



The site is between Old Town and Anderson Park, near Redmond Town Center.

Rendering courtesy of Tiscareno Associates

Legacy will start Redmond Triangle in 2016, with 195 apartments, retail

By JOURNAL STAFF

Legacy Partners plans to start construction next summer on a mixed-use building with 195 apartments set on a triangular-shaped lot at Redmond Way, 166th Avenue Northeast and Northeast 79th Street.

The six-story complex is called Redmond Triangle, and it is slated to open in spring 2018, according to Tiscareno Associates, the architect.

The team also includes J Realty, Inc., project manager; Coughlin Porter Lundeen, civil engineer; Yu & Trochalakis, structural engineer; Transportation Solutions, traffic consultant; Thomas Rengstorf Associates, landscape architect; and Golder Associates, geotechnical engineer. Compass Construction is providing pre-construction services.

The site is between Old Town and

Anderson Park, and near Redmond Town Center, other retail and a future light rail station that will connect Redmond with downtown Bellevue and Seattle.

About 5,800 square feet of retail is planned as well as 221 mostly underground parking stalls, 210 bike stalls, a club room, fitness center, movie theater and roof deck.

Units will be open-one-bedrooms, one-bedrooms and two-bedrooms ranging from 650 to 1,175 square feet. Some will have decks. Seven units will be live/work spaces.

The street level is designed for stores and restaurants.

Tiscareno Associates said the triangular site poses both challenges and opportunity. Each corner will have a distinct architectural feature: a six-story glass facade, a plaza and a slight curve.

The architect said some of the materials will be chosen to complement the historic character of Old Town, as well as contemporary materials.

Redmond Triangle will be a part of the city's Downtown Couplet Conversion Project, which aims to create a more user-friendly area for cars, bikes and pedestrians. Redmond Way and Cleveland Street will be converted to two-way streets. Work on this project is slated to start next year.

The complex will be Legacy Partners' third project in Redmond. It completed Riverpark, a mixed-use complex, in 2009 and Milehouse apartments this year.

Since 1968, Legacy has been acquiring, developing and managing residential communities in the western United States. It has acquired or developed over 68,000 apartments, and currently manages over 14,000 units for investors and third-party clients.