



OVERLAKE  
CHRISTIAN CHURCH

PROJECT OVERVIEW

# PROPOSED WORKFORCE HOUSING DEVELOPMENT

## Building for the Future at Overlake Christian Church

Overlake Christian Church (OCC) is a diverse community of Jesus followers located near the heart of Redmond entrusted with stewarding 27 acres. We are enthusiastically **moving forward with a generational-sized opportunity to use what we have**, to meet one of our region’s greatest needs!

As you know, **there is a major need for affordable housing in the City of Redmond.**

**Many individuals in our community’s workforce earn less than 80% of the area’s median income**, including: educators, social workers, public servants, non-profit professionals, workers in the medical, transportation, construction, food, hospitality sectors, among many others. Too many people are unable to live in the very community they work and serve – we want to change that.

*You’ll be known as those who can fix anything, restore old ruins, rebuild and renovate, make the community livable again. Isaiah 58:12*

**OCC recently signed a pre-development agreement** with a property developer (Evans Wakefield) to enter a long-term lease (99 years) on approximately 6-8 acres (lots C & D) adjacent to Willows Road (pending City approval) to **develop 400+ housing units to help address this need.**

## DEVELOPMENT PROJECT PHASES



### PHASE 01

COMPLETE

- Prayer over 27 acres
- Work with City on policy updates for affordable housing
- Learn from other developments

### PHASE 02

COMPLETE

- Prayer over 27 acres
- Decide on developer & sign pre-development agreement
- Vote of approval by OCC members

### PHASE 03

- Prayer over 27 Acres
- Due diligence, feasibility, design studies
- City approval of project
- Break ground – ground lease begins

### PHASE 04

- Prayer over 27 Acres
- Construction of project
- Final inspection and occupancy permitting

### PHASE 05

- Prayer over 27 Acres
- New neighbors move in! (Late-2020s)

## DEVELOPMENT PROJECT BENEFITS

- Maximize the community impact of our 27 acres. We’re continuing to take steps in maximizing the use of our indoor space, 244,000 sq/ft – more info to come!
- More people will have immediate access to resources available at OCC: affordable childcare and preschool, spiritual care, connection, various services provided by a growing number of non-profits and community groups.
- Potential for ground level retail (e.g. eateries) spaces where people can build community.
- The Redmond Saturday Market will be able to remain onsite (closer to the building) with ample parking.
- At end of lease, OCC retains ownership of the land and all improvements.



Visit [occ.org/27acres](http://occ.org/27acres) for FAQs and Project Updates