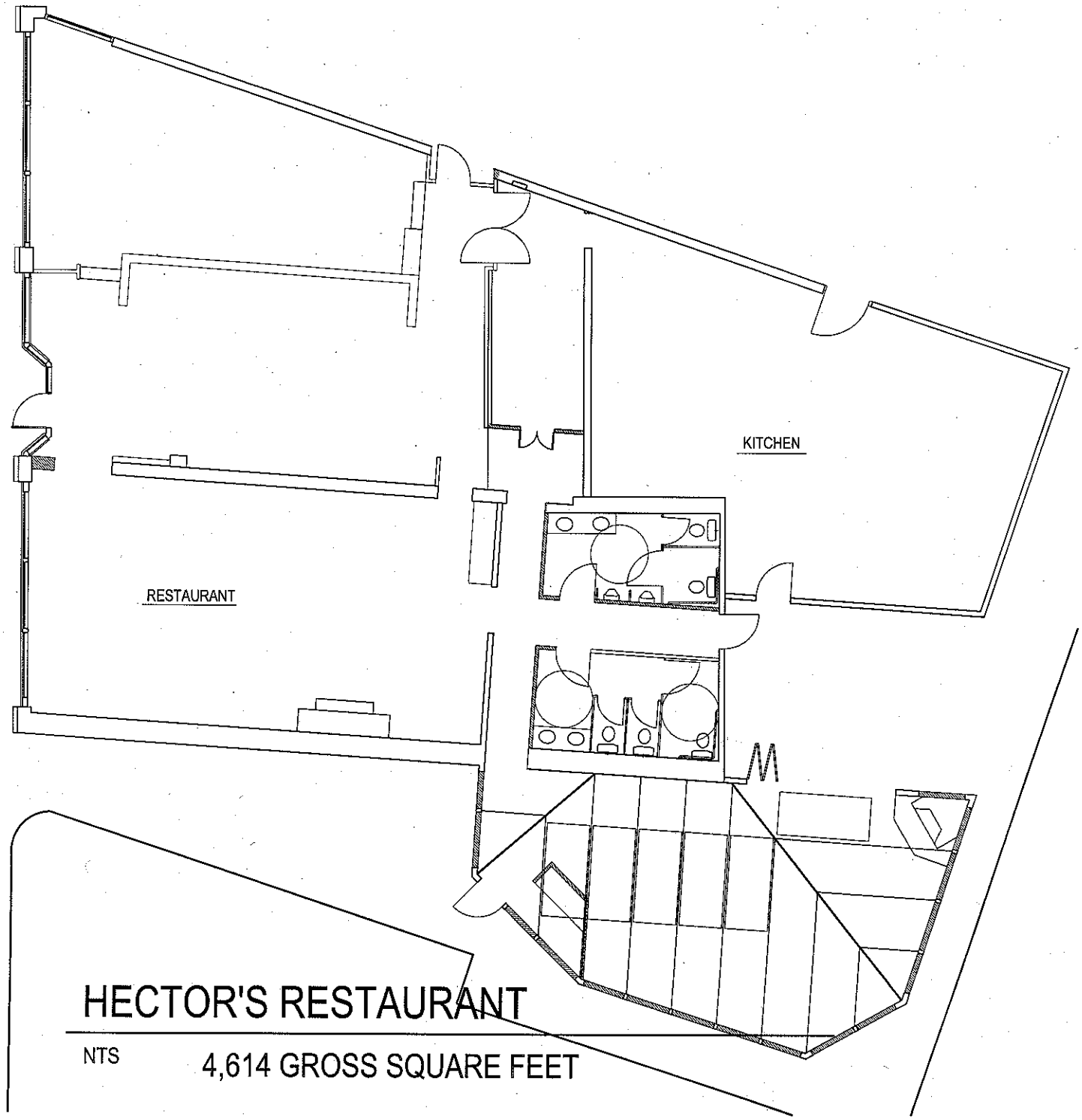
Existing Parking Analysis

FINAL 1/10/08

Building/Use	Gross Floor Area	Use/Pkng Ratio	Required Pkng	Exst. Provided Pkng	Grandfathered Credit
Existing Parking				**68**	
Hector's Restaurant					
Restaurant (Hector's)	5,010 sqft.	1 space / 125 sqft.	40.1	0	40 spaces
Office	2,168 sqft.	1 space / 350 sqft.	6.2	0	6 spaces
Subtotal	**7,178 sqft.**		**46.3**	**0**	**46.3 spaces**
Lakeside Building					
Restaurant (Hector's BoH)	2,724 sqft.	1 space / 125 sqft.	21.8	0	22 spaces
Retail	1,656 sqft.	1 space / 350 sqft.	4.7	0	5 spaces
World Wrapps	1,805 sqft.	1 space / 125 sqft.	14.4	0	14 spaces
Office	151 sqft.	1 space / 350 sqft.	0.4	0	spaces
Subtotal	**6,336 sqft.**		**41.4**	**0**	**41.4 spaces**
Kirkland Waterfront Market					
Restaurant	12,104 sqft.	1 space / 125 sqft.	96.8	46	51 spaces
Fast Food	sqft.	1 space / 100 sqft.	0.0	0	spaces
Retail	3,896 sqft.	1 space / 350 sqft.	11.1	11	spaces
Office	9,540 sqft.	1 space / 350 sqft.	27.3	11	16 spaces
Subtotal	**25,540 sqft.**		**135.2**	**68**	**67.2 spaces**
	total areas		total required	total provided	total deficiency
	39,054 sqft.		**222.9**	**68**	**154.9 spaces**
SUMMARY					
Parking per Use					
Restaurant (includes BoH)	21,643 sqft.	1 space / 125 sqft.	158.7	46	127 spaces
Retail	5,552 sqft.	1 space / 350 sqft.	4.7	11	5 spaces
Fast Food		1 space / 100 sqft.	0.0	0	spaces
Office	11,859 sqft.	1 space / 350 sqft.	33.9	11	23 spaces
Total	**39,054 sqft.**		**197.3**	**68**	**154.9 spaces**
					= 155 SPACES

