Welcome to the
Woodinville Chamber Monthly Business Luncheon
May 18, 2023| Economic Development in Woodinville

EASTRAIL
FLATS

MainStreet Property Group

MainStreet and its family of companies are committed to “Turning Spaces Into Places” by developing, constructing, and operating remarkable residential communities and commercial with the goal of delighting their customers. To do this, MainStreet embraces innovation and creativity to foster unique perspectives that emphasize thoughtful & sustainable approaches.

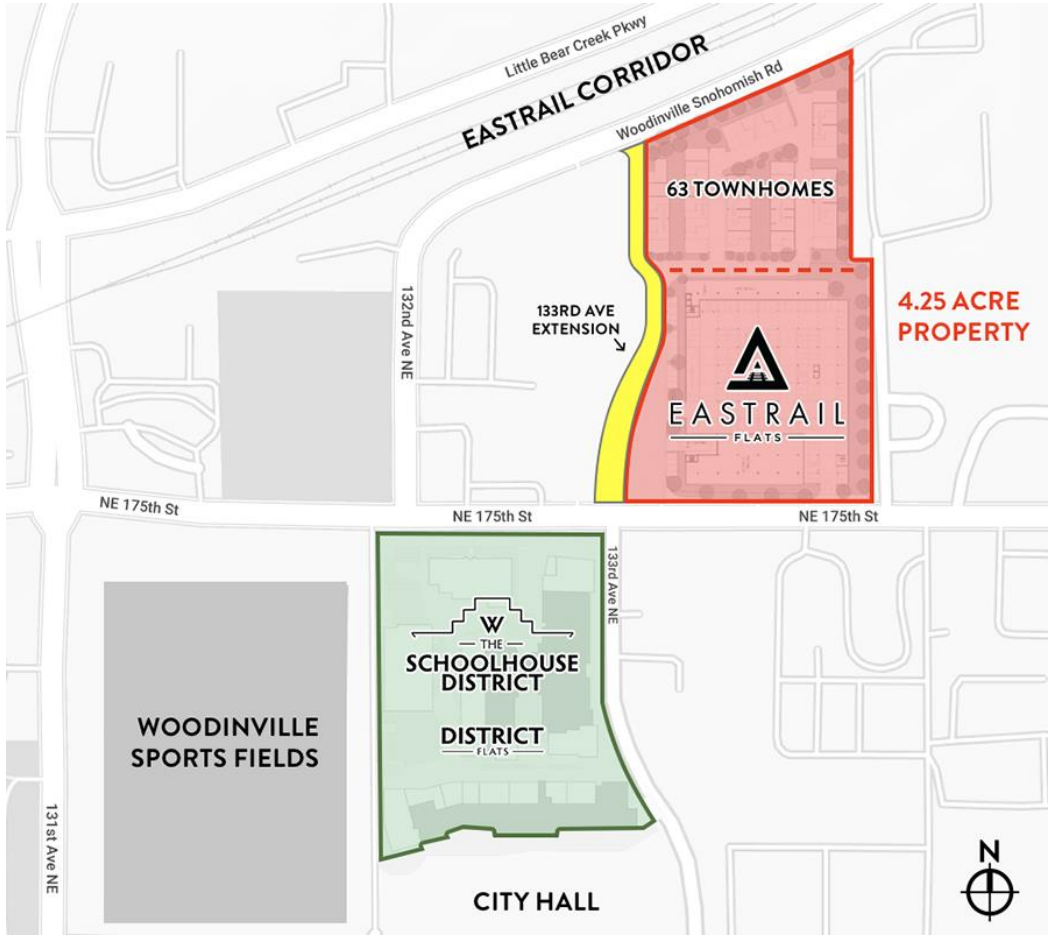
As a leading Puget Sound developer with a focus on the Eastside, MainStreet has been a meaningful leader in the revitalization efforts of downtown Bothell, Kenmore, Redmond, Sammamish and now Woodinville, and was recognized as National Association for Industrial and Office Parks, Washington's 2019 Developer of the Year.

