



CITY OF KIRKLAND
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
425.587.3600 ~ www.kirklandwa.gov

MEMORANDUM

To: Design Review Board
From: Tony Leavitt, Senior Planner
Date: September 21, 2021
File No.: DRV21-00535
Subject: **KIRKLAND URBAN EAST BUILDING
DESIGN RESPONSE CONFERENCE**

I. MEETING GOALS

At the October 4, 2021 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 Kirkland Parkplace Mixed Use Development Master Plan and Design Guidelines, as adopted in Kirkland Municipal Code (KMC) Section 3.30.

During the Design Response Conference, the DRB should provide feedback on the building design and site planning for the project.

II. PROPOSAL

The subject property is located at 501 Uptown Court in the Kirkland Urban development (see Attachment 1) and the parcel is 1.31 acres in size. The applicant is proposing a new 6 story mixed-use building that will consist of approximately 180,000 square feet of office and 15,000 square feet of retail on the ground floor with 4 levels of underground parking (see Attachment 2). The project will front on 6th Street (on the east side of the development) with vehicular access from this right-of-way.

III. SITE

The Kirkland Urban Development site is an approximately 11.5-acre campus consisting of over 1.3 million square feet of retail, office, and residential uses. Kirkland Urban North, Kirkland Urban Central and the Uptown Apartments have been completed and occupied. The Kirkland Urban South project is under construction and expected to be completed in early 2023.

The Kirkland Parkplace Mixed Use Development Master Plan and Design Guidelines for the Kirkland Urban project were approved by the City Council in February of 2015 and most recently amended in December of 2019 (see Attachment 3).

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

North: CBD 6 & 7: Maximum height is 54' above Average Building Elevation (ABE) in CBD 6 and 41' above ABE in CBD 7.

East: PLA 5C: Maximum height is between 25' above ABE and 60' above ABE depending on use and size of the site.

South:CBD 5: Maximum height is between 67' above ABE and 80' above ABE depending on use and location of the site.

West:Park/Public Use: Maximum height is determined on a case-by-case basis.

Additional photographs prepared by the applicant that show the surrounding properties are contained in Attachment 2, Page 14.

IV. CONCEPTUAL DESIGN CONFERENCE

A Conceptual Design Conference was held on May 17, 2021. 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 are needed for the Design Response Conference.

The DRB's feedback from the conference is summarized in Attachment 2, Pages 8 through 10 and in Section V below.

V. DESIGN RESPONSE CONFERENCE

The Design Review Board reviews projects for consistency with design guidelines for the Kirkland Parkplace Mixed Use Development Master Plan and Design Guidelines, as adopted in Kirkland Municipal Code Chapter 3.30 (see Attachment 3).

See Section VI for information regarding zoning regulations and how they affect the proposed development.

A. Compliance with Design Guidelines

1. Building Design

a. DRB Discussion

At the May 17, 2021 CDC Meeting, The DRB expressed a preference for Massing Option 3 (the applicant's preferred plan). As part of their discussion, the DRB requested the following items as part of the DRC submittal:

- 3D Massing or Sketch Up model of the building to help visualize massing and design treatments.
- Street section drawings showing adjacent street/ access roads and buildings.

b. Supporting Design Guidelines

The Kirkland Parkplace Mixed Use Development Master Plan and Design Guidelines contain the following statements that pertain to building design (see Attachment 3, Pages 23 through 25). Following each statement are specific design guidelines that apply to the project.

- Orientation to the Street: Ensure that buildings contribute to the liveliness of Parkplace's public spaces, and overall community character.
- Massing/Articulation: Create a variety of form and massing through articulation and use of materials to maintain a pedestrian scale.
- Blank Wall Treatments: Reduce the visual impact of blank walls by providing visual interest.

- Encourage High-Quality Design: Ensure that all buildings in the project area are constructed as a quality addition to the Kirkland Community.
- Building Diversity: Ensure that buildings in the project are distinct and respond to the unique character of their specific function and location.

Additional building design guidelines for the Mixed-Use Hub District (where the proposed building is located) are contained on Page 32.

c. Staff Analysis

As requested by the DRB, the applicant has pursued Massing Option 3 and has provided detailed plans for review (see Attachment 2).

Staff has reviewed the plans and has the following comments regarding the building design and the use of the applicable design guidelines.

- The proposed design does a good job of activating the surrounding street and public spaces ground floor retail space, multiple building entrances, extensive use of glazing on the ground floor and a colonnade that provides pedestrian weather protection.
- The height of the buildings (6 stories) requires the use of vertical and horizontal modulation to help break up the north and south façades of the building. The design utilizes upper level massing cuts along these facades and the northwest and southeast corners of the building have been stepped back to create terraces as recommend in the guidelines. These elements are effective at reducing the perceived mass of the building.
- The design utilizes landscaping to screen black walls along the east and south facades.
- The exterior design of the building is appropriate for Kirkland's urban setting. The building materials are still being developed by the applicant, but the packet includes some options that are being explored (see Attachment 2, Pages 62 through 65).
- The proposed timber diagrid lateral system on the exterior of the building creates a unique and diverse building design when compared to the other building within the Kirkland Urban development.

The DRB should provide input on the following items:

- Does the building do a good job of connecting to 6th Street and existing public spaces?
- Does the building provide enough horizontal and/or vertical modulation when viewed from key vantages?
- Have black walls been adequately addressed?
- Does the exterior building design and material options provide enough diversity to the project?

2. Site Planning

a. DRB Discussion

The DRB supported the proposed vehicular and pedestrian access points to the site, but recommended the following items related to access:

- Detailed plans for any pedestrian sidewalks or walkways (including lighting plan).
- Detailed plans for the fire lane and landscaping along the south property line.
- Detailed plans for the area near the daycare use.
- Look at opportunities to include art created by local artists in the design plans.
- Detailed landscape plans

b. Supporting Design Guidelines

The Kirkland Parkplace Mixed Use Development Master Plan and Design Guidelines contain the following statements that pertain to site planning (see Attachment 3, Pages 18 through 21). Following each statement are specific design guidelines that apply to the project.

- Streetscape: Maintain a continuous and safe streetscape with pedestrian-friendly character.
- Public Spaces, Plazas, Courtyards, Terraces and Gardens: Provide a friendly pedestrian environment by creating a variety of usable and interesting public and semi-public open spaces
- Environmental Considerations: Optimize pedestrian comfort using natural environmental conditions. Promote a pedestrian and bicycle-friendly atmosphere.
- Lighting: Ensure that lighting contributes to the character of the project, provides personal safety, and does not disturb adjacent developments and residences.
- Screening of Trash and Service Area: Screen trash and service areas from public view.

Additional site planning guidelines for the Mixed-Use Hub District (where the proposed building is located) are contained on Page 31.

c. Staff Analysis

Staff has reviewed the plans and has the following comments regarding the project's site planning.

- The design utilizes a ground floor colonnade that creates a unique pedestrian experience along the ground floor.
- The design of the public plaza areas around the building utilize sitting areas, landscaping and hardscape material changes to create inviting spaces for visitors and employees.
- The back of house functions will be located in the parking garage, so screening is not needed.
- The applicant has noted that a lighting plan is still being developed and will be provided at a future meeting.

The DRB should provide input on the following items:

- Does the design of the pedestrian plazas around the building meet the applicable design guidelines?

- Is the design of the public plazas adequate?
- Provide feedback on use of specific materials and landscaping.

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 4, 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.

Development of the subject property is subject to the regulations for the CBD 5A zone. The following regulations are important to point out as they form the basis of any new development on the site. Additionally, the site is subject to the Master Plan Development Standards outlined in the Kirkland Parkplace Mixed Use Development Master Plan (see Attachment 3, Pages 7 and 8).

Below are some of the key zoning standards that apply to the development followed by staff comment in italics.

A. Permitted Uses:

1. The only permitted use allowed in this zone is a Mixed-Use Development Containing Office, Retail, and Restaurant Uses.
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.

Staff Comment:

The applicant is proposing office and retail and uses as part of a mixed-use development. Staff has reviewed the proposed building for compliance with the maximum retail square footage requirements and it complies.

B. Height:

1. The CBD 5A zone allows a maximum height of 115 feet as measured above the average building elevation (ABE) of 74.5 for Area C as established in Plate 7 of the Kirkland Zoning Code.
2. Rooftop appurtenances may exceed the applicable height limitation by a maximum of 16 feet if the area of all appurtenances and screening does not exceed 25 percent of the total area of the building rooftop. All other regulations for rooftop appurtenances in Chapter 115 KZC shall apply.
3. The design guidelines require that the ground level retail height be a minimum of 14 feet in height.

Staff Comment:

The applicant has submitted height calculations with the Design Response Conference application that show compliance with height requirements. Staff will ensure compliance as part of the building permit application review.

C. Setbacks: The required setback from the south property line is 25 feet. There are no other required setbacks.

Staff Comment: *The project complies with setback requirements.*

D. Master Plan Development Standards

The development is subject to the following program requirements:

- A. The development will include a variety of public open spaces that vary in size and character. A minimum of 15%, or 75,000 square feet, of the site shall be activated pedestrian-oriented space, in the form of courtyards, plazas, etc.
- B. Work in collaboration with representatives from the cultural council and local art community and will identify and create opportunities to integrate art into the project.
- C. All new office buildings will be designed achieve a LEED CS Gold threshold and other environmentally sustainability standards.
- D. The project must include neighborhood-serving retail and services.
- E. The majority of parking for the development shall be placed underground. Surface parking will be provided along selected internal streets and at other selected surface parking locations to support retail uses.
- F. Affordable housing required as part of the residential component.
- G. The Building Use Breakdown is 924,665 square feet of office; 218,345 square feet of retail, fitness and entertainment; and 185 residential units.

Staff Comment: Staff has reviewed the project for compliance with the development standards and the project complies with the requirements. Staff will ensure compliance as part of the building permit application review.

E. Master Plan Street Design Minor Modification:

- 1. The Kirkland Parkplace Mixed Use Development Master Plan contains development standards for the north and south access streets.
- 2. The applicant has submitted a request to modify these standards (see Attachment 2, Pages 97 through 104).
- 3. The request will be reviewed by and decided on by the Planning Director.

Staff Comment: A decision on the minor modification request is required prior to DRB Approval.

VII. STATE ENVIRONMENTAL POLICY ACT

SEPA is the state law that requires an evaluation of a development proposal for environmental impacts. An Environmental Impact Statement (EIS), Planned Action Ordinance (PAO), and a Supplemental Environmental Impact Statement (SEIS) were completed in October 2008. Two Draft and Final Supplemental Impact Statements were issued in August 2010 and February 2015 for the previous Parkplace proposal. An EIS addendum was completed for the current proposal in January 2019. No changes to the PAO for the project was required. The PAO is in effect through February 28, 2025.

VIII. PUBLIC COMMENT

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

IX. 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.

X. ATTACHMENTS

1. Vicinity Map
2. Development Plans
3. The Kirkland Parkplace Mixed Use Development Master Plan and Design Guidelines
4. Development Standards



City of Kirkland

09-17-2021

Kirkland Urban East

Design Response Conference

Project Information

Contents

Address

501 Uptown Court
Kirkland, WA 98033

Architect

Lever Architecture
4713 N Albina Ave, 4th Floor
Portland, OR 97217
Thomas Robinson
503.928.6040

Landscape Architect

GGN
1932 1st Ave, Suite 700
Seattle, WA 98101
Jill Fortuna
206.903.6802

CDC Recap

- 06 Project Drivers
- 08 Massing Summary
- 10 DRB Feedback

Landscape Design

- 13 Site and Context
- 15 Entry and Access
- 16 Landscape Approach
- 21 Site Plan
- 22 6th Street Approach
- 25 Arrival + Plaza
- 32 Upper Plaza
- 34 Daycare Connection
- 37 South Fire Lane
- 40 Planting Approach
- 47 Site Perspectives

Building Structure + Facade Design

- 54 Timber Diagrid
- 56 Facade Drivers
- 59 Facade Expression
- 62 Facade Materials
- 66 Elevations

Program + Floor Plans

- 75 Core + Shell Plans
- 83 Campus Parking Plans
- 87 KU East Parking Plans

Sustainability

- 93 Concepts + Drivers
- 95 Rooftop PV

Design Departure / Variation

- 98 Departure Intent
- 99 Street Section
- 100 North Access Road
- 104 South Fire Access

Building Height Calculations

- 106 Construction Type
- 107 Site Section
- 108 Building Height Roof Strategy
- 109 Building Section

Master Plan + Zoning Requirements

- 111 Master Plan Key Points
- 115 Zoning Summary
- 117 Lot Coverage

Appendix

- 119 Solar Study
- 120 CDC Notes
- 123 Landscape Site Plans
- 133 Site Survey Drawings

Development Objectives

Project Goals

The goal of this project, which is the final phase of the Kirkland Urban development, is to complete the campus and provide office and retail spaces that complement the existing buildings and open spaces on site. Alongside the building, the project seeks to create a central landscaped plaza to enrich the ecology of the site and provide an additional site amenity. The project will be driven by regional and sustainable objectives that will take advantage of the site's history and context.

Project Summary

Kirkland Urban East will include about 180,000 SF of office space and approximately 15,000 SF of retail space on the ground floor. The building will create a new gateway to the campus off of 6th street, with retail frontage on 6th and towards the Northwest corner, connecting to retail on the Park Level. Additionally, there will be 4 floors of underground parking connecting to the existing parking garage.