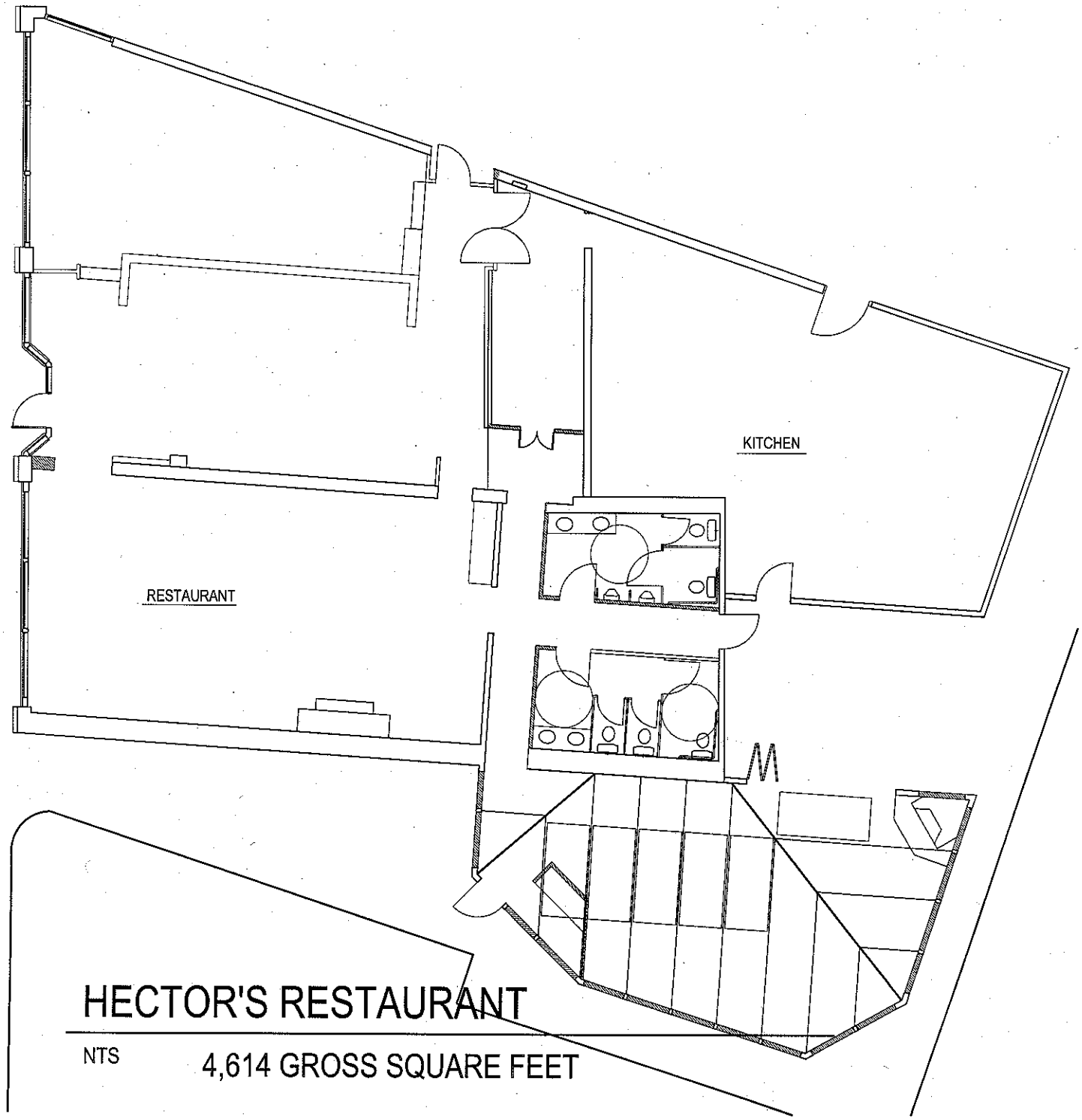
ATTACHMENT 5
DRC07-00007



HECTOR'S RESTAURANT

NTS

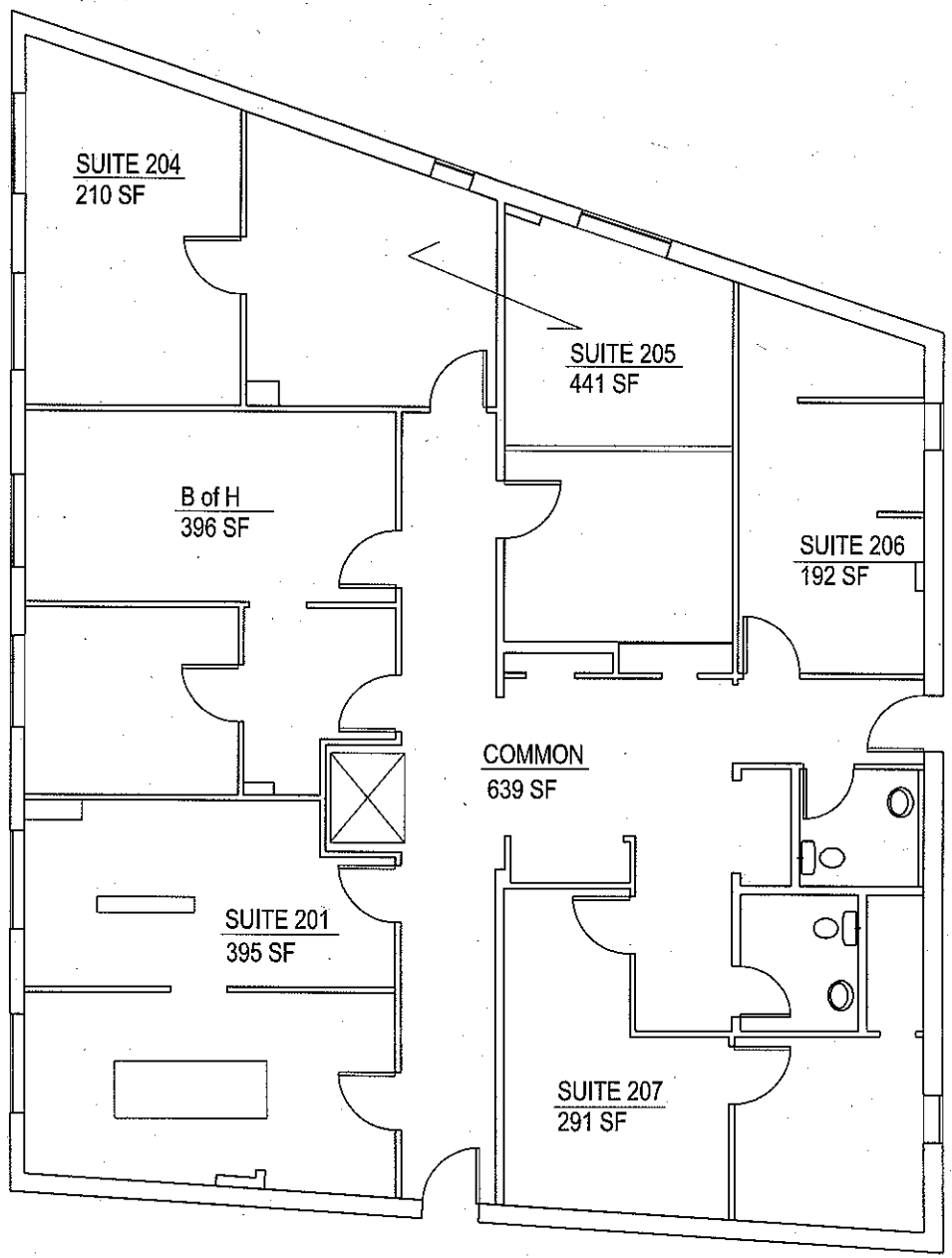
4,614 GROSS SQUARE FEET



