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Shea opens 203 Greenwood units at EdgePoint

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Construction began at [320 N. 85th St.](#) in the fall of 2019, for what Shea Properties later named EdgePoint. Now the firm has announced the opening of the six-story, 203-unit apartment building. Rush Commercial Construction built the project, which was designed by Runberg Architecture Group.

Shea's Sean McEachern said in a statement, "EdgePoint is a wonderful addition to the Greenwood community, and we are excited to celebrate its opening. The community's convenient location and access to the best in dining and shopping makes it a great place for our residents to call home."



Photo by WCCR [\[enlarge\]](#)

Looking northwest, the building is pictured during construction last year. Phinney is at right.

Apartments run from one- to two-bedrooms, with sizes from around 561 to 990 square feet. Shea says they feature quartz countertops, wood-style flooring and stainless steel appliances. Future tenants will also have a fitness center and sixth-floor club room.

Up to six weeks of free rents is being offered to help attract initial tenants. Market-rate rents range from about \$1,930 for a one-bedroom to \$3,507 for a two-bedroom. EdgePoint employed the city's multifamily tax exemption program (MFTE), meaning a certain number of units are affordable. Thus a one-bedroom with over 655 square feet rents for \$1,608.

Runberg says the project was targeting LEED Silver certification. Solar panels and a green roof contribute to that effort.

The EdgePoint team also included Coughlin Porter Lundeen, structural; KPFF, civil and surveyor; Lair Design; Brumbaugh & Associates, landscape architect; Geoengineers, geotechnical; Rushing, electrical; PrimeCore Contracting; Max Corp.; Emerald Aire; Express Electric; Best Plumbing; and Smith Fire Systems.

EdgePoint also has 4,500 square feet of retail/commercial space. Constance Wilde of West Coast Commercial Realty is brokering that.

Shea acquired the over 1-acre corner, at Phinney Avenue North, for almost \$11.6 million in 2018. It then successfully applied for a contract rezone before Mandatory Housing Affordability height increases reached that neighborhood.

The MHA fee turned out to be nearly \$3.8 million for a total project size of about 214,214 square feet. That includes two levels of underground parking, with 121 stalls, 176 bike stalls, a roof deck and other amenity areas.

Shea is currently planning 485 units in Shoreline, near the future light rail station at North 145th Street. And it's planning another 476 Shoreline units in two buildings on Aurora Avenue North.

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