Program Objectives:

The project will provide private meeting and office spaces for the primary tenant of the Phase One and Phase Two buildings, which will allow connected use between the programs in those buildings. In addition, there will be retail on the ground floor to provide a more active upper plaza for visitors and connect to the retail on the Park level of the site.

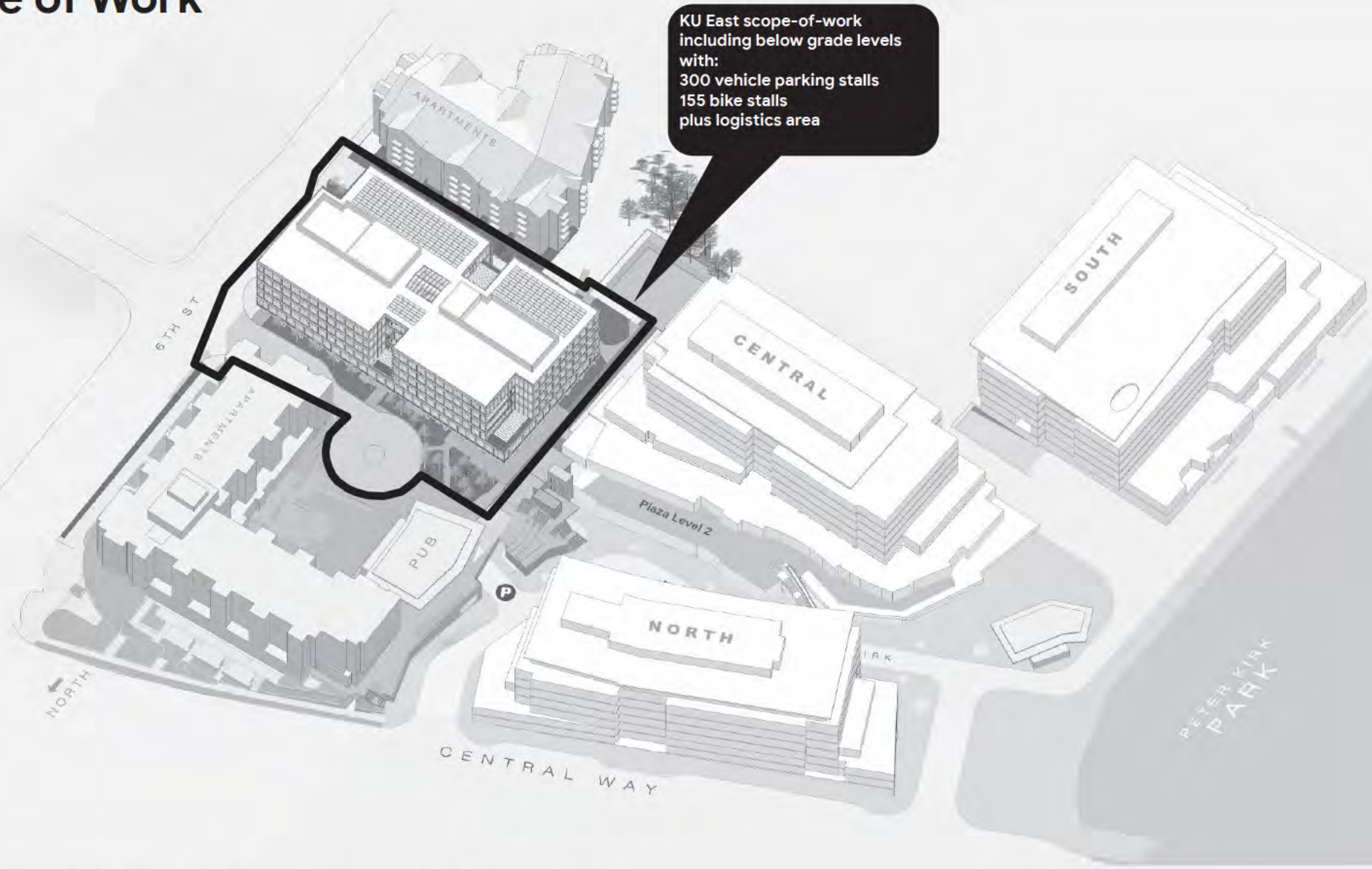
Phasing

This project will occur as the final phase of the development.

Minor Modifications

This project will ask for two minor modifications at the South fire access and North access roads.

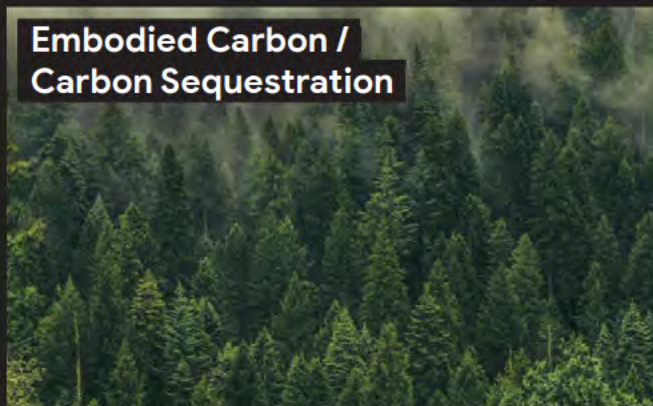
Scope of Work



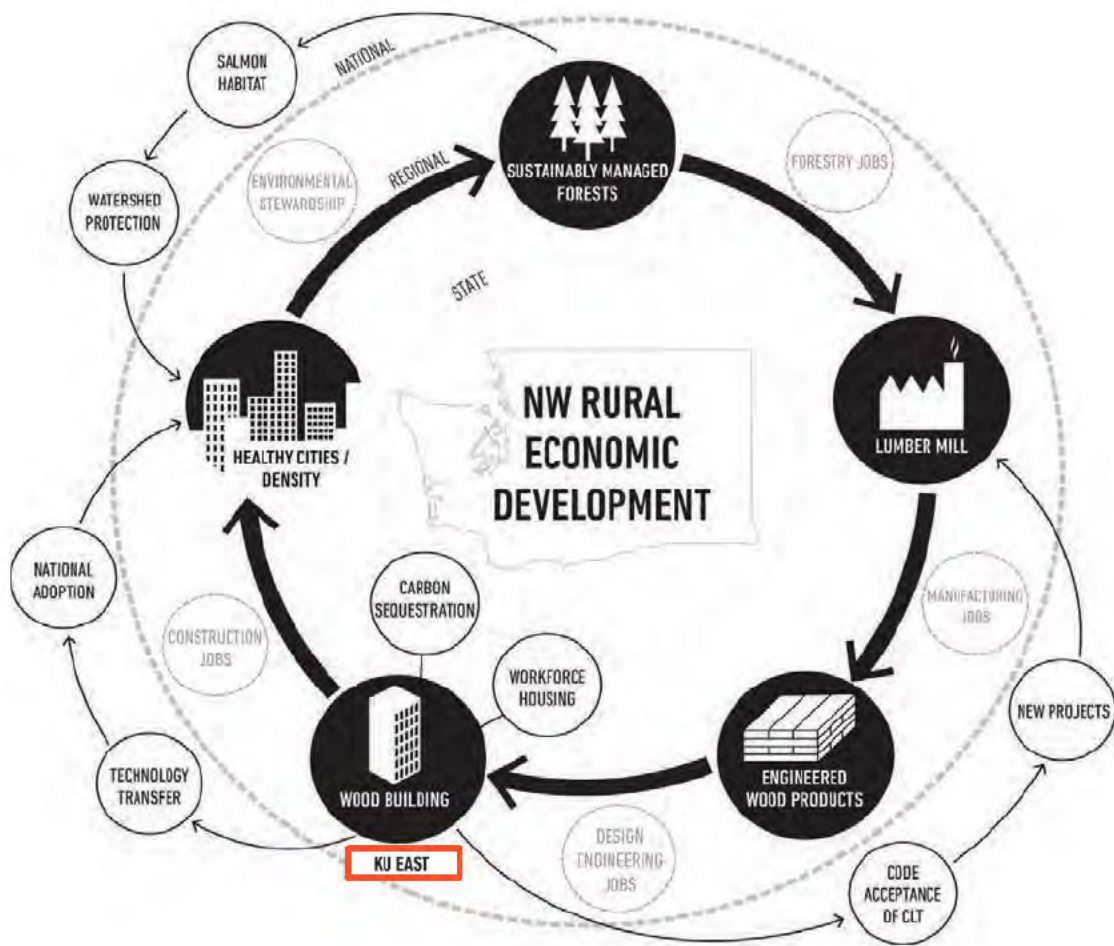
CDC Recap:

- Concept Design Summary
- DRB Feedback

KU East Project Drivers:

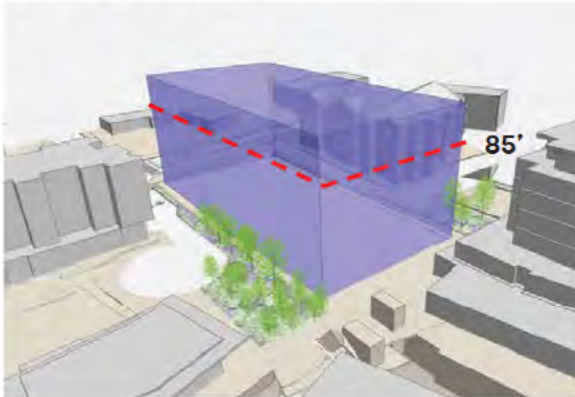


Virtuous Cycle



KU East Massing Options Summary

Zoning Max Massing



For Reference:
This image depicts the maximum envelope for the KU East Site at 115 feet tall.

Massing Option 2



- Pedestrian arcade on North side of the building
- A double height terrace on each side of the building

Massing Option 1



- Pedestrian arcade on North side of the building
- South-facing terraces
- Maximizes the amount of office space on the North side of the building

Massing Option 3 (Preferred)



- Pedestrian arcade on North, East, and West sides of the building
- Full height terraces on all sides of the building
- NW Corner eroded to allow for greater view access to the bay.

Preferred Massing:

Pros:

- Pedestrian arcade provides covered access to retail frontages
- Significant massing cuts on all sides of the building break down volume.
- Terraces help activate plaza
- Slots provide increased light access to upper plaza
- Intuitive internal wayfinding via central atrium and massing slots
- Northwest corner terrace breaks down perception of massing from the lower plaza



A) View from Lower Plaza



B) View from Upper Plaza



C) View from Peter Kirk Park



D) View from Across 6th Street

DRB Feedback

The DRB expressed a preference for [Massing Option 3](#) (the applicant's preferred plan).

The DRB members also requested to see [detailed landscape plans to better understand the relationship between the building massing and the landscape](#), including the following drawings / visualizations:

- Detailed plans for any pedestrian sidewalks or walkways.
[Pg. 21](#)
- Street section drawings showing adjacent street/ access roads and buildings.
[Pg. 31](#) & [Pg. 39](#)
- Detailed plans for the fire lane and landscaping along the south property line.
[Pg. 38](#)
- Detailed plans for the area near the daycare use.
[Pg. 35](#)
- Views of the South side of the building to show the relationship to adjacent buildings.
[Pg. 36](#)
- Facade Development to show how the building relates to the campus as a whole.
[Pg. 568](#)
- Rooftop Visualization
[Pg. 96](#)

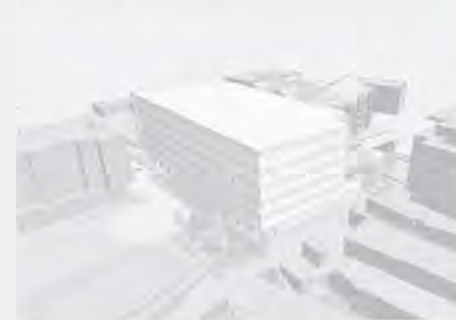
Massing Option 3



Massing Option 2



Massing Option 1



Zoning Max Massing



Deck Content:

Topics included in this deck:

- Landscape Concepts and Site
- Building Massing Refinement
- Building Structure
- Facade Design
- Building Material Concepts

Topics for future DRC:

- Proposed Design Details
- Site Material Development
- Building Material Development
- Building and Site Lighting

Site Plans + Landscape Design:

