

A serene sunset scene over a calm lake. The sun is low on the horizon, creating a bright, golden glow that reflects on the water's surface. The sky transitions from a pale yellow near the sun to a soft orange and then to a clear, light blue at the top. In the background, dark silhouettes of mountains and a line of trees are visible against the bright sky.

Council Presentation August 13, 2018

About Weidner

- Private real estate investment, development & management company founded in 1977
- Recognized industry-wide as an efficient provider of rental homes and a creative developer with its own construction company
- Portfolio includes 51,524 units in Alaska, Arizona, California, Colorado, Minnesota, Texas, Oklahoma, Utah, Kansas, North Dakota, Washington, Wisconsin & four provinces of Canada
- Website: www.weidner.com



- 257 properties totaling 51,524 units
- 15th Largest Apartment Owner in the US (NMHC Top 50, 2017)



- 28+ year track record of delivering high quality multifamily & mixed use communities
- 29 projects totaling 5,410 units across five regions in both the US and Canada
- 4 projects under construction totaling 1,107 units

Weidner Development



- ±24 acres
- 1,000+ residential units
- 60K+ sq. ft. commercial/retail space
- Phase II under construction



Woodin Creek Village

Woodinville, WA



Lakepointe

Lakepointe
Kenmore, WA





Lakepointe

Kenmore, WA

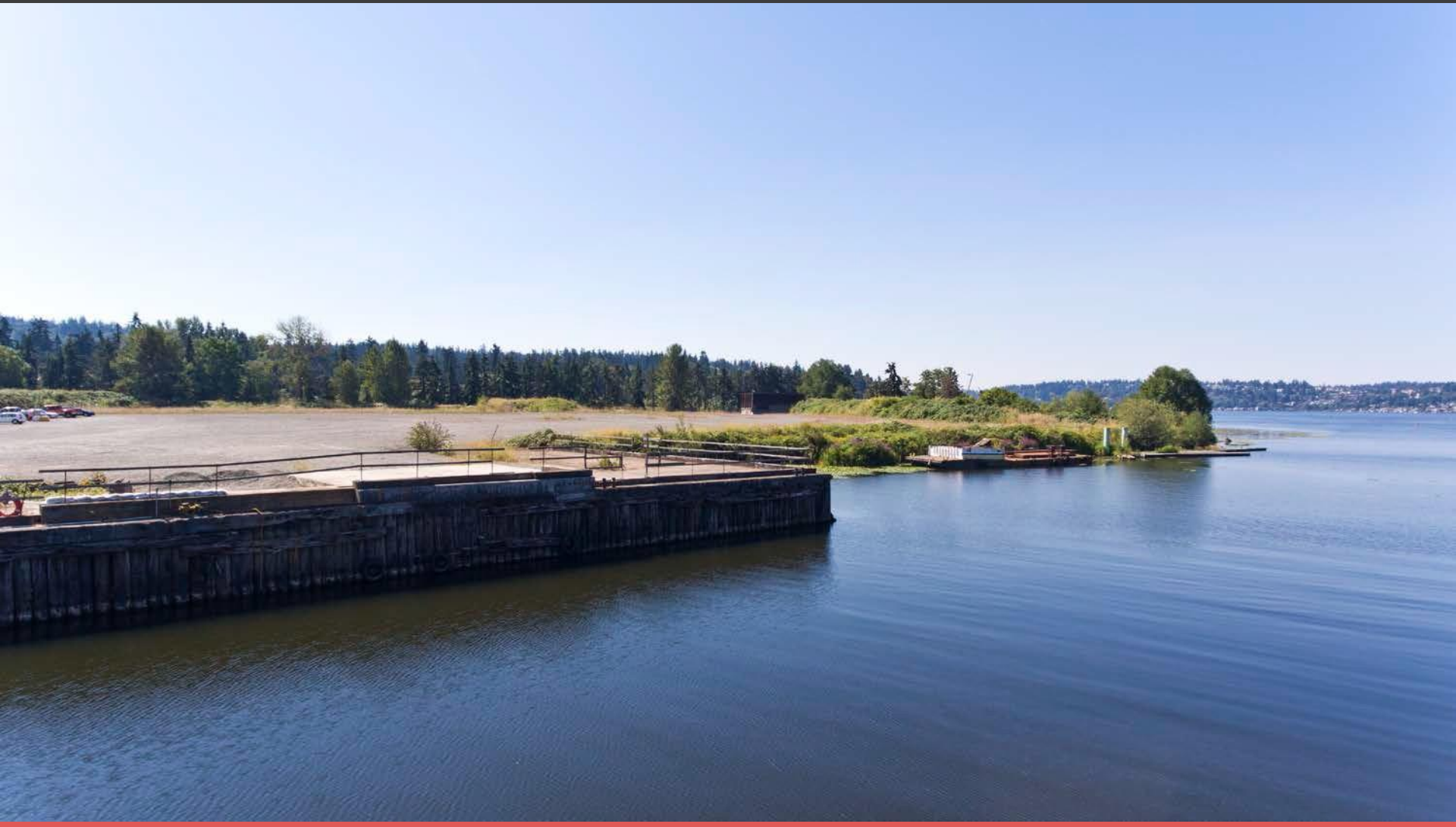
- 8 parcels
- 51.9 acres
- 3,800+ linear ft. of shoreline