HECTOR'S RESTAURANT

NTS

4,614 GROSS SQUARE FEET



HECTOR'S UPPER FLOOR

NOT TO SCALE

GROSS FLOOR AREA 2,564 SQUARE FEET

Lakeside Office Building Summary

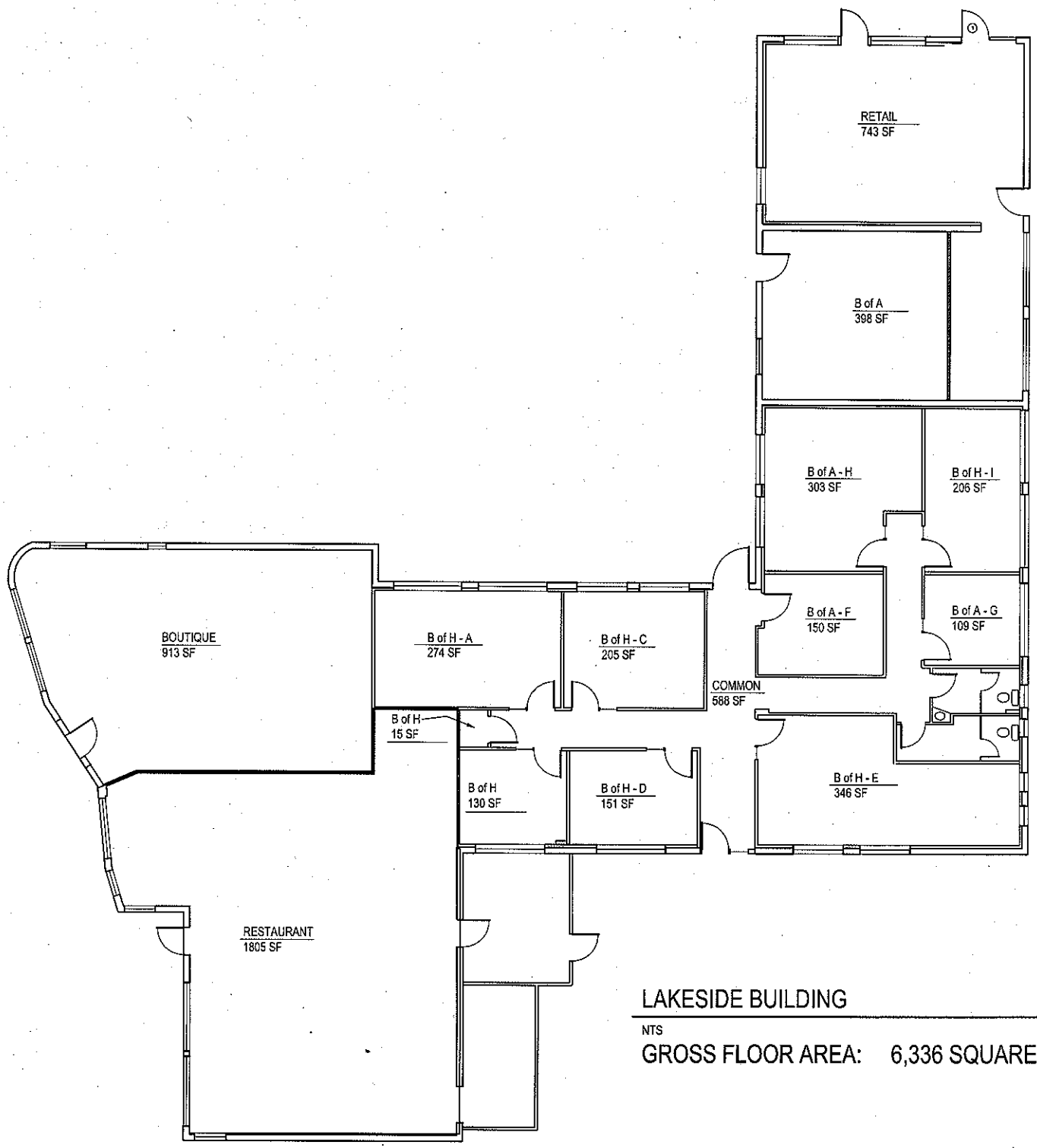
BoH - Hector's	2,724	sq ft
Office	151	sq ft
Retail	1,656	sq ft
Restaurant (World Wraps)	1,805	sq ft
Totals	**6,336**	**sq ft**