Site and Context



KIRKLAND URBAN
CAMPUS
2020-2025

Site and Context

Kirkland Urban East
Retail/Office
210,000 GSF
2025: Target FDOB

KU South
Retail/Office
300,000 sq ft
Q1 2023 Target FDOB

KU North
Retail/Office
230,000 sq ft

KU Central
Retail/Office
278,000 sq ft

KU East Building Entry Access



Landscape Approach

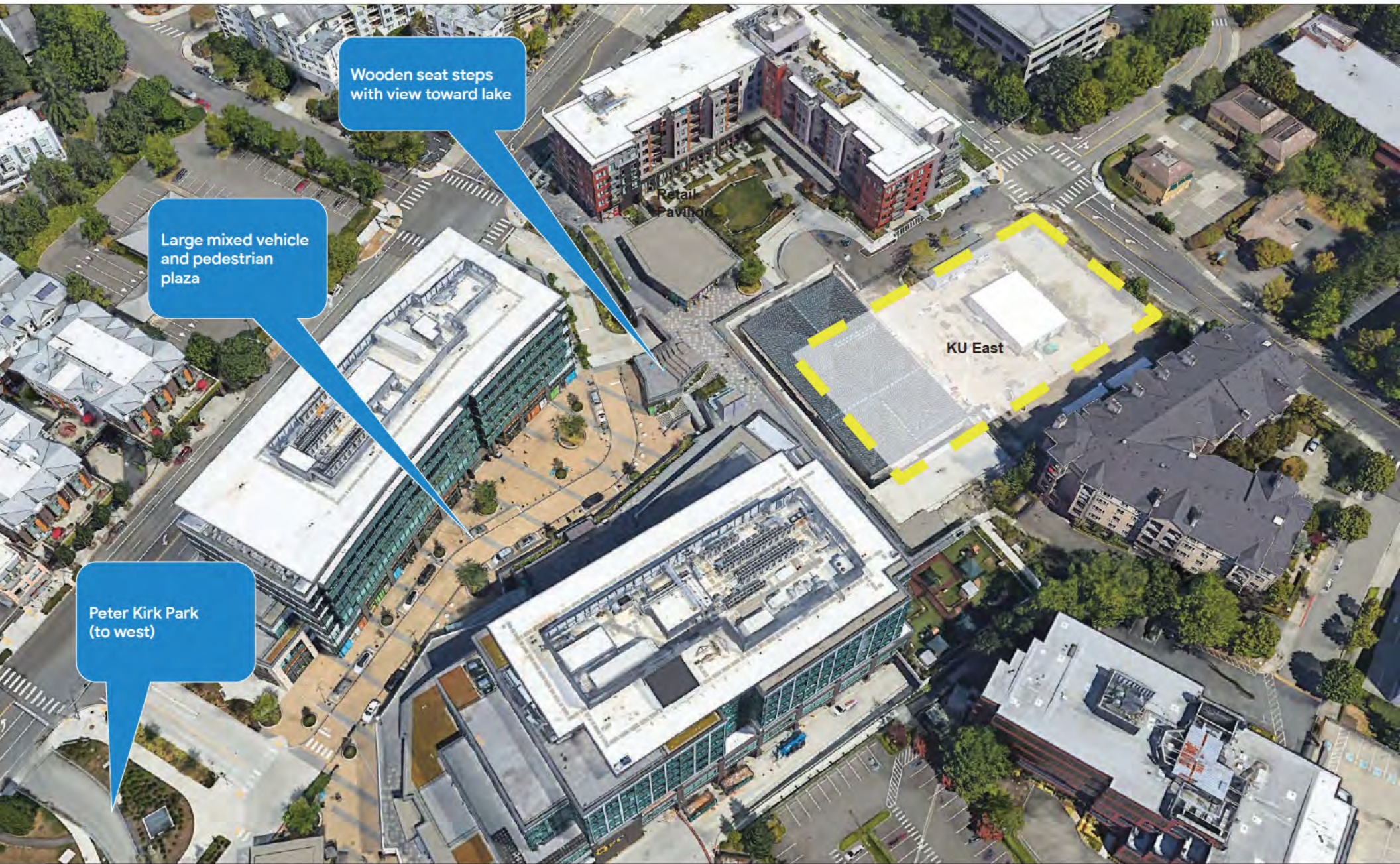


+



Enhance existing Kirkland Urban places

Maximize connections to
local ecology and sustainability



Expand Kirkland Native Ecology



Larger Landscape:
Connect daily experience at KU with the larger bioregional landscape



Species Interdependence:
Plants are food and habitat for co-evolved and interdependent species

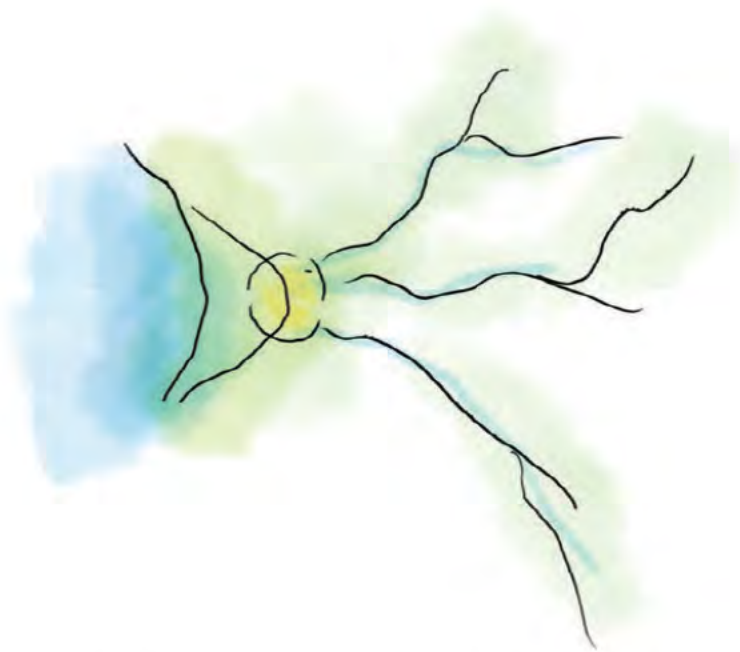


Pioneer Species
Early successional species build soil and quickly establish. This is how natural systems work



Landscape Management:
Adaptively support the evolution of the landscape as a dynamic system (not a fixed design)

Kirkland Urban + Moss Bay



Kirkland Urban sits at the confluence of historic streams and urban connections that lead to Peter Kirk Park and Moss Bay

