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## Henbart to redevelop Wendy's site in Kirkland

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Journal Staff Reporter

Henbart has filed redevelopment plans for the Wendy's site at 312 Central Way in downtown Kirkland.

It acquired the property opposite Peter Kirk Park for \$3.2 million in 2016 through an LLC. The site measures 31,716 square feet, and is on the northeast corner of Central and Third Street. Wendy's was built there in 1973, and will be removed.

The plan by Graphite Design Group is for a four-story building with 72 units over one level of ground-floor retail. There would be two levels of underground parking for an unspecified number of vehicles.

The project name is 312 Central.

Graphite says about 17,000 square feet of retail is planned, with one anchor tenant and one or two smaller tenants. The larger tenant could be a drug store with about 12,000 square feet.

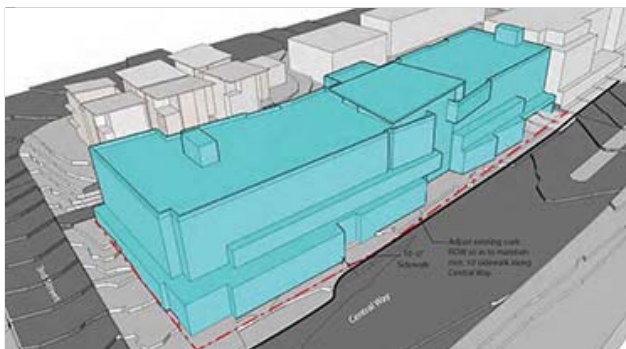
Henbart and Bartell often do projects together, such as The Commons at Ballard.

The 12,000-square-foot store at 312 Central would be on the corner. The two smaller retail bays would flank the tenant entrance on Central. Parking and a commercial loading dock will be accessed from Central. An unimproved alley will be paved and extended on the north side of the property to connect with Third.

Units will range from open one-bedrooms to two-bedrooms. Amenities will include bike storage, study areas, meeting rooms, a fitness center and a rooftop deck and landscaping.

Total project size is estimated at 185,000 square feet.

When completed, 312 Central will be walkable to downtown, the transit center and the nearby Kirkland Urban mixed-use project, which is being developed in phases. The city says it will also target LEED platinum certification.



Rendering by Graphite Design Group [\[enlarge\]](#)

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