

Redmond Town Center

REDMOND, WASHINGTON

Services

MEP Engineering
Fire/Life Safety
Lighting

FAST FACTS

Architect

William Polk Associates

General Contractor

Howard S. Wright
Construction Co.

Completion

April 2005

Building Size

1.4 million sf

Contact

William Polk, Project
Manager / William Polk
Associates / 206.622.8443

Centralized parking garages are one of the best ways to make a mall attractive. Consisting of primarily retail mixed-use, the Redmond Town Center encompasses 1.4 million sf, with a three-level central garage. Interface solved the challenge of meeting code requirements for ventilation and emergency standby power for the garage by borrowing power from surrounding buildings, saving the owner the expense of an additional generator. The electrical systems of nearby buildings were fed into the garage with a transfer switch.

In addition to designing the electrical systems for the parking garage, Interface provided design of the layout and circuiting of the street lighting and tree grate receptacles for six city blocks of holiday

tree lighting. Interface integrated the lighting, power distribution and exhaust fans into “smart” panels. The smart panels automatically control systems and are programmable from the mall’s central control and security area.

Because the tenant spaces were not defined during the design phase, an extensive amount of attention went into making the spaces adaptable for either retail or office occupants. Working closely with mall management to ensure integration of the tenant systems was key as Interface reviewed each tenant’s desires and incorporated the specifics of their needs into the overall building systems.

Photography: William Polk Associates



For one of two garages, designers were able to borrow power from surrounding buildings rather than specifying a separate generator.