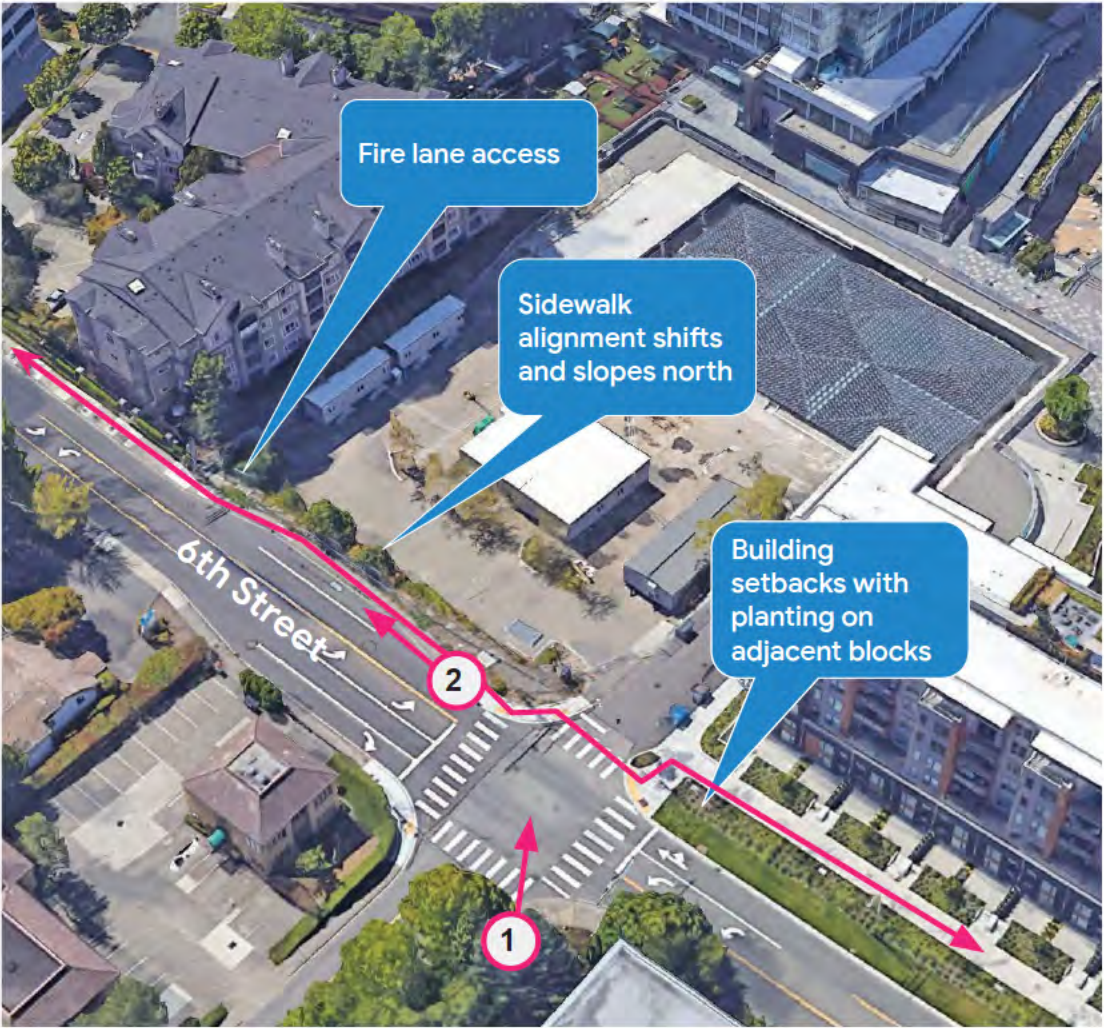
Collect and Filter



Site Plan



6th Street - Existing

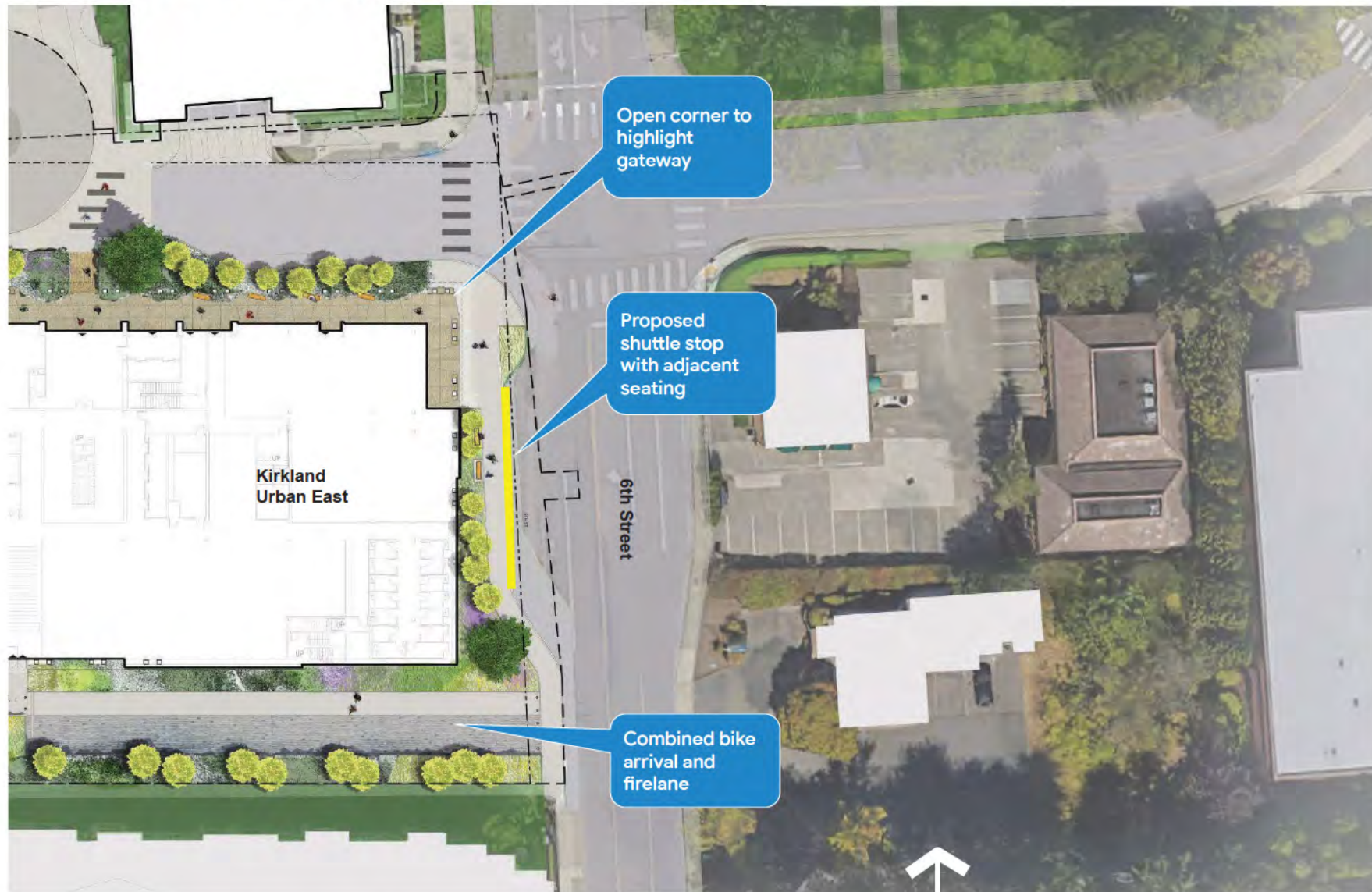


Existing condition looking southwest from 4th Avenue and 6th Street



Existing condition looking south on 6th Street

6th Street - Proposed



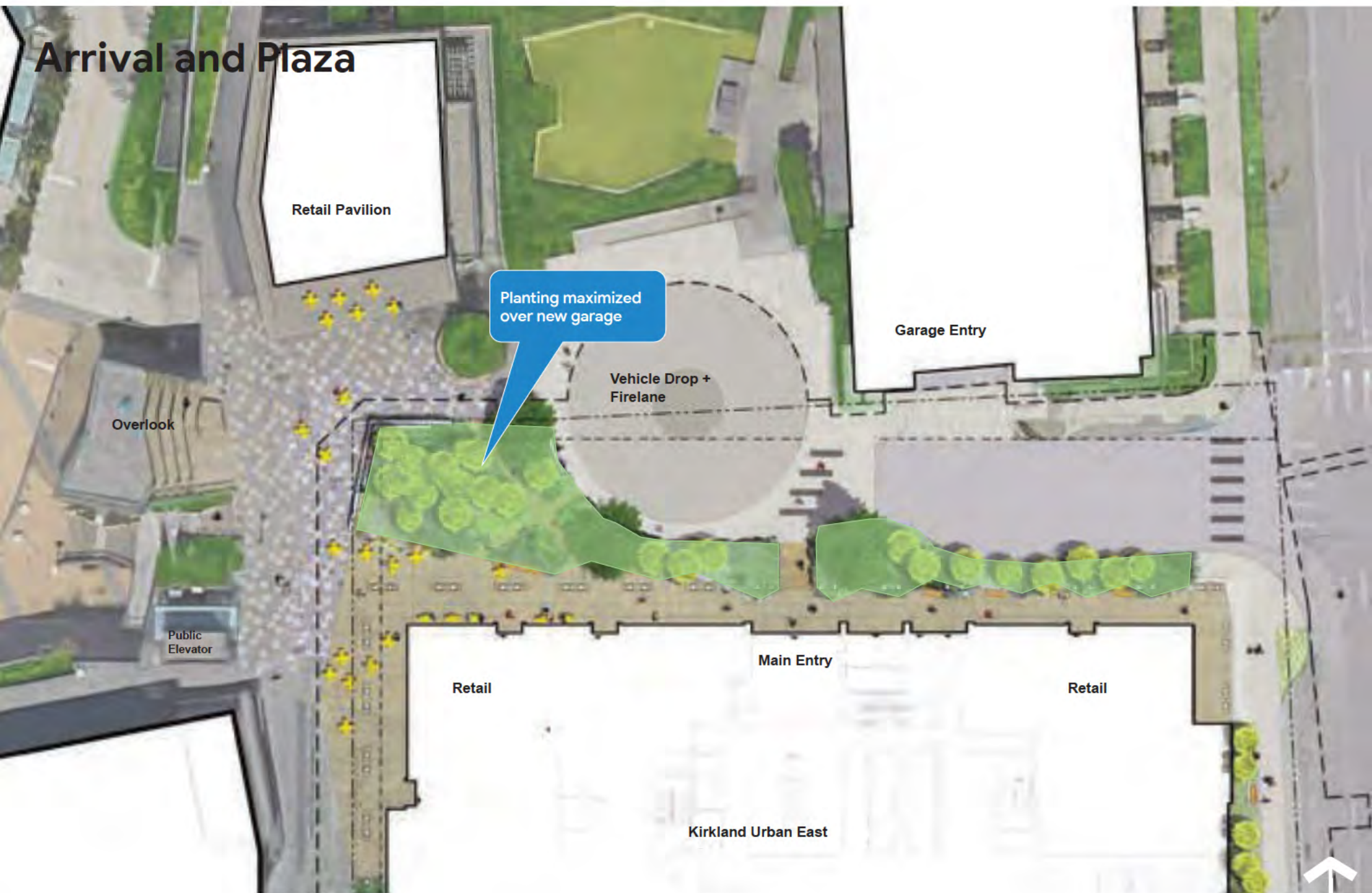
6th Street - view north



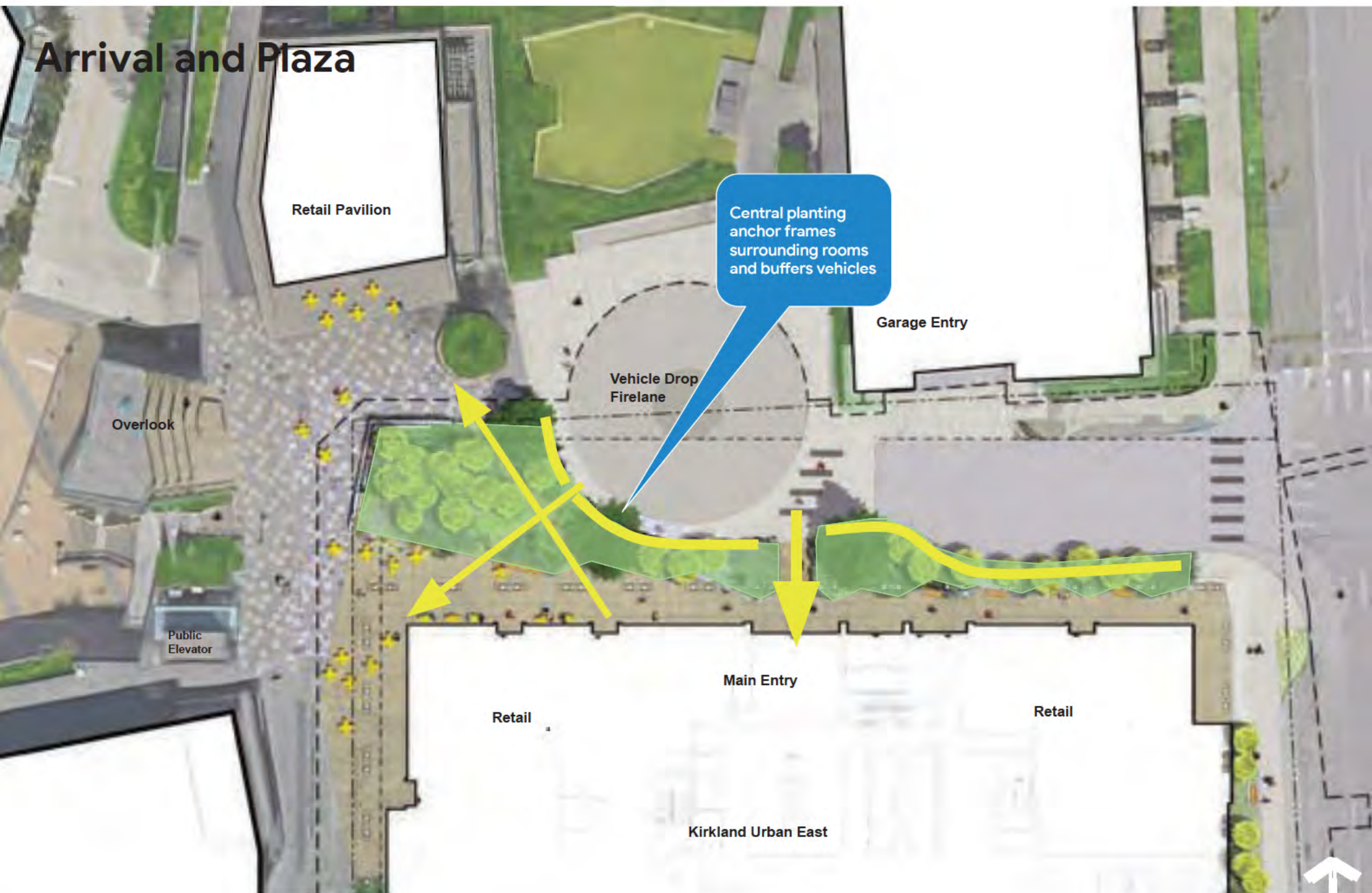