Eastrail Apartments and Townhouse Property

The property is 4.25 acres, formerly known as the Woodgate Shopping Center.

The project is being developed in two phases. One phase is immediately across 175th Street from The Schoolhouse District and is in development as mixed-use.

The other phase further North along Woodinville Snohomish Road is for 63 townhome units.



The Schoolhouse District & District Flats (Phase I)

Residential Units: 246
Commercial SQFT: 25,000

Serving as a community hub to the heart of Woodinville, The Schoolhouse District offers an abundance of options for residential living, activities, dining and cultural attractions, sports and recreation and more – all connected in a brand-new walkable community.

The new and emerging Schoolhouse District, will now deliver an experience to Woodinville that enhances the existing character and charm while also providing a vibrant new place to eat, play, meet and celebrate.

Schoolhouse District Phase II (Townhome Project)

Townhomes: 63

This townhome development will consist of 3-level luxury homes with enclosed garages and rooftop decks. It has been designed to enhance the Eastrail Flats mixed-use project to the south and features lush landscaping and a common area courtyard in the center.

Schoolhouse District Phase III (Mixed-Use Project)
Residential Units: 207 (25 affordable units)
Commercial SQFT: 24,000

EASTRAIL
FLATS

While designed to accentuate the overall downtown Woodinville area, Eastrail Flats will have its own unique look and feel. A two-story lounge and leasing area welcomes residents with its mountain modern aesthetic and grand stairs up to the second floor. The expansive fitness center offers a cardio area, weightlifting center and even two private workout rooms. Two courtyards allow maximum sunlight and patios to our residents; one courtyard even features a jewel box yoga studio and indoor sauna. The rooftop steals the show as the standout amenity of the community. A double height indoor/outdoor fireplace allows residents to enjoy the view of the mountains all year long, while lounging on the cozy sofas or cooking in luxury kitchen. Last but not least, residents can walk just down the hall to a private wine tasting room.

Construction of the mixed-use portion begun in Q1 2023, with completion scheduled for Q2 2025. Also included in this development is the new road, 133rd Ave NE, which is anticipated for completion by Q2 2024.

MainStreet has be working closely with the City of Woodinville to execute the necessary agreements to purchase and redevelop the US Bank site, directly west of Eastrail Flats. This will become a public plaza that will enhance the street frontage and the overall walkability of the neighborhood. It is also crucial in developing the new 133rd Ave NE, connecting NE 175th to Woodinville Snohomish Road and Little Bear Creek Parkway.

WOODIN CREEK
VILLAGE

Completed

Phase 1, 2, & 3

- *11 buildings*
- *778 Homes*
- *88% Occupied*
- *Mix of Studios, 1 and 2 bedroom apartment homes*
- *Retail mix of Restaurants (5), Wineries (11), Coffee, Ice Cream, Hair Salon, Nail Salon, and Woodinville Wine Country*

Upcoming

Phase 5

- *Currently in the permitting*
- *Construction to begin end of this year. Est. completion 12-15 months after construction begins.*
- *81 Homes*
- *Residential, no retail*

Future

Phase 4

- After stabilization of Phase 5
- 61 Homes
- Residential only

Phase 6

- Design Development Phase
- 275 Homes
- 20,000 sq. ft. Retail
- Start in 2025/2026

Parking

Phase 5

- 103 Additional Stalls
- 12 EV Charging Stations

Phase 4 & 6

- TBD

WOODIN CREEK
VILLAGE

Molbak's

+

Woodinville

Reimagining Our Community

molbaks
garden+home
molbaks.com

The Gardens District

A City within a Garden

Gardens District –Phase 1

Molbak's Future

Sustainability:

- The Gardens District is opportunity to take sustainability initiatives to next level
- New Standard for Urban Development

Timeline

- Late Summer 2023 – Construction Starts
- Spring 2026 - New Store Opens
- **Current Molbak's will remain open until the new store is finished.**
- Overall project is expected to take 15+ years