



DAILY JOURNAL OF COMMERCE
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October 28, 2019

Shea starts 203-unit Greenwood building

By [JOURNAL STAFF](#)

California-based Shea Properties recently broke ground on its yet-to-be-named apartment complex at [North 85th Street and Phinney Avenue North](#) in Seattle's Greenwood neighborhood.

The six-story building will contain 203 apartments, 4,700 square feet of retail, 121 car parking stalls and 181 bike parking stalls. Amenities for tenants will include a fitness area, clubroom and rooftop patio.

Apartments will be a mix of studios, one-bedrooms, and two-bedrooms with two baths. They will range from about 500 to 1,000 square feet and will be market rate with some affordable units.

Runberg Architecture Group designed the building to LEED standards, with solar panels on the roof and bioretention planters to contain stormwater.

The building will be five stories of wood-frame over a concrete base. Its main entrance will face Phinney Avenue.

Demolition crews have started removing a two-story commercial building on the site that has been vacant for over a year. It's about 20,000 square feet. Most of the site is a surface parking lot.

An estimated completion date was not available at press time.

Rush Commercial Construction is the general contractor. Other team members are: Coughlin Porter Lundeen; KPFF Consulting Engineers; Lair Design; Brumbaugh & Associates; PrimeCore Contracting; Max Corp.; Emerald Aire; Express Electric; Best Plumbing; and Smith Fire Systems.

Rush earlier this year finished the 85-unit Bogtown Flats apartments, a few blocks away at 9039 Greenwood Ave. N. The DJC reported in May that leases there range from \$1,655 to \$2,600 a month for units of 600 to 1,100 square feet. Some units have reduced rent for lower-income households.



Image from Runberg Architecture Group [\[enlarge\]](#)

The building will have a rooftop patio with plantings and solar panels.