Arrival and Plaza - Existing



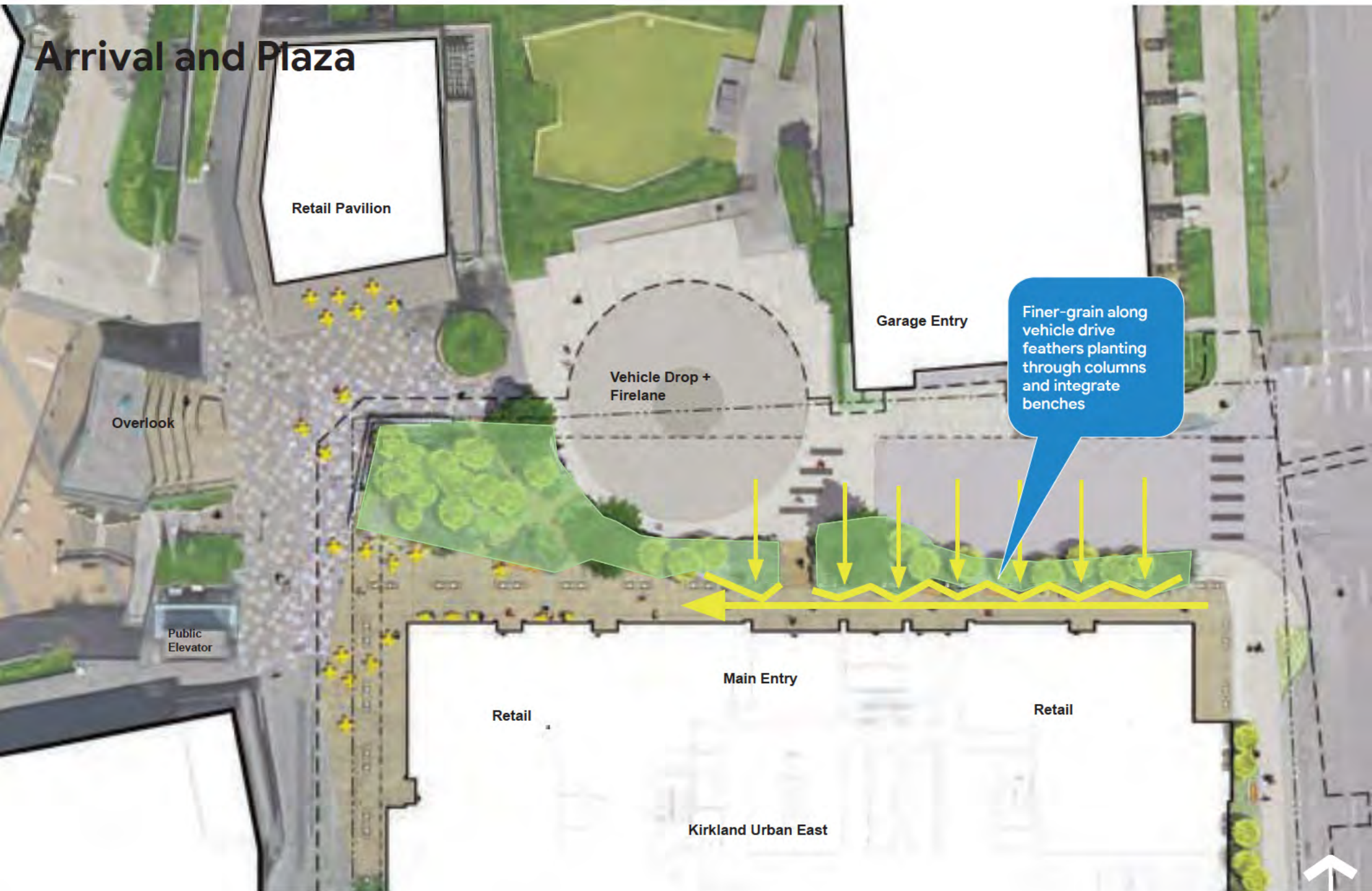
Arrival and Plaza

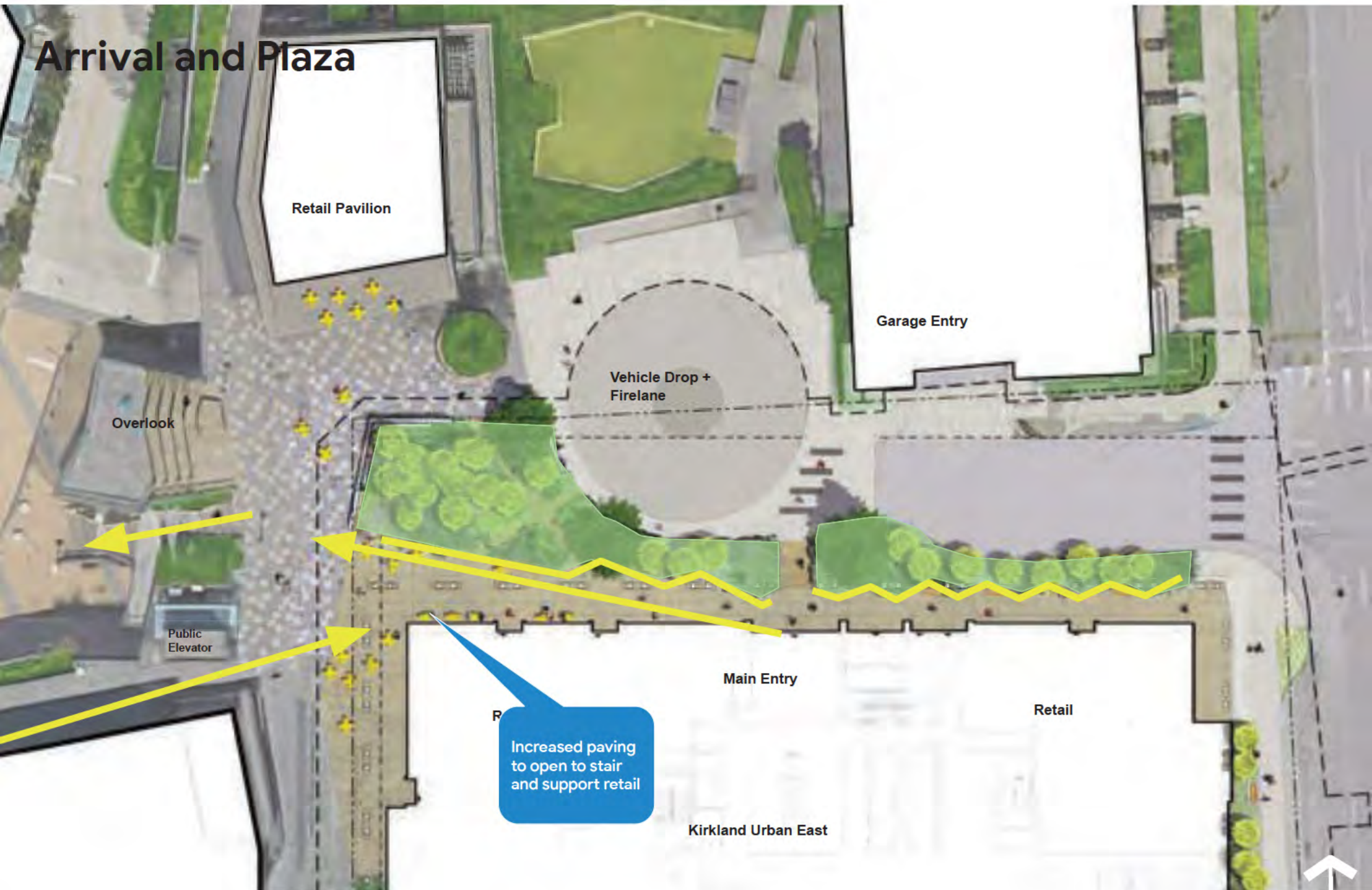


Arrival and Plaza



Arrival and Plaza

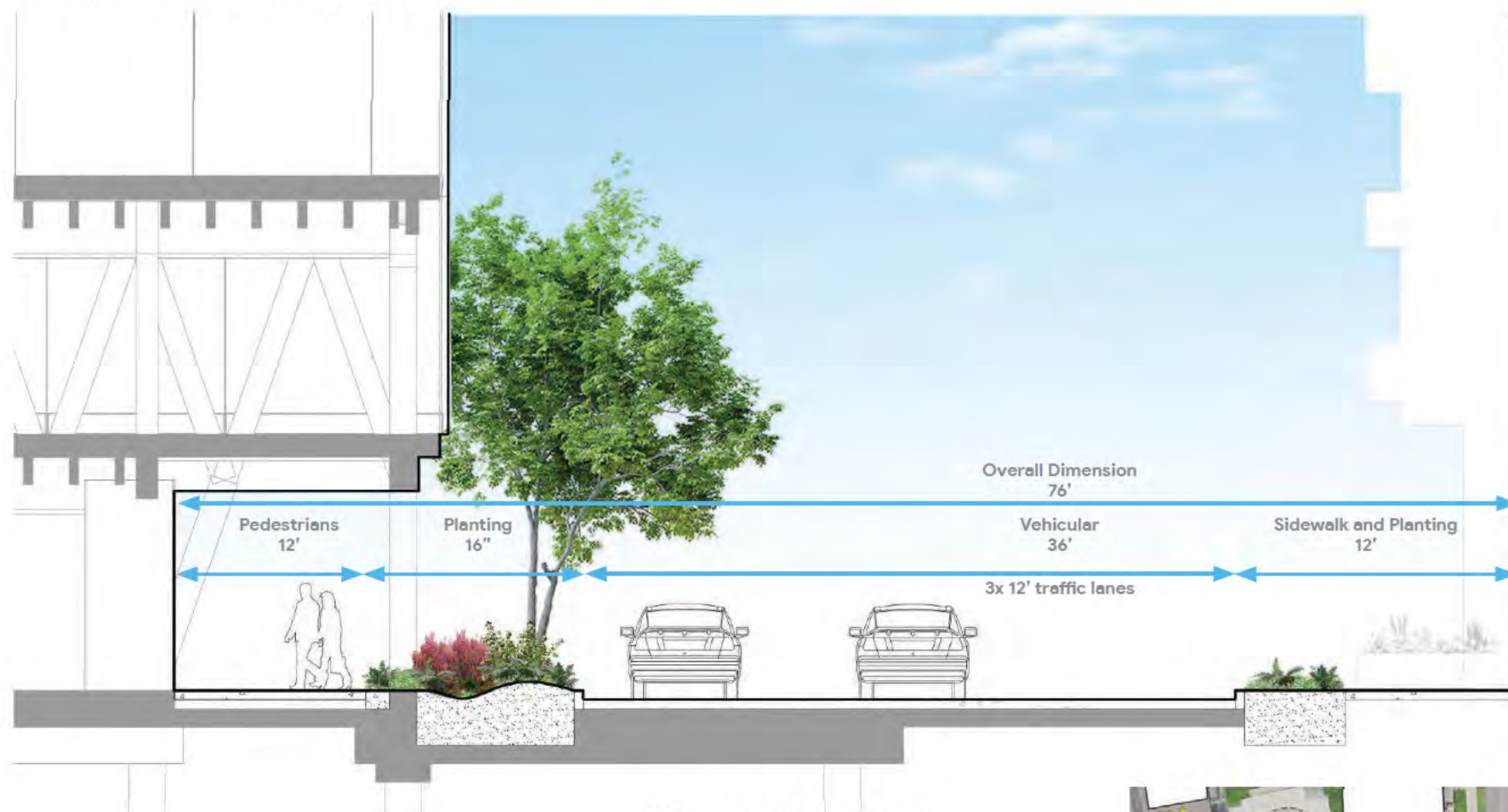




Arrival - View within colonnade



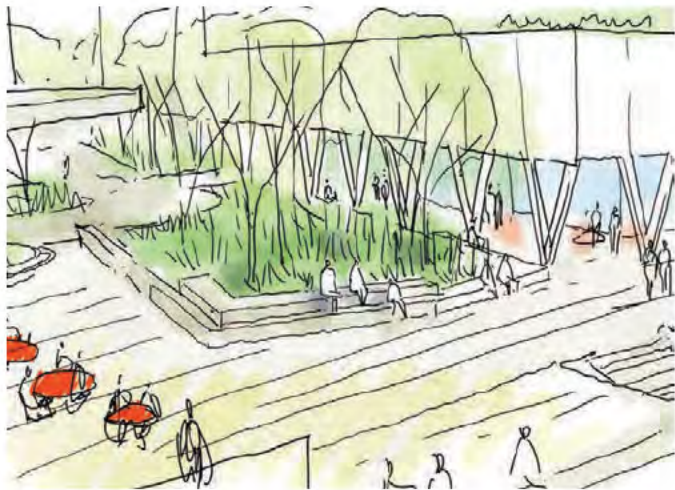
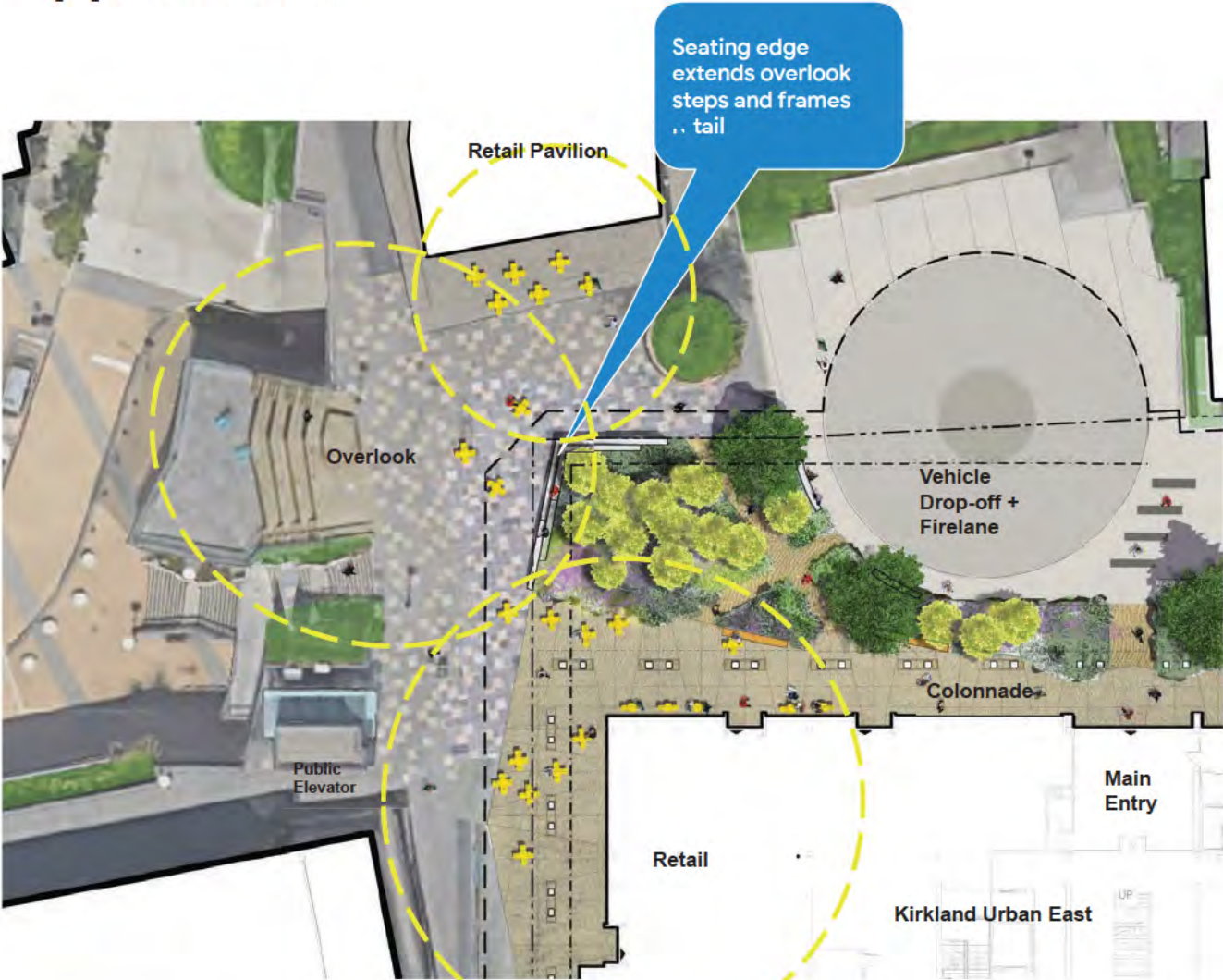
Colonnade Section



