

MGP XII - OVERLAKE EAST

Merlone Geier Partners | Trammel Crow Residential

Master Plan Development

Project Narrative:

The MGP XII-Overlake East project is designed to promote an urban mixed-use walkable lifestyle within the core of the Redmond Overlake Village. The site is in the Overlake Village Zone 1 which promotes residential uses as part of mixed-use developments. The land within this zone offers a strong opportunity to attract residents to this area due to its location within the core and proximity to transit options and the employment center to the north

Development Description:

MGP XII-Overlake East is a four-building development within three parcels located at the corner of 152nd Ave NE and NE 24th Street. The three parcels are designated as North, Corner, and East. The project is to be developed in three phases. Phase 1 - Building A located on the north parcel shall consist of an eight-story multi-family development of approximately 340 units within 443,583 gross sq. ft., with retail along 152nd and below grade parking. Phase 2 - Buildings B and C located on the corner parcel shall consist of approximately 285 units and 230 units respectively each in eight-stories, 352,094 gross sq. ft. and 318,993 gross sq. ft. Both with below grade parking. Building B will have retail along 152nd Ave NE. Phase 3 - Building D located on the east parcel is being evaluated as either a 562,129 sq. ft. office building or an eight-story multi-family development of 310 units within 446,446 gross sq. ft. Both the office and residential concepts provide below grade parking.

The project is requesting a Master Plan Development approval for the above-described development.