BoH		
A	274	sq ft
B	130	sq ft
C	205	sq ft
D	-	sq ft
E	346	sq ft
F	150	sq ft
G	109	sq ft
H	303	sq ft
I	206	sq ft
J	398	sq ft
Interior Storage	15	sq ft
Common	588	sq ft
Subtotal	**2,724**	**sq ft**

Office (non Hector's)		
D	151	sq ft
Subtotal	**151**	**sq ft**

Retail		
K - on Alley	743	sq ft
Retail - on Lake Street	913	sq ft
	1,656	**sq ft**

Fast Food		
World Wraps	1,805	sq ft
Subtotal	**1,805**	**sq ft**



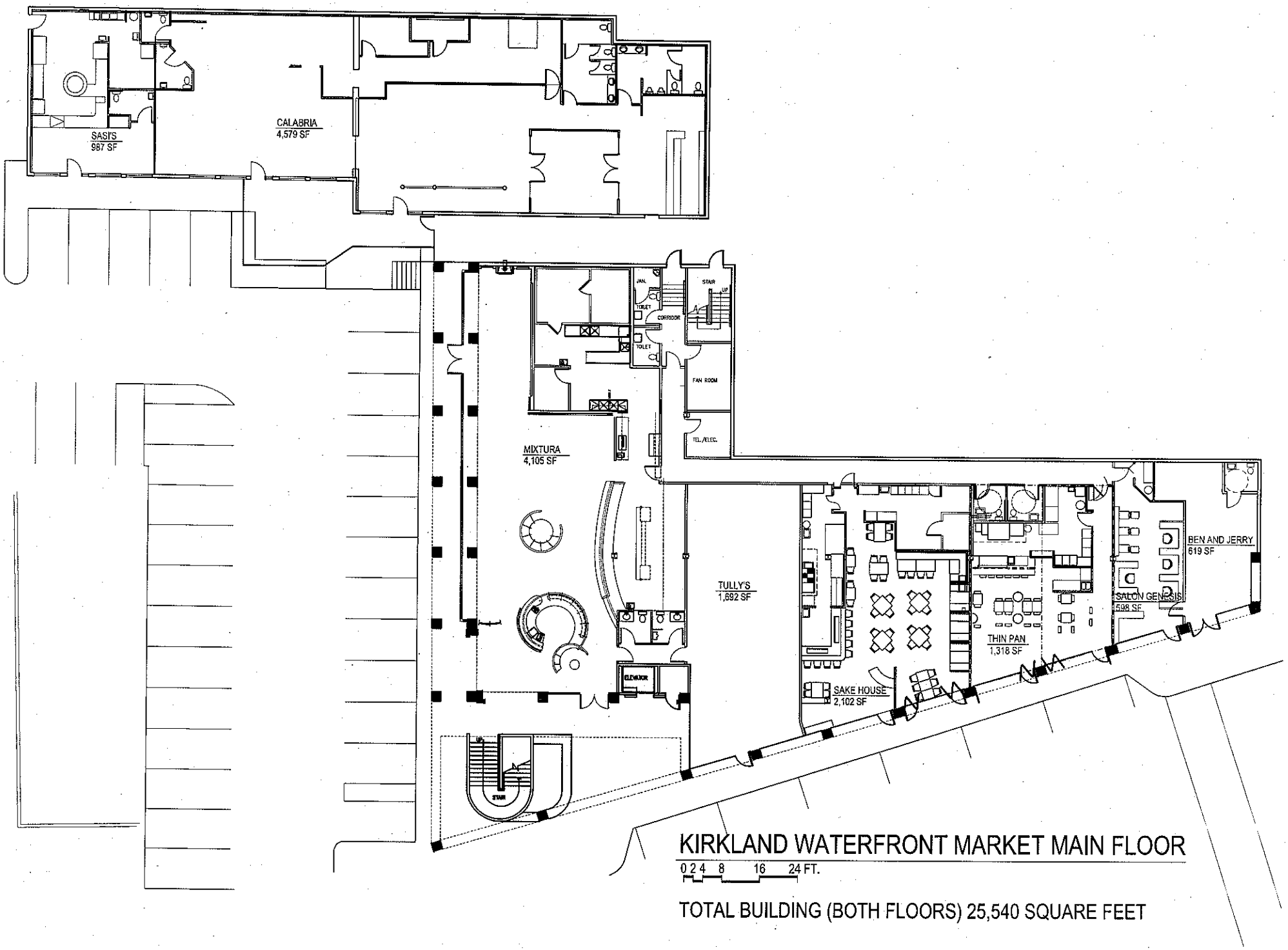
LAKESIDE BUILDING

NTS

GROSS FLOOR AREA: 6,336 SQUARE FEET