Proposed Street Section
Pedestrian Arcade



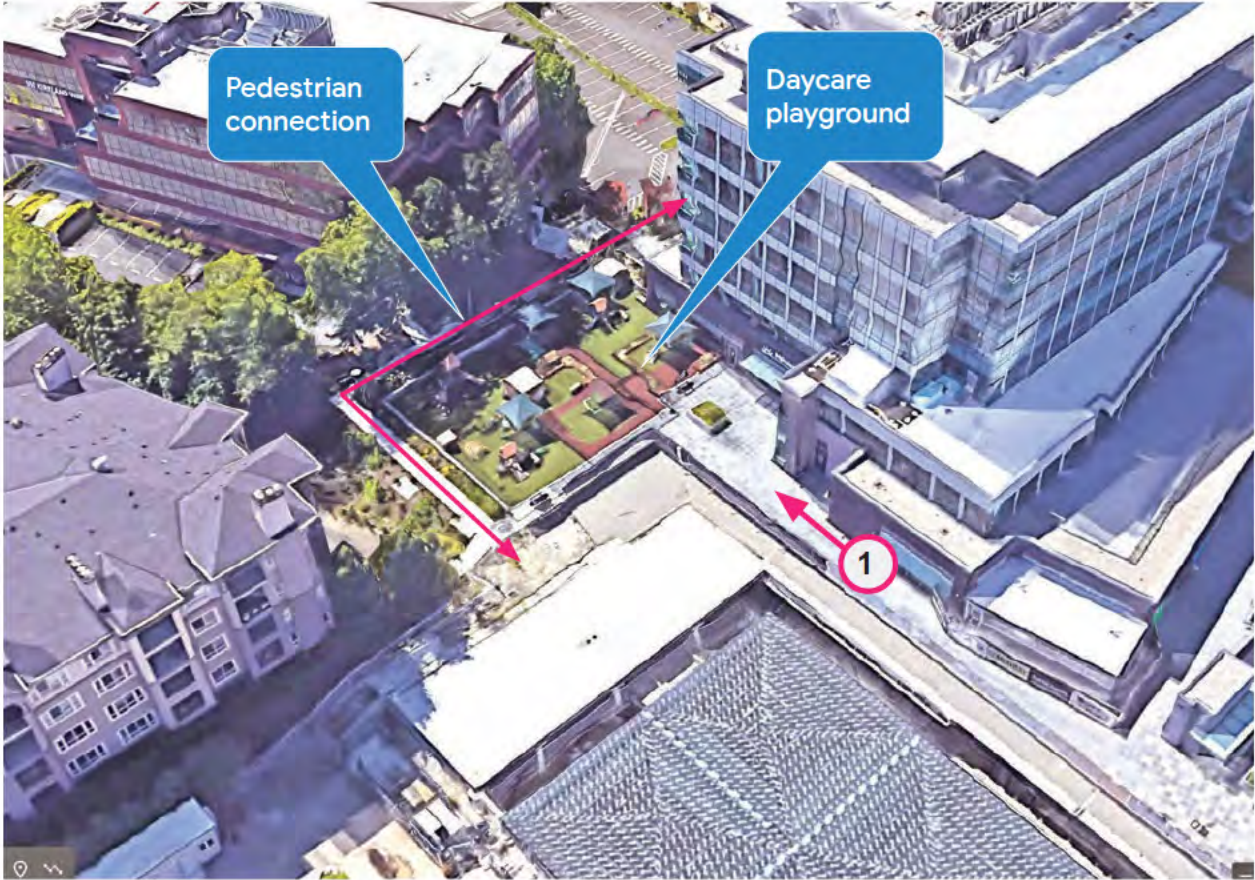
Upper Plaza



Northwest Corner



Daycare Connection - Existing



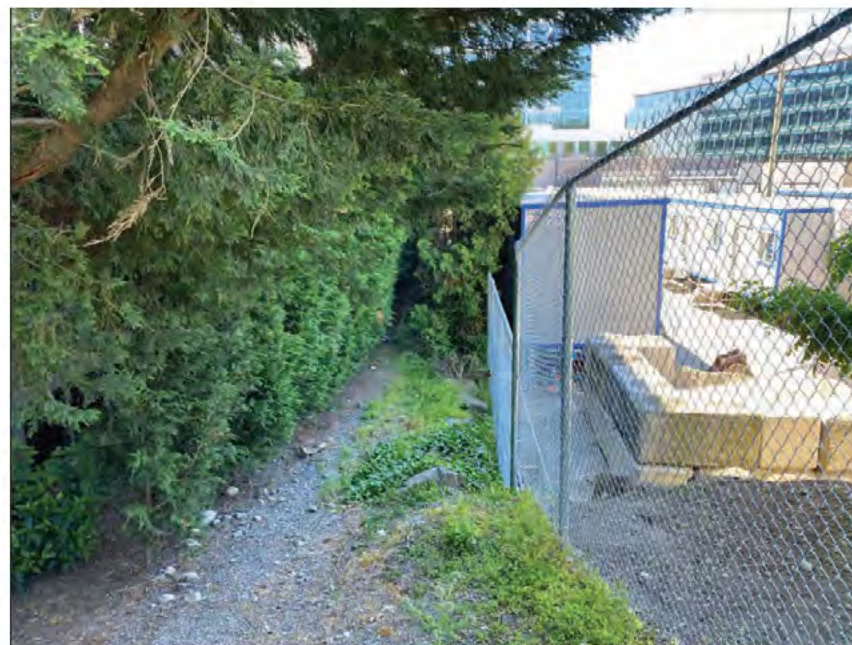
Daycare Connection



Daycare Connection

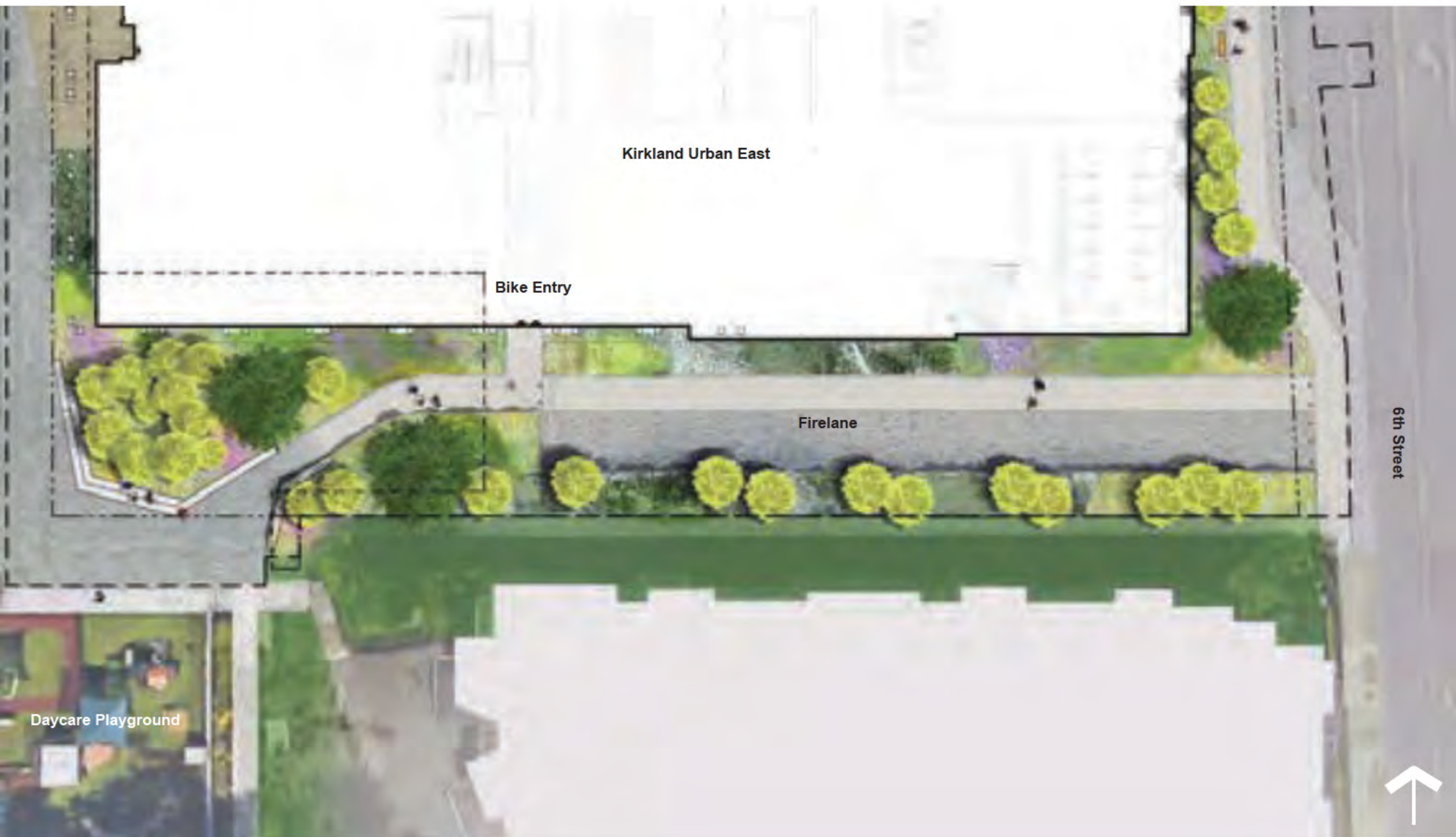


Fire Lane and Bike Entry

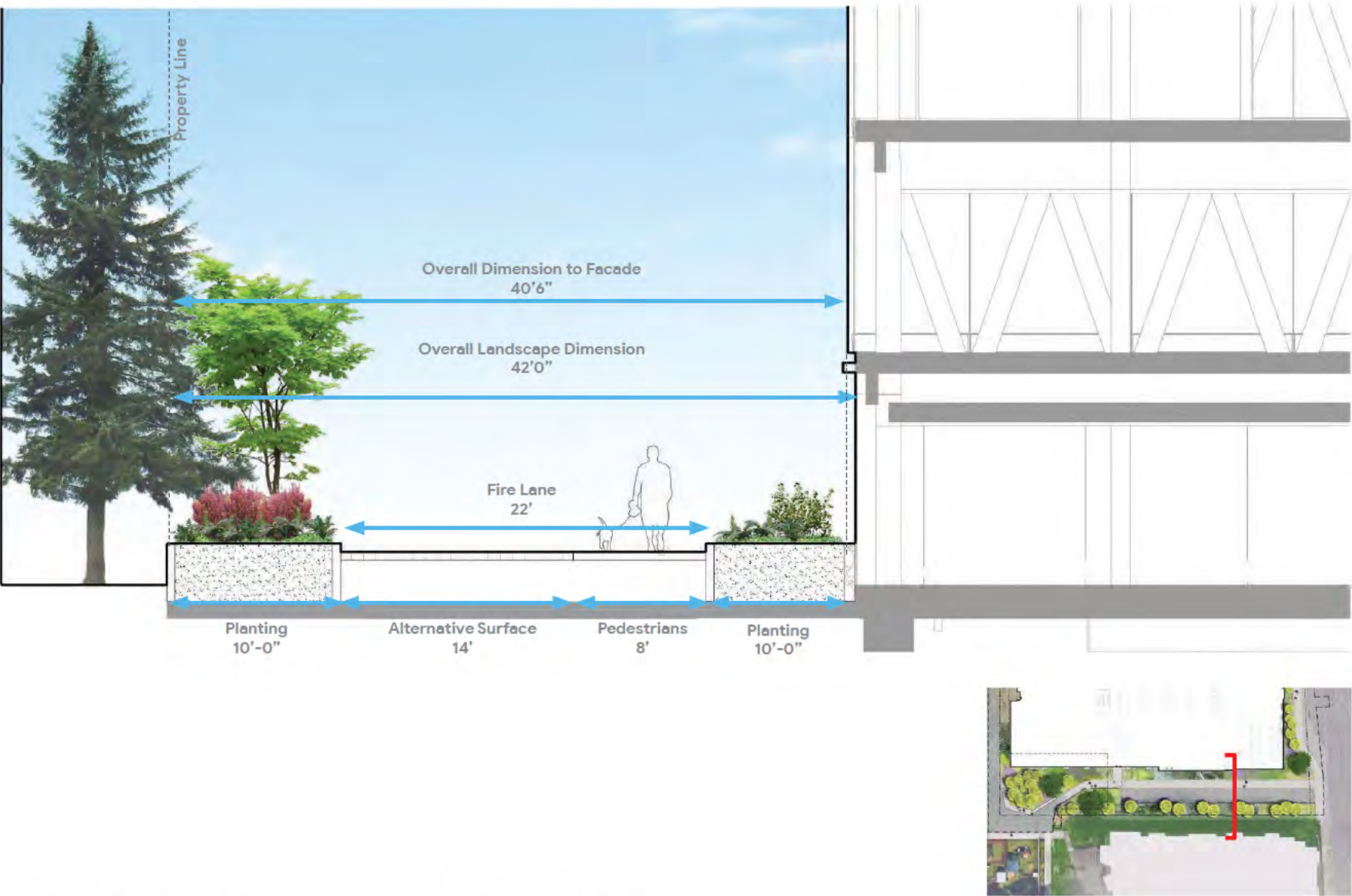


Existing planting along property line south of fire lane

Fire Lane and Bike Entry



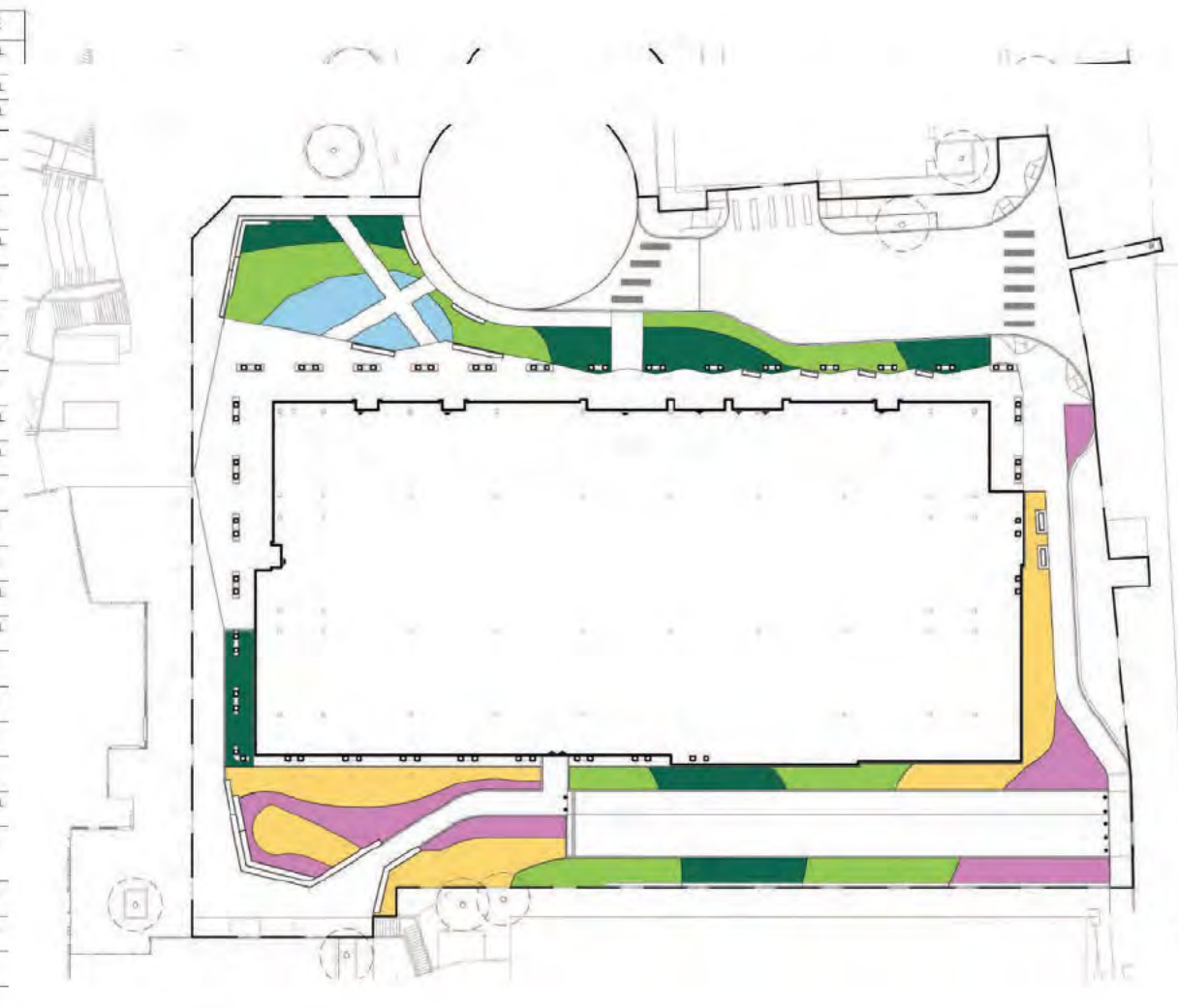
Firelane Section



Landscape

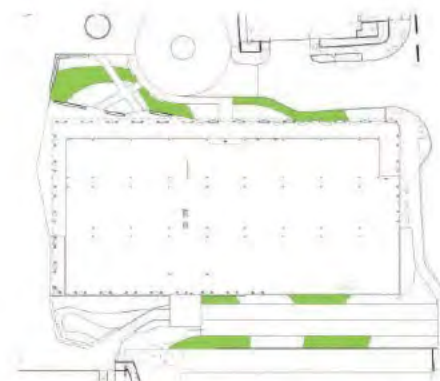
Planting Plan & Schedule

| DESCRIPTION | PLANTING MIX | % | BOTANICAL NAME / COMMON NAME | SPACING | SIZE |
|---|--------------|------|---|----------|----------|
| MIXED UNDERSTORY GROVE 3229 SF  | MASSING | 40% | RIBES SANGUINEUM / RED FLOWERING CURRANT | 60" O.C. | 3.5 GAL. |
| | | 20% | SYMPHORICARPUS RUBUS / SNOWBERRY | 60" O.C. | 3.5 GAL. |
| | | 40% | VACUINIUM OVATUM / EVERGREEN HUCKLEBERRY | 48" O.C. | 3.5 GAL. |
| | GROUND COVER | 33% | FRAGARIA VESCA / WOODLAND STRAWBERRY | 12" O.C. | 4" |
| | | 33% | MAIANTHEMUM STELLATUM / STARFLOWERED SOLOMON'S SEAL | 18" O.C. | 1 GAL. |
| | | 33% | MAHONIA NERVOZA / LOW OREGON GRAPE | 36" O.C. | 1 GAL. |
| LOW UNDERSTORY 2645 SF  | MASSING | 100% | POLYSTICHUM MUNITUM / SWOOD FERN | 48" O.C. | 3.5 GAL. |
| | GROUND COVER | 30% | ASARUM CAUDATUM / WILD GINGER | 18" O.C. | 1 GAL. |
| | | 20% | 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. |
| | | 40% | SAMBUCUS RACEMOSA / RED ELDERBERRY | 72" O.C. | 3.5 GAL. |
| | GROUND COVER | 33% | ANTHYRUM FULX FEMINA / LADY FERN | 48" O.C. | 1 GAL. |
| | | 33% | BLECHNUM SPECIANT / DEER FERN | 36" O.C. | 1 GAL. |
| | | 33% | CORNUS CANADENSIS / BUNCHBERRY | 18" O.C. | 1 GAL. |
| SUN UNDERSTORY 5163 SF  | MASSING | 25% | HOLDOESCUSS DISCOLOR / OCEANSpray | 60" O.C. | 3.5 GAL. |
| | | 75% | DESCHAMPSIA CESPITOSA / TUFTED HANGGRASS | 36" O.C. | 3.5 GAL. |
| | GROUND COVER | 20% | AQUILEA FORMOSA / RED COLUMBINE | 24" O.C. | 1 GAL. |
| | | 20% | ANAPHALUS MARGARITACEA / PEARLY EVERLASTING | 36" O.C. | 1 GAL. |
| | | 40% | BALSAMORHIZA DELTOIDEA / PUGET BALSAMROOT | 36" O.C. | 1 GAL. |
| | | 20% | CANAS LEICHTLINI / GREAT CANNS | 18" O.C. | BULB |
| SUN LOW UNDERSTORY 1983 SF  | MASSING | 100% | FESTUCA ROEMERI / ROEMER'S FESQUE | 36" O.C. | 3.5 GAL. |
| | GROUND COVER | 10% | ACHILLEA MILLEFOLIUM / YARROW | 36" O.C. | 1 GAL. |
| | | 20% | ALLIUM CERNUUM / WOODS ONION | 24" O.C. | 1 GAL. |
| | | 30% | ARCTOSTAPHYLOS UVA-URSI / KINKINICK | 48" O.C. | 1 GAL. |
