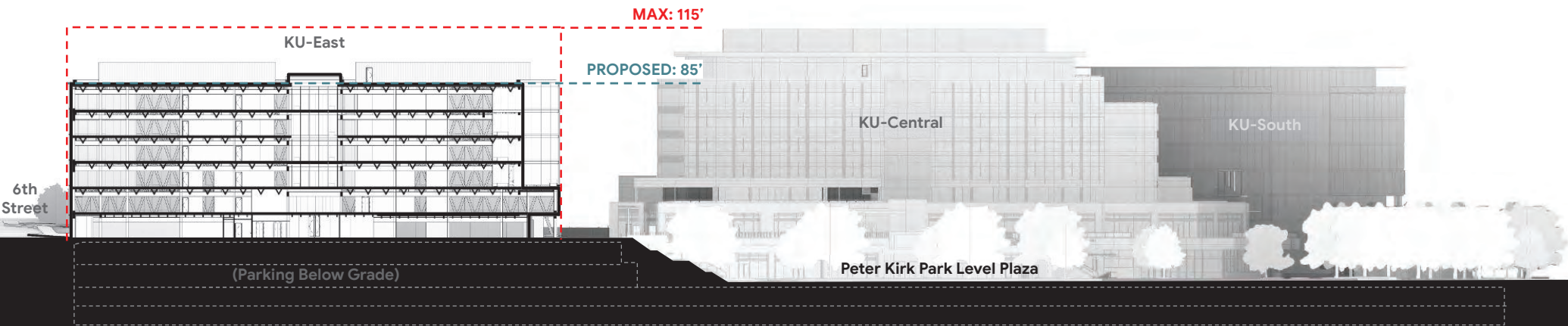


City of Kirkland Zone CBD-5A
Height Limit = 115'
8 floors max

Site Section: East to West

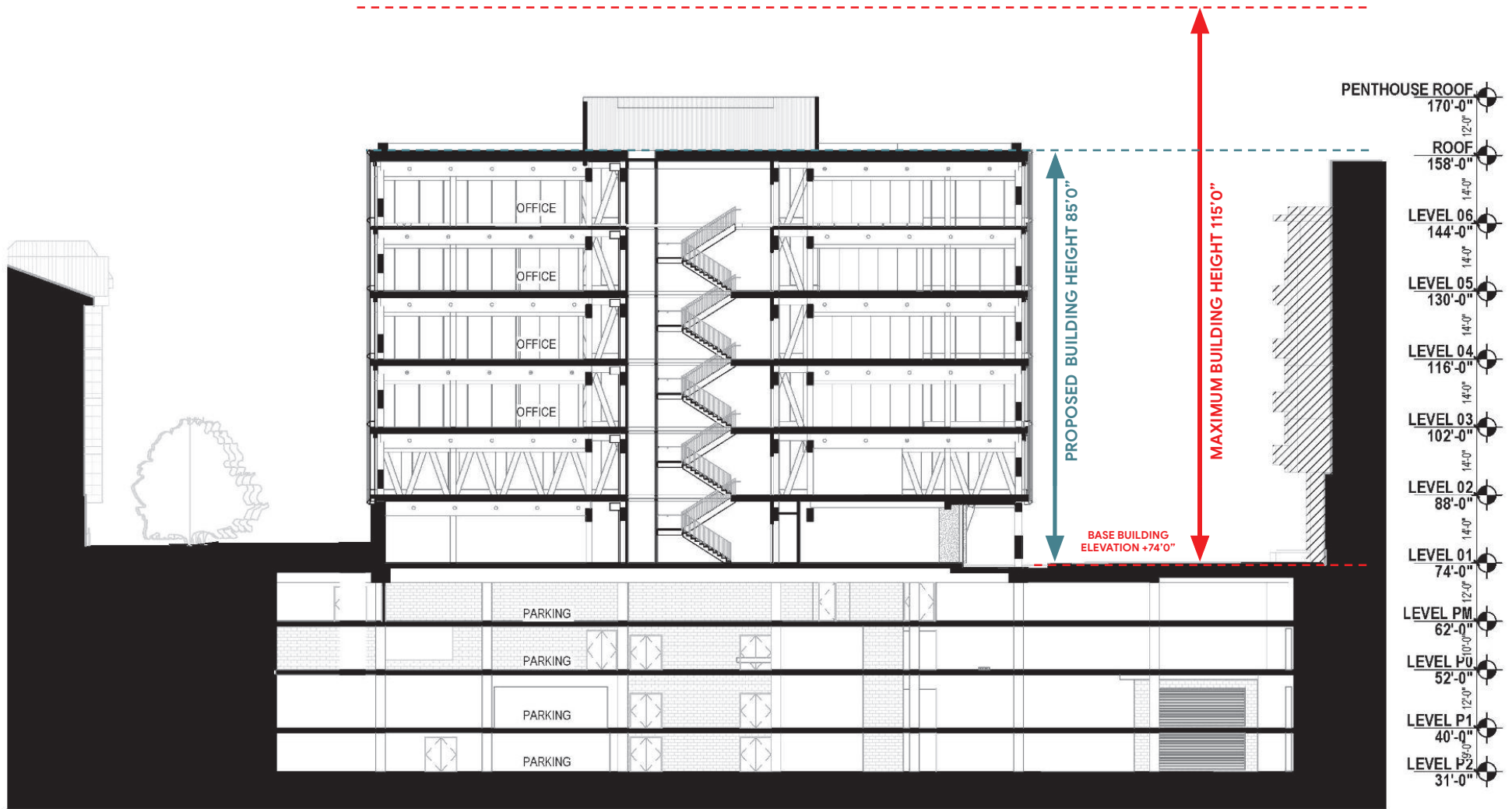
Building Height Relationship to Campus