Lakepointe

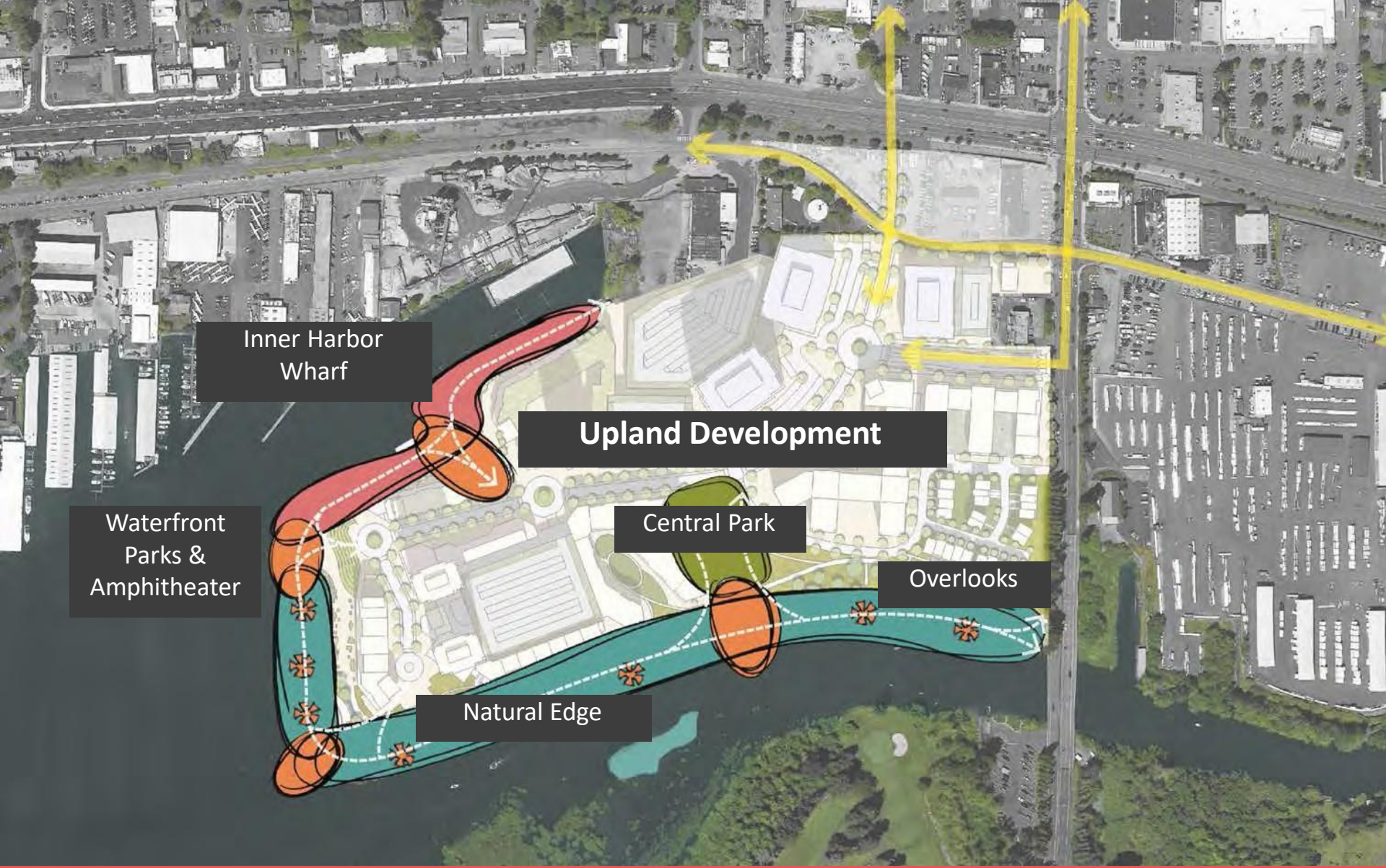
Kenmore, WA











**Inner Harbor
Wharf**

Upland Development

**Waterfront
Parks &
Amphitheater**

Central Park

Overlooks

Natural Edge

Lakepointe Shoreline & Open Space Approach



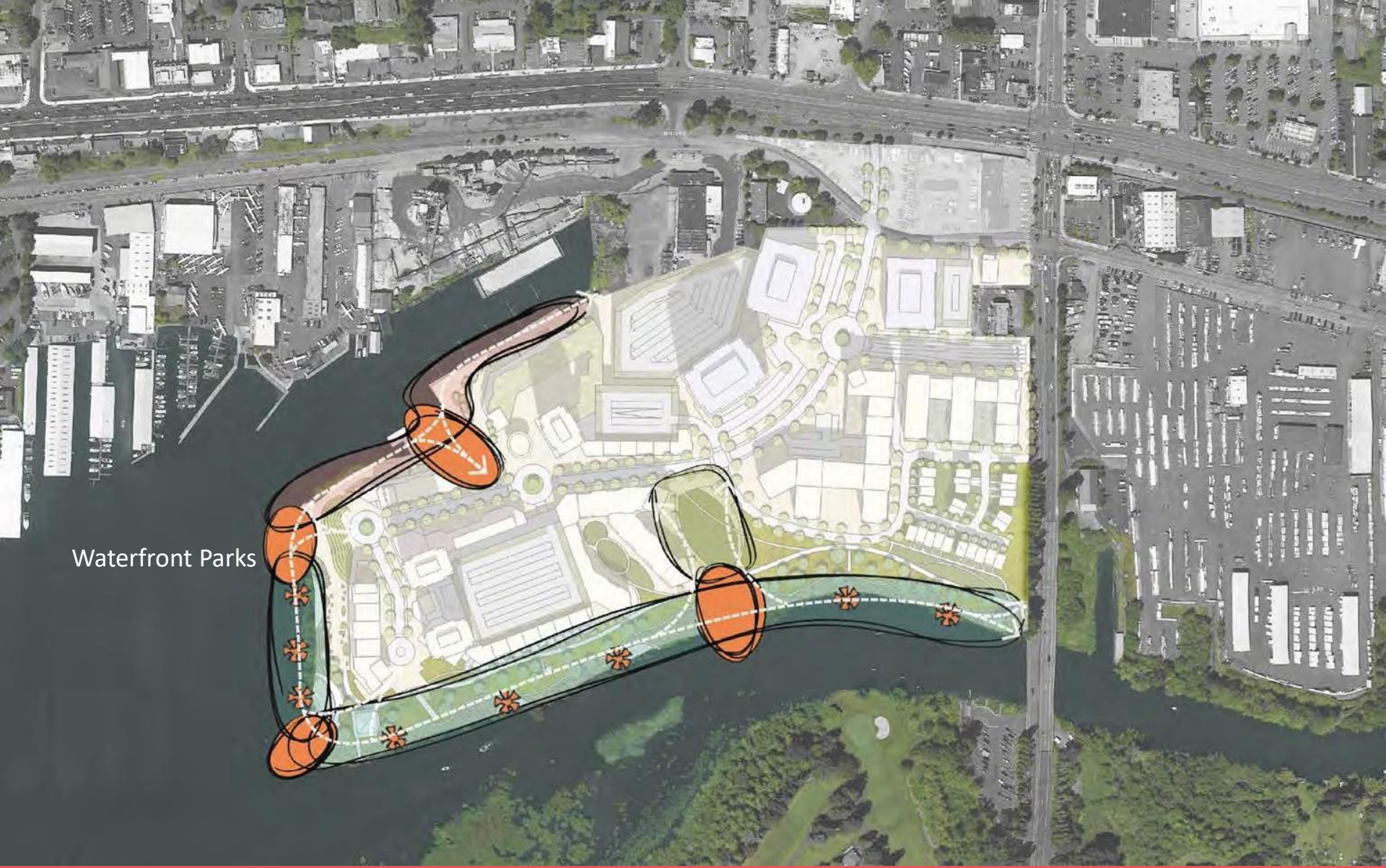
Trio One Lake, Land & Sky Natural Edge



Natural Edge



Trio One Lake, Land & Sky Natural Edge



Waterfront Parks

Trio One Lake, Land & Sky Waterfront Parks



Trio One Lake, Land & Sky Waterfront Park Promenade



Trio One Lake, Land & Sky Waterfront Park Promenade



Trio One Lake, Land & Sky Waterfront Amphitheater



Wharf

Trio One Lake, Land & Sky Wharf



Wharf



Trio One Lake, Land & Sky Wharf



Public Benefits

Area: 14.8 Ac

Area Description

Roads and Street Frontage - Residential/Retail Frontage	5.1	Acres
Wharf Hardscape	2.2	Acres
Lake Washington Beach Shoreline	1.2	Acres
Improved River Shoreline	4.9	Acres
Central Park Area	1.4	Acres
Total	14.8	Acres

Public Benefits

Public Benefits Summary

- Connections, both visual and physical to Kenmore Village
- Complete street system with pedestrian amenities (lighting, seating, landscape, furnishings)
- Bicycle connections and bicycle access network throughout the site
- Over 3/4 mile of publicly accessible trails, parks, beach access, and docks for the enjoyment of the shoreline and water-oriented recreational uses
- Mixed urban water-oriented uses, public access and recreation
- Restored native shoreline with substantial habitat enhancement and enhanced ecological functions

Public Benefits



Preliminary Site Plan











Next Steps

- Threshold point in project
- Need to establish:
 - Path to economic viability
 - Framework for Development Agreement & Public/Private Partnership

Project Update

