

Micro-Neighborhood with Strong Public Benefits Wins NAIOP Award for Mixed-Use

November 2010

Riverpark, a 6-acre mixed-use project in downtown Redmond, received a top award at **NAIOP Night of the Stars 2010 for Best Mixed-Use Project**. This \$200 million project includes six buildings which house 319 luxury apartments, a 144-room hotel, street-level retail, a 106,000 square foot office building, and parking for 750 vehicles. Tiscareno Associates led a team of consultants as the master plan architect and “wrapper style” garage structure architect. Legacy Partners was the master and residential developer.

This project is an example of how commercial and public interests can be leveraged to create an exciting live-work district on a small site. This multi-use development was heavily supported by the City of Redmond and embodies the ideals of sustainable development. The public benefits are many:

- Outdoor spaces take advantage of the natural setting and connection to Luke McRedmond Park and the Sammamish River Bike trail. An inviting amphitheater-style plaza overlooks the park for concerts and festivals.
- A walkable, live-work environment reduces dependence on the car. The plan is tied to current bus routes and a future light rail expansion. It is near employment hubs such as Microsoft offices and Redmond Town Center.
- The project was designed to minimize the impact on the environment and is earning a 3-Star Built Green and LEED Silver Certification.
- Shared amenities like courtyards, gardens and parking spaces enhance safety and encourage social interaction.

As word of its convenience spreads, Riverpark promises to coalesce into a community abuzz with the comings and goings of diverse lifestyles.



For more information and team acknowledgements on Tiscareno Associates and Riverpark, please visit us at:
<http://www.tiscareno.net>