KU East Building height falls below the allowable height limit



Building Section: North to South

Building Height Calculation



Rooftop Configuration Mechanical Enclosure + PV



Sixth Street Context





Additional Notes from CDC Discussion

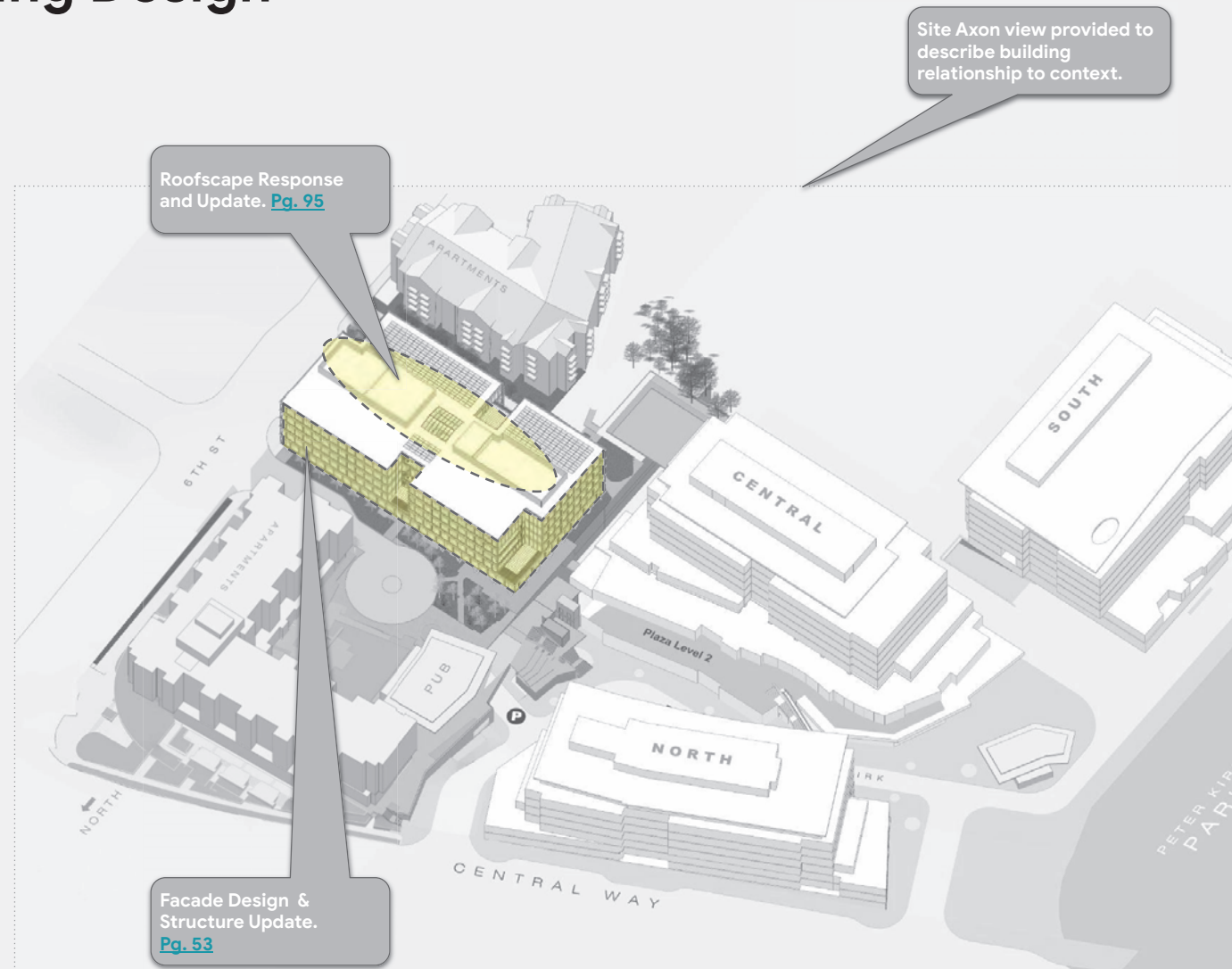
CDC Feedback: Building Design

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.



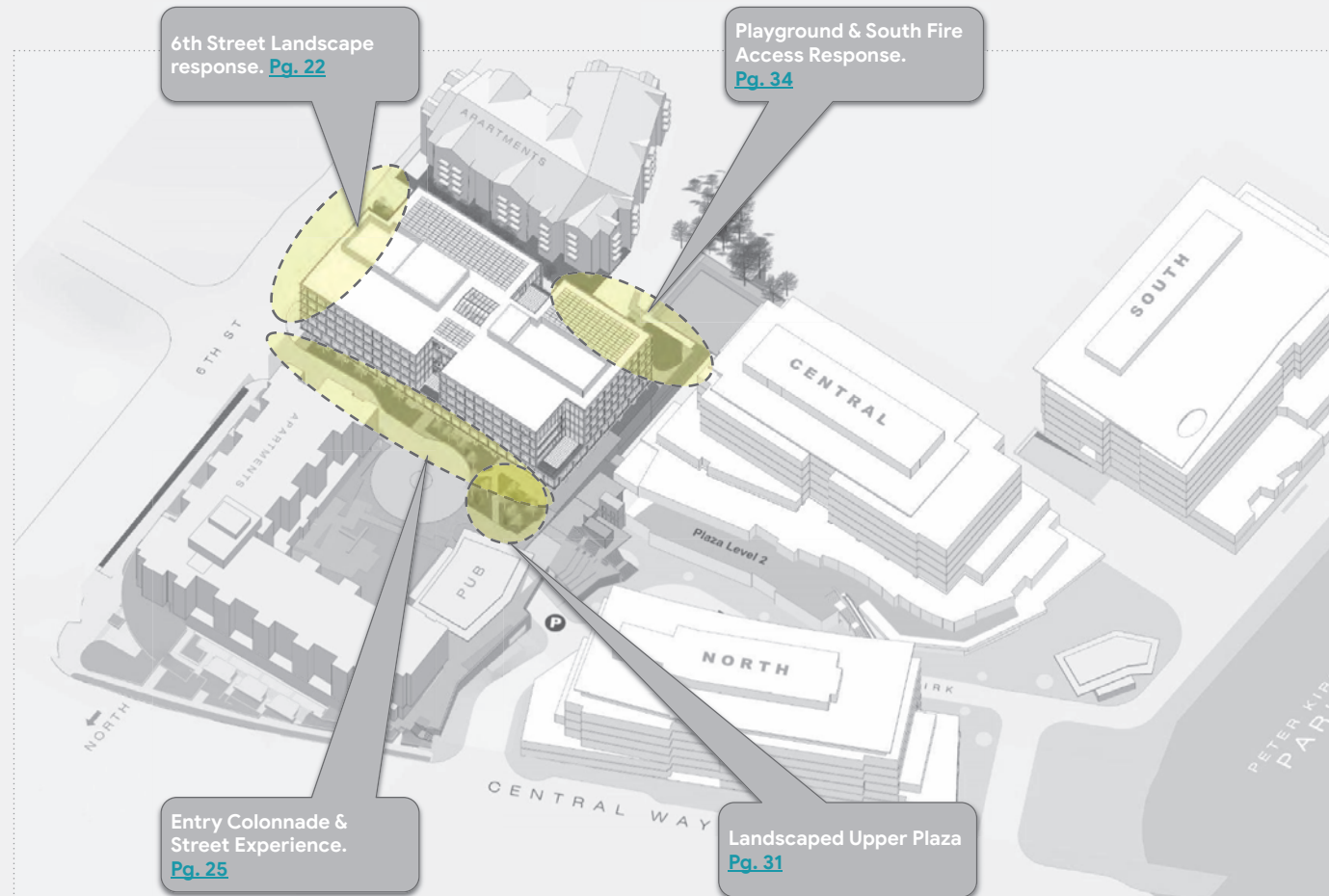
CDC Feedback: Site Design

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.

