

Phase 1

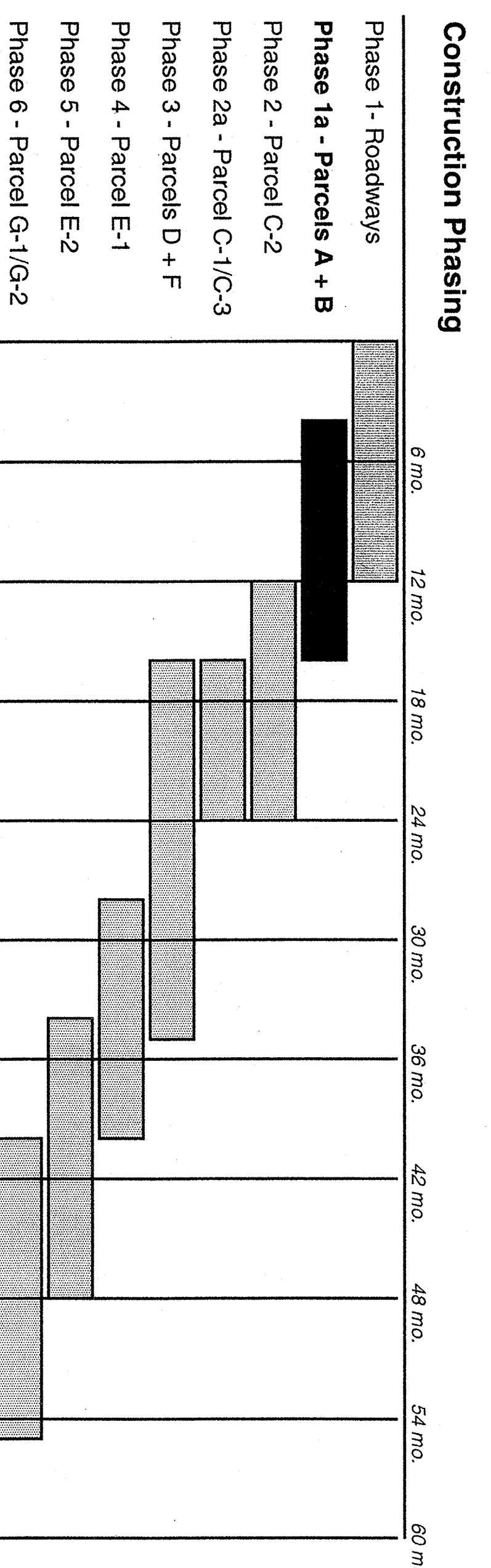
Phase 1 - Description

The CSDP application submittal includes a separate set of plan sheets for each phase of the development, as well as a summary sheet for each phase. It is proposed that each phase will follow immediately after the prior one and that there will be no gap in the construction process once the project begins with the elevated roadway construction. Phase 1 includes site grading and utility infrastructure work in preparation for and including the construction of the elevated by-pass roadway, the modification of grades and transition along 17th Street and the on-grade extension of 17th Street and service road onto the site. The by-pass roadway construction will also include the completion of intersections at SR 522 and at 68th Avenue. Subsequent to roadway and infrastructure, Phase 1 will also include the development of parcels A and B.

Parcel A will include 44,082 SF of food store, 20,000 SF of drug store, and 23,887 SF of miscellaneous retail space. The residential component of this parcel will house 200 independent senior housing apartments, 200 assisted living senior housing apartments and 240 standard market adult apartments. This parcel will have one surface parking deck and one parking level on grade to accommodate 1,202 cars.

Parcel B will include 50,075 SF of cinema space, 49,238 SF of miscellaneous retail and food court space, and 60,000 SF of office space. This parcel will have one surface parking deck, and two lower level parking floors to accommodate 743 cars. Overflow parking for these two parcels will be accommodated by a 187,609 SF surface lot reserved for future Phase 2, Parcel C-2 construction.

The balance of Phase 1 will include: 79,100 SF of plinth area surrounding Parcel A, 79,799 SF of Lakeside Boulevard extending to the first traffic circle, 31,806 SF of facade constructed on the plinth of Parcel A, 117,780 SF of shoreline park adjacent to Parcel A, 172,500 SF of boardwalk along the marina edge, 17,450 SF of gallery walk along the frontage of Parcel A and B, and 24,310 SF of surface water quality detention pond area to collect all the surface water from the elevated by-pass roadway, the 17th access road at grade, the elevated boulevard, and the surface parking decking adjacent to Parcel A and B.



Phase	Residential	Commercial	Office	Slips	Parking
Phase 1	1200 units	400 k.s.f.	200 k.s.f.	4500 stalls	
Phase 1a	1200 units	400 k.s.f.	200 k.s.f.	4500 stalls	
Phase 1b	600 units	400 k.s.f.	200 k.s.f.	4500 stalls	
Phase 1c	600 units	400 k.s.f.	200 k.s.f.	4500 stalls	
Phase 1d	600 units	400 k.s.f.	200 k.s.f.	4500 stalls	
Phase 1e	600 units	400 k.s.f.	200 k.s.f.	4500 stalls	
Phase 1f	600 units	400 k.s.f.	200 k.s.f.	4500 stalls	
Phase 1g	600 units	400 k.s.f.	200 k.s.f.	4500 stalls	

Phase	Building	Area	Parking	Cumulative
Phase 1	Building 'A'	44,082 s.f.		
	Grocery	43,887 s.f.	240 units	
	Apartment	20,000 s.f.	400 units	1,202 stalls
Phase 2	Building 'B'	50,075 s.f.		
	Cinema	49,238 s.f.	60,000 s.f.	743 stalls
	Retail	60,000 s.f.		
Phase 3	Building 'C-1, C-2'	37,899 s.f.	200 stalls	
	Building 'C-3'	100 units	210 stalls	
	Condominium	140 units	596 stalls	
Phase 4	Building 'D'	13,366 s.f.	66 stalls	
	Office	40,100 s.f.	197 stalls	
	Retail	3,000 s.f.	15 stalls	
Phase 5	Building 'E-1'	197,570 s.f.	554 stalls	
	Hotel/Health Club	197,570 s.f.	554 stalls	
	Building 'F' (Marina)	Area	26 Slips	
Phase 6	Building 'G-1, G-2'	105,488 s.f.	439 stalls	
	Office	105,488 s.f.	439 stalls	
	Parking	Area	439 stalls	

"NO SITE DISTURBANCE OR CONSTRUCTION IS AUTHORIZED UNDER THIS PERMIT"

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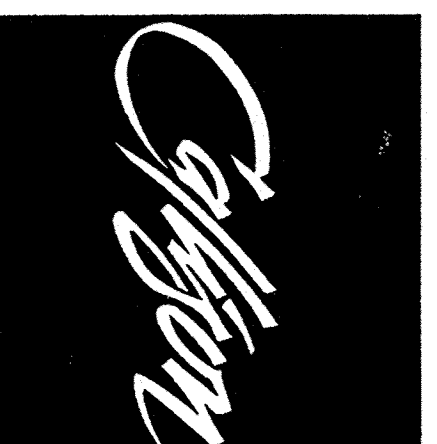
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REVISION

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A R C H I T E C T U R E

Commercial Site Development Permit
PHASE 1
SUMMARY

Project Number 95255.00

A4.9.1