

September 26, 2016

Legacy starts 195 apartments on triangular lot on Redmond Way

By: JOURNAL STAFF

The 195-unit Triangle is in the area that the city is trying to make more pedestrian-friendly.

What do you name an apartment building if it's on a triangular lot?

How about Triangle? That's what Legacy Partners is calling the 195-unit mixed-use building that it recently started at the intersection of Redmond Way, 166th Avenue Northeast and Northeast 79th Street.



Image from Tiscareno Associates

Legacy formed a joint venture for the project with Barings Real Estate Advisers, who is acting on behalf of an institutional investor.

The six-story building will be about 280,000 square feet when it opens in spring 2018. There will be about 9,500 square feet of amenity space, including a courtyard deck, fitness center and clubroom. About 5,200 square feet of retail will line the street and two levels of underground parking will be provided for 219 cars. Another 25 stalls will be on the street.

Tiscareno Associates designed Triangle with materials that are similar to those found in nearby buildings, such as glass and steel.

Triangle is part of the city's Downtown Couplet Conversion Project, which aims to create a more user-friendly downtown for cars, bikes and pedestrians by converting Redmond Way and Cleveland Street to two-way streets and enhancing the thoroughfare.

The property is between Old Town and Anderson Park, and a few blocks from Redmond Town Center. A future light rail station will be three blocks away.

“In close collaboration with our in-house research group, we have identified downtown Redmond as a dynamic and evolving submarket due to continued local job growth,” said John Kennedy, managing director at Barings, in a news release.

Compass General Construction is the general contractor.

Here is the design team: Coughlin Porter Lundeen, civil engineer; Yu & Trochalakis, structural engineer; Transportation Solutions, traffic consultant; Thomas Rengstorf Associates, landscape architect; and Golder Associates, geotechnical engineer.

Other consultants are Ground Support (shoring), JRS Engineering (envelope), Patrick Hayes (energy), A3 Acoustics, Mercedes Fernandez Interior Design, O'Brien & Company (LEED) and Rushing (lighting).

Triangle will be Legacy's third project in Redmond: it opened the 177-unit Milehouse in October 2015 and the 319-unit Riverpark in 2009.