Kirkland Waterfront Market Office Building Summary

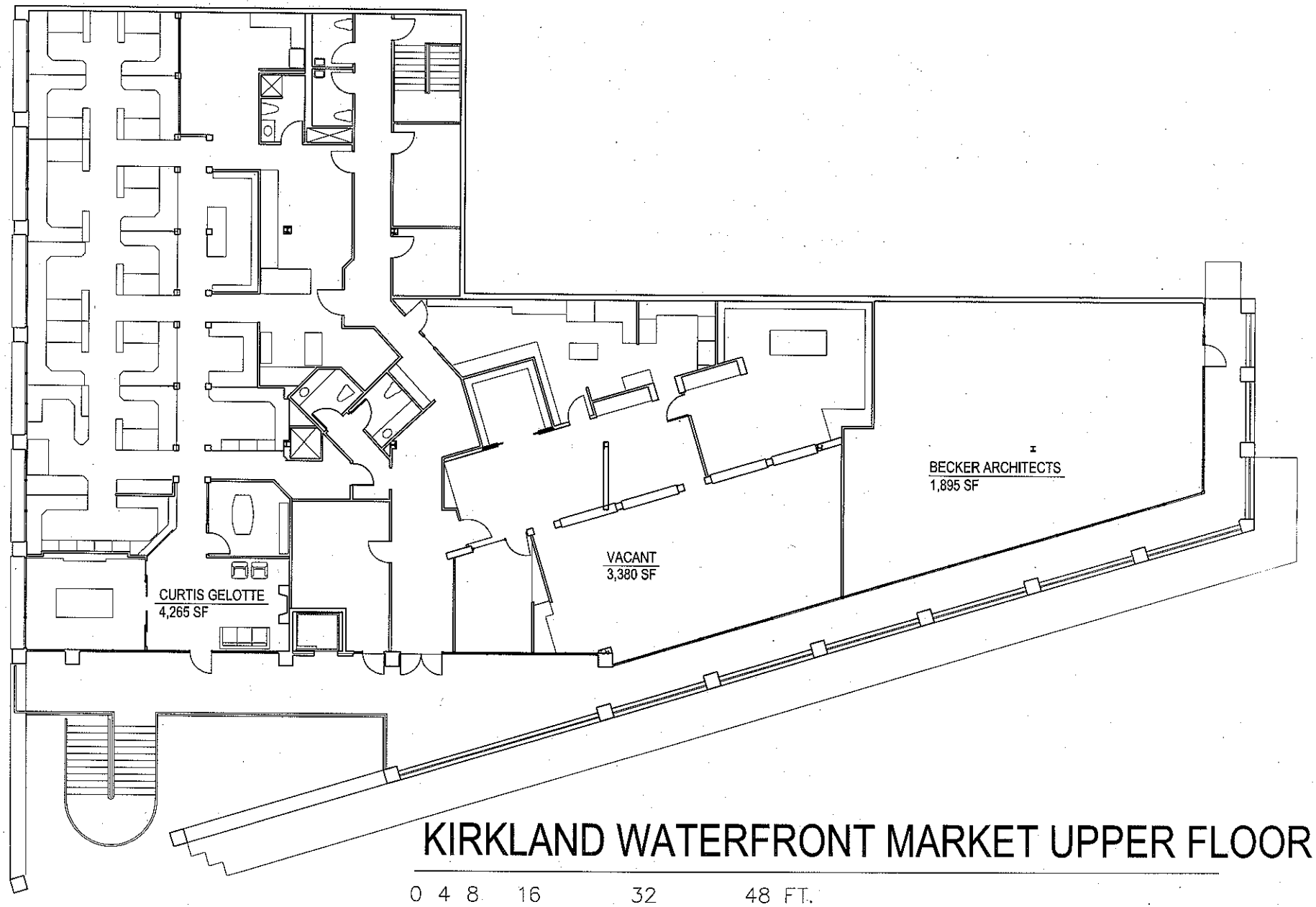
Kirkland Waterfront Market		
Restaurant	12,104	sq ft
Fast Food		sq ft
Retail	3,896	sq ft
Office	9,540	sq ft
Total:	**25,540**	sq ft
Tenants:		
Mixtura	4,105	sq ft
Tully's	1,692	sq ft
Sake House	2,102	sq ft
Thin Pan Bistro	1,318	sq ft
Salon Genesis	598	sq ft
Ben and Jerry's	619	sq ft
Becker Architects	1,895	sq ft
Vacant - Office	3,380	sq ft
Curtis Gelotte	4,265	sq ft
Calabria	4,579	sq ft
Sasi's Café	987	sq ft
Subtotal:	**25,540**	sq ft