| | | 20% | CAMPANULA ROTUNDFOLIA / HAREBELL | 18" O.C. | 1 GAL. |
| | | 20% | ERIDOPHYLLUM LANATUM / WOOLLY SUNFLOWER | 24" O.C. | 1 GAL. |



Landscape

Planting Mix 1: Mixed Understory Grove



Alnus rubra, red alder



Thuja plicata, western red cedar



Ribes sanguineum, red flowering currant



Symphoricarpos albus, snowberry



Vaccinium ovatum, evergreen huckleberry



Mahonia nervosa,
low Oregon grape



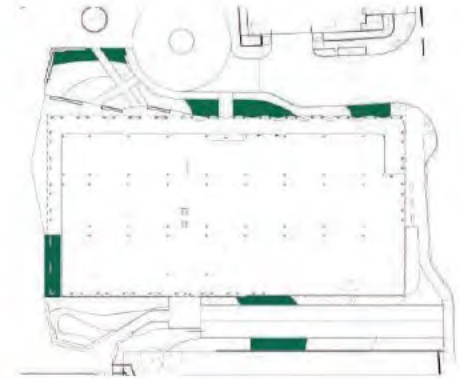
Maianthemum stellatum,
star-flowered solomons seal



Fragaria vesca, woodland strawberry

Landscape

Planting Mix 2: Low Understory



Alnus rubra, red alder



Pseudotsuga menziesii, douglas fir



Polystichum munitum, sword fern



Gaultheria shallon, salal



Dicentra formosa, bleeding heart



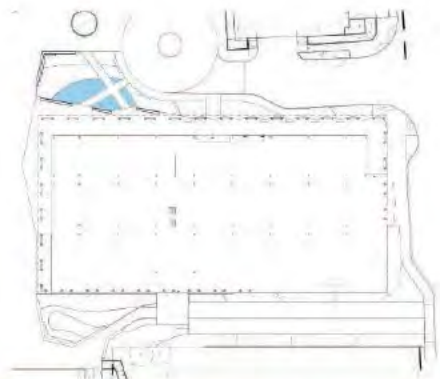
Asarum caudatum, wild ginger



Tellima grandiflora, fringecup

Landscape

Planting Mix 3: Wet /Moist Understory



Alnus rubra, red alder



Thuja plicata, western red cedar



Rubus parviflorus, thimbleberry



Rubus parviflorus, berry



Sambucus racemosa, red elderberry



Anthyrium filix-femina, lady fern



Blechnum spicant, deer fern



Cornus canadensis, bunchberry

Landscape

Planting Mix 4: Sun Understory



Alnus rubra, red alder



Pseudotsuga menziesii, douglas fir



Holodiscus discolor, oceanspray



Deschampsia cespitosa, tufted hairgrass



Balsamorhiza deltoidei, Puget balsamroot



Camas leichtlinii, great camas



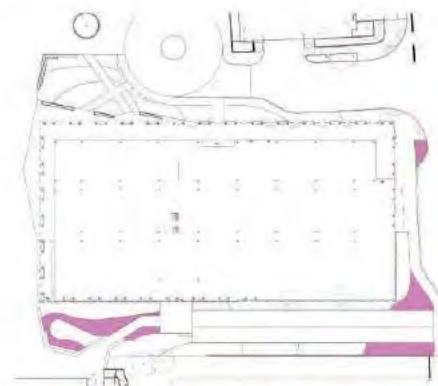
Aquilegia formosa, red columbine



Anaphalis margaritacea, pearly everlasting

Landscape

Planting Mix 5: Sun Low Understory



Alnus rubra, red alder



Pseudotsuga menziesii, douglas fir



Festuca roemerii, roemer's fescue



Arctostaphylos uva-ursi, kinnikinnick



Achillea millefolium, yarrow



Allium cernuum, nodding onion



Campanula rotundifolia, harebell



Eriophyllum lanatum, woolly sunflower

Landscape

Tree Plan & Schedule



Alnus rubra, red alder (38)



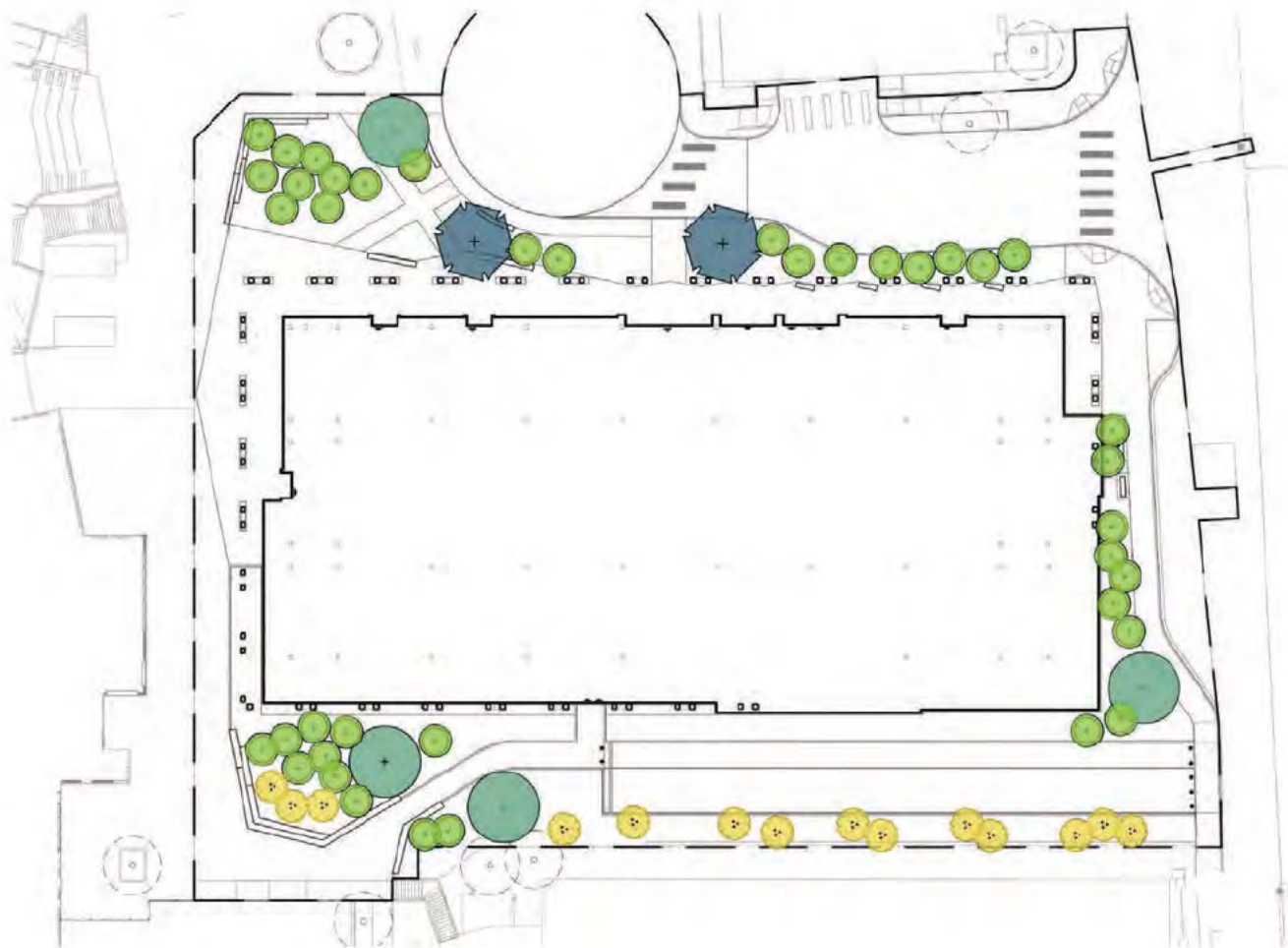
Acer circinatum, vine maple (14)



Thuja plicata, western red cedar (2)



Pseudotsuga menziesii, douglas fir (4)



Site Perspectives

Arcade / Sidewalk



Daycare Connection / Bike Entry



Northwest Corner



6th Street



Upper Plaza

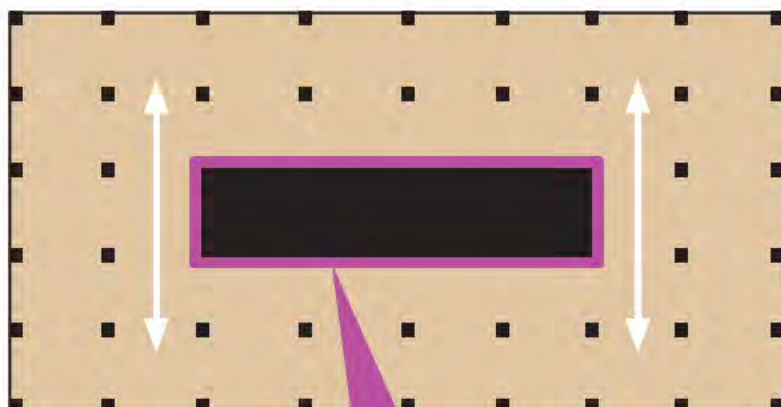


Building Structure + Facade Design

Conventional vs. Exoskeleton

Conventional Timber Building

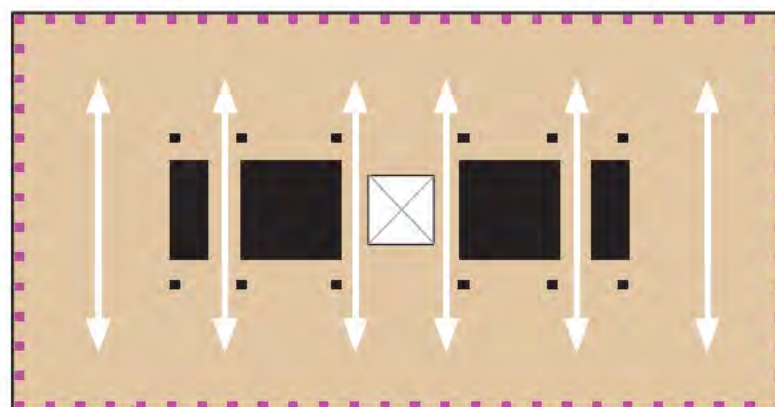
Center Core Structural Lateral System



Conventional
concrete or steel
lateral system at
core.