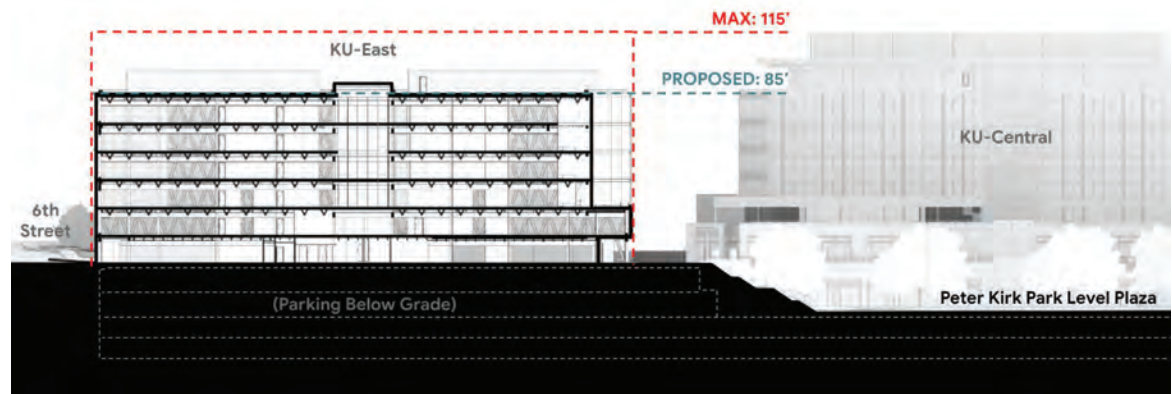
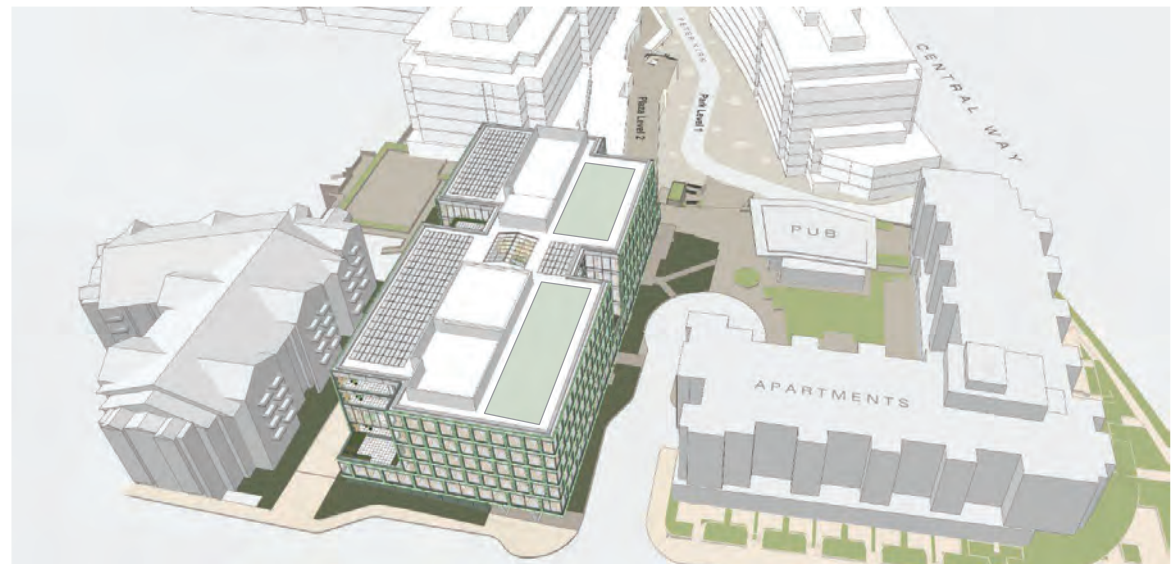
Response:

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.



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 **30' 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.