KIRKLAND WATERFRONT MARKET MAIN FLOOR

0 2 4 8 16 24 FT.

TOTAL BUILDING (BOTH FLOORS) 25,540 SQUARE FEET



KIRKLAND WATERFRONT MARKET UPPER FLOOR

0 4 8 16 32 48 FT.

LAKE STREET MIXED-USE

PROGRAM STUDY - Mixed-Use 1/8/2008

	SPACE/FUNCTION	AREA	QTY	TOTAL PARKING	NOTES
Parking Requirements - Restaurant/Retail					
1	Tully's South (ground floor)	6,111	1 per 125sf	48.9	Restaurant @1/125
2	Tully's South (second floor)	6,111	1 per 350sf	17.5	Office @1/350 (Interim Hector's location)
3	Restaurant	17,977	1 per 125sf	143.8	Restaurant @1/125 (60% of total ground floor commercial)
4	Retail	11,984	1 per 350sf	34.2	Retail @1/350 (40% of total ground floor commercial space)
5	Restaurant - BoH	2,131	1 per 125sf	17.0	Restaurant @1/125 (60% of total ground floor restaurant/retail - BoH)
6	Retail - BoH	1,421	1 per 350sf	4.1	Retail @1/350 (40% of total ground floor restaurant/retail - BoH)
	Subtotal Restaurant/Retail	**45,735**		**265.5**	
	Ground Floor commercial space	**29,961**			**NOTE: Ground floor tenants unknown but mix assumed at 60/40 - see above)**
	Ground Floor Restaurant/Retail - BoH	**3,552**			
	Restaurant Subtotal (L1 & L2)	**32,330**	71%		Lines 1, 2, 3, 5
	Retail Subtotal (L1 only)	**13,405**	29%		Lines 4 & 6
	Cross check on sf total	**45,735**			
Parking Requirements - Office					
	Office core/ common area	12,361	1per 350sf	35.3	
	Office	118,920	1 per 350sf	339.8	Office @1/350
	Office Parking	**131,281**		**375.1**	
	Parking Total			**640.6**	
	Parking Grandfathered (Credit)			**(155)**	**Revised Credit per Planning Department 1/3/08**
Parking Required				**485.6**	
Parking Provided				**486**	
Delta				**0**	**Surplus based on current mix and parking count**

ATTACHMENT 6
DRC07-00007