

Real Estate

Adjust font size: [+](#) [-](#)

June 24, 2008

Kent Station expansion will add office, retail and school

By [KATIE ZEMTSEFF](#)
Journal Staff Reporter

Kent Station, the project city representatives credit with reinvigorating their downtown, is beginning an expansion today that will bring office space into the complex for the first time. The groundbreaking ceremony is this morning at 10 a.m.



Image courtesy of ARCrenderings of Orlando, Fla. [\[enlarge\]](#)

Kent Station is an 18-acre mixed-use development by Tarragon. The \$22 million expansion will have an 79,000-square-foot building with retail, office and space for Green River Community College.

Kristin Jensen, senior development manager at Tarragon, said the office space is something new for downtown Kent. "If you were looking for class A office, you would not find that in downtown Kent right now," she said.

There is 17,000 square feet of office on the fourth floor of the building. The space is also located near a Sound Transit commuter rail station. Jensen said Tarragon hopes to find one tenant for the space.

Joe Blattner, president of Tarragon, said Green River Community College helped drive the schedule. Green River will occupy about 43,000 square feet on the second and third floor. A two-story skybridge will connect it to space Green River now occupies in Kent Station. "At 50 percent of that entire expansion area, obviously it's a big deal for us," he said.

The school's expansion will bring 600 more students. Ben Wolters, economic development director for Kent, said, "It will certainly bring a whole new level of vitality and activity into our downtown."

This building also will be the tallest at Kent Station and the first to target LEED certification. Blattner said this is the result of Tarragon's push to do greener projects. He said sustainability has become "part of our DNA. Pretty much everything we're doing right now qualifies as sustainable development."

When Tarragon started Kent Station, LEED was less prominent. Jensen said retail is also slower to see the value of green features, which are more common in office space.

Jensen Fey Architecture and Planning is the architect, and GLY is the general contractor. Daniel Rasmusson of Jensen Fey said the building is prequalified to reach LEED silver.

One green focus of the building is the glass and windows. The fourth floor office space has a 19-foot-high glass wall to provide natural daylight and views of Mount Rainier. Large operable windows on that floor, combined with a system to tell users when to turn off air conditioning,

will let tenants use natural ventilation.

“It kind of represents, I think, a change in how office buildings are coming together and being designed,” Rasmusson said. “(It’s) bringing back operable windows in office buildings.”

Local materials with a high recycled content are being used and the team is considering creating a canopy with photovoltaic panels to provide 1 percent of the building’s electrical needs.

Kent Station’s success has influenced other Tarragon projects. Jensen said the pedestrian-friendly nature of the space and its landscaped plazas have been incorporated into other projects since Kent Station, like Sunrise Village in Pierce County.

This Kent Station expansion should be done by June of 2009. After its completion, Tarragon plans to build a 150-unit housing complex.

The public is invited to the groundbreaking today in the south parking lot that faces the Regional Justice Center and Fourth Avenue North.

Other team members include CPH as civil engineer, MKA as structural engineer and Flack & Kurtz as mechanical engineer.

Katie Zemtseff can be reached by [email](#) or by phone at (206) 622-8272.

© Seattle Daily Journal and djc.com.