**Design Departure / Minor Variation to be
approved by Kirkland Planning:**

Master Plan Departure Intent:

(1) North Access Road

Provide a better pedestrian experience along retail frontage by allowing pedestrian pathway to be under the KU East arcade.

Provide generous landscape zone to allow for a greater buffer between pedestrian path and vehicular traffic, while maintaining the required vehicular drive lanes at intersection of 4th Ave and 6th Street.

(2) South Fire Access

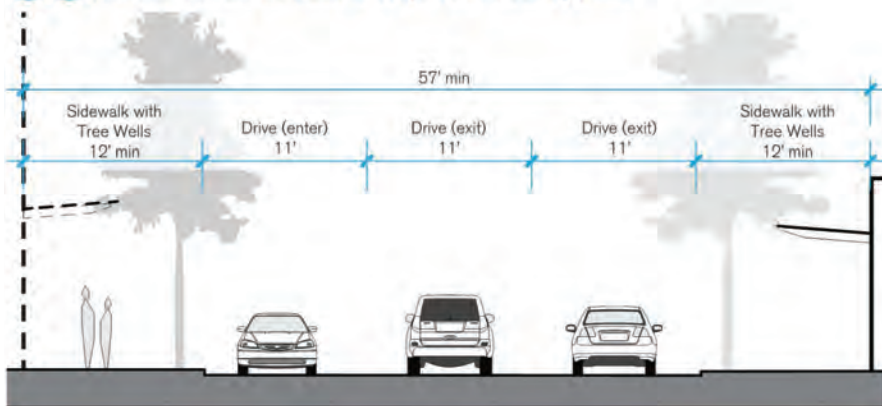
Improve fire access and safety for pedestrians by consolidating the sidewalk and fire access requirement to a mixed mode zone that restricts access to non-fire vehicles.

Prioritize a landscaped pedestrian and bicycle oriented street to reinforce a secondary path along the South side of the building.

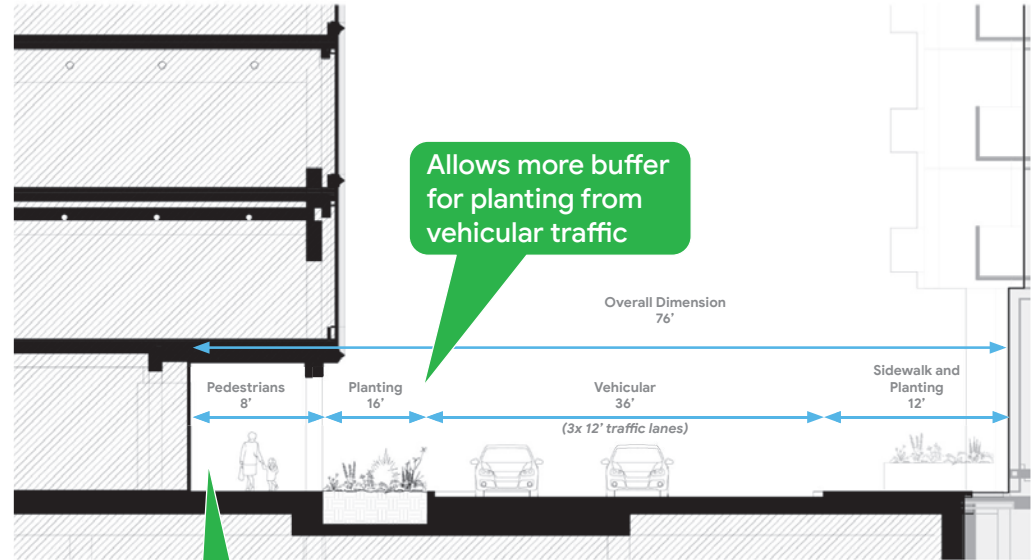
North Access Road (Master Plan)

SECONDARY INTERNAL STREETS

5 7 Access Streets at Central Way, 6th Street (typical)

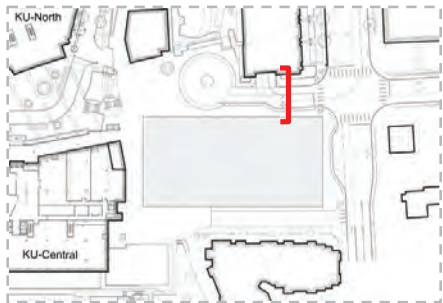


Masterplan Street Section
Outboard Pedestrian



Proposed Street Section
Pedestrian Arcade

Pedestrians adjacent to retail locations in covered arcade



Arcade / Sidewalk