Exoskeleton Timber Building

Perimeter Structural Lateral System



Timber lateral
system at
perimeter.

Timber Diagrid Lateral System

Diagrid Advantages

Floor plate Flexibility:

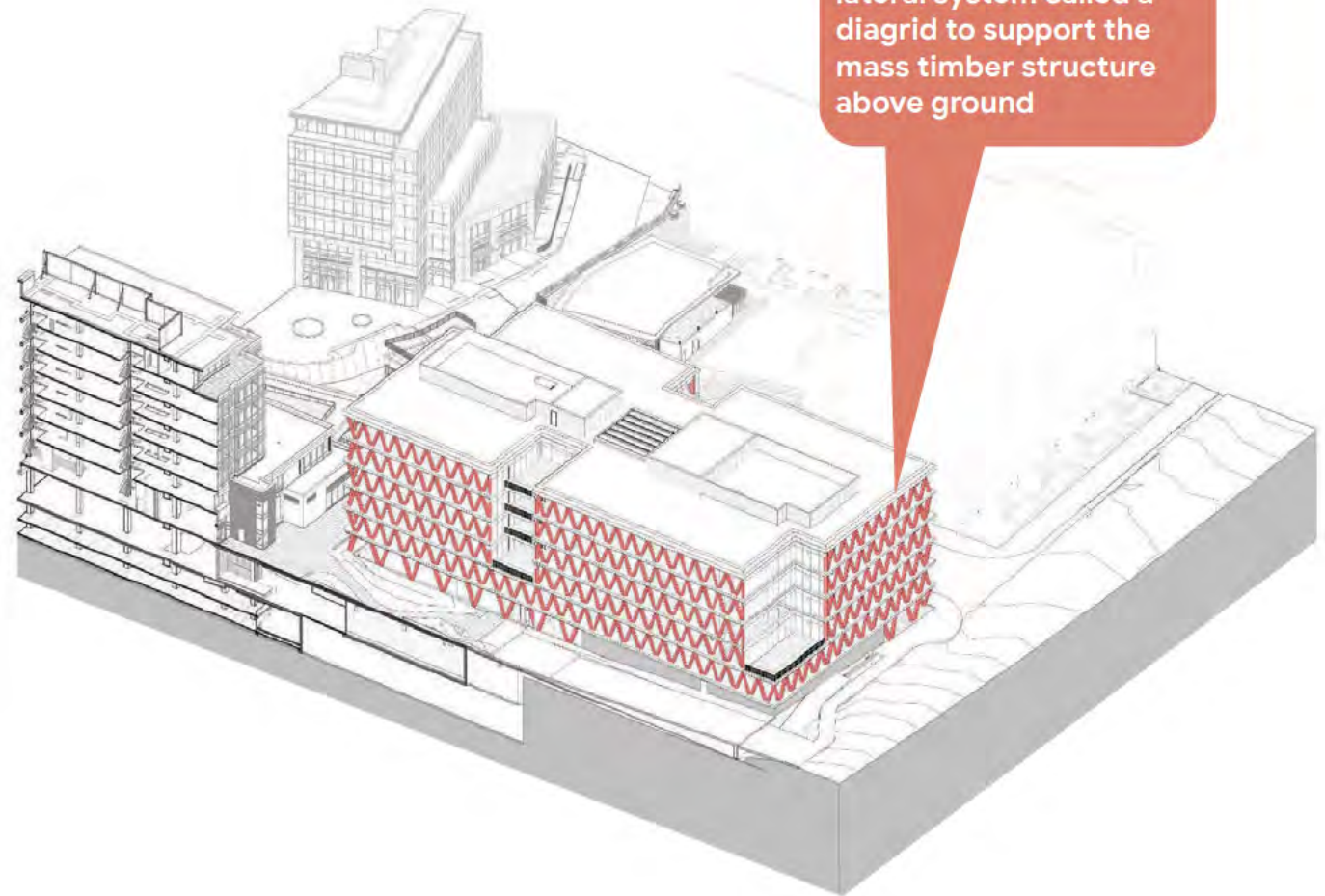
- Fewer Interior Columns
- More connections across floorplate

Experience:

- Beauty of perimeter timber structure

Sustainability:

- Mass Timber reduces upfront carbon



KU East uses a perimeter lateral system called a diagrid to support the mass timber structure above ground

Facade Drivers

Highlight Structure

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

High Performance

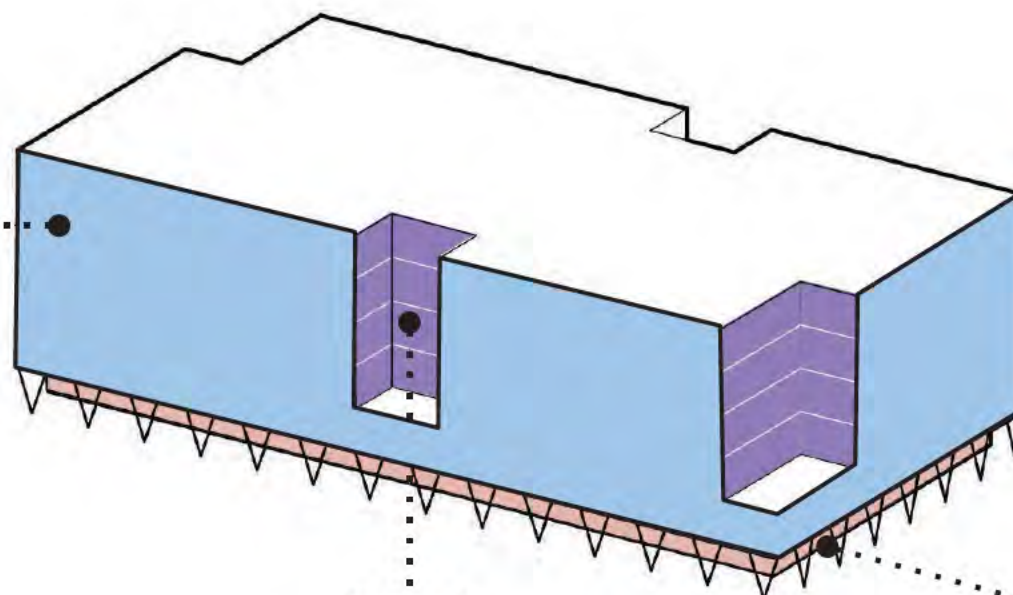
- Minimize Glare
- Maximize Daylighting
- Calibrated Shading
- Reduce Solar Gain
- Material Efficiency

Responsive

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

Facade Types

Type A
Primary Facade
Highlights the
timber structure

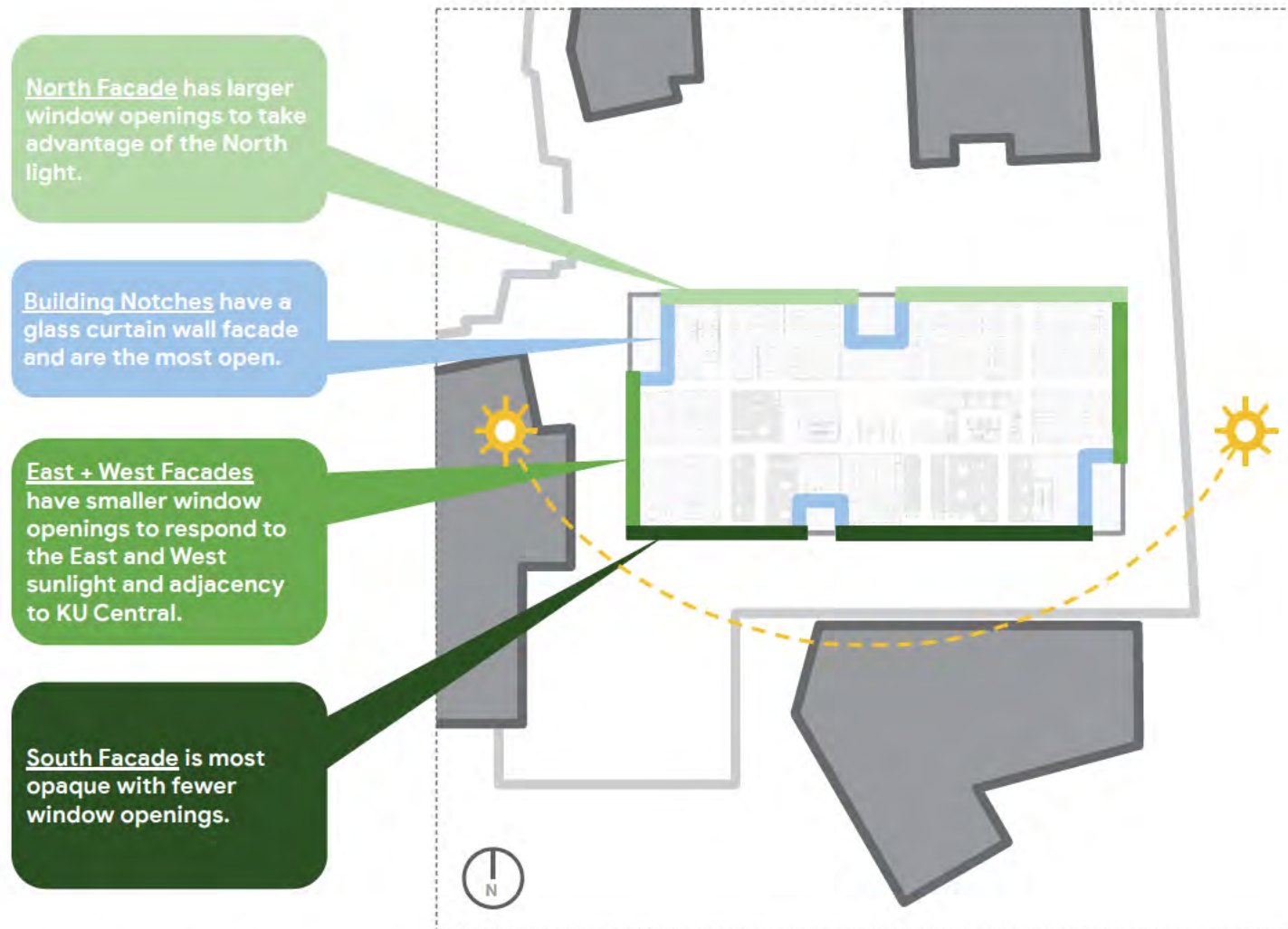


Type B
Mid-Door Gardens
Prioritizes operable
openings to connect
inside + outside

Type C
Ground Floor
Focus on retail
experience

Facade Relationship to Context:

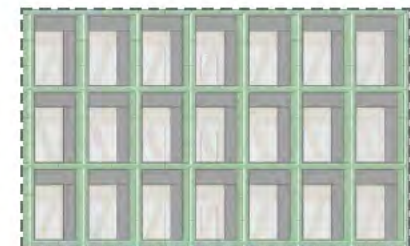
Window Openings Adjusting for Site and Sun



North Facade



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

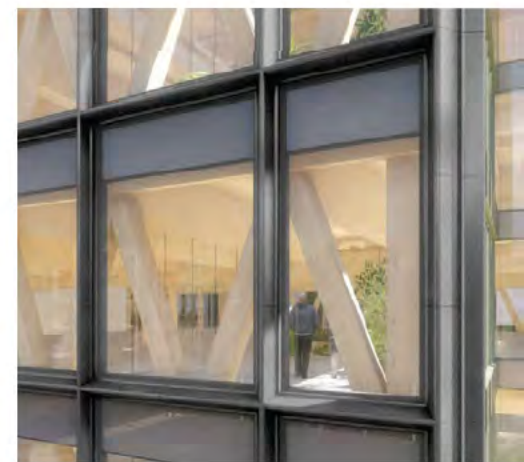
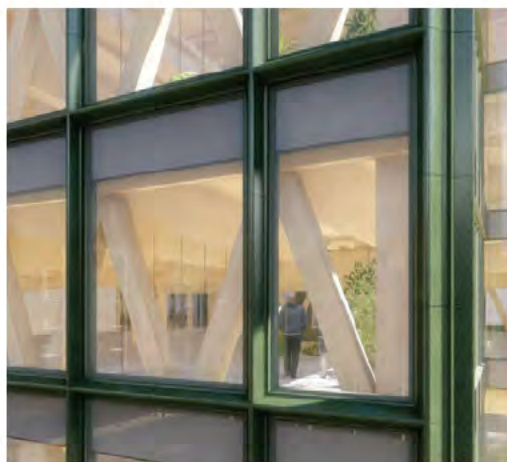


Translucent glaze with natural variation

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