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Grand Street Commons, with 775 Rainier Valley units, opens today

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The ceremonial opening of Grand Street Commons comes today, with its three mixed-use buildings in the Rainier Valley.

Photos by Brian Miller [enlarge]

The west, east and south buildings.

Work began in 2022 on the 775-unit midrise trio from Lake Union Partners, HAL Real Estate and Mt. Baker Housing. Runberg Architecture Group was the architect, and W.G. Clark Construction the builder. All three buildings secured their final certificate of occupancy from the city in recent months. Leasing for all three has begun.

The Schuster Group served as Mt. Baker Housing's project manager for the entirely affordable 206-unit Tahoma Valley, at 2201 S. Grand St. , the south building. That contributes to what Schuster calls “Seattle's largest concurrently developed mixed-income community.” Amazon's Housing Equity Fund was among that building's financial backers. Thirty structured parking stalls are included there, along with 4,546 square feet of office or commercial space.

Today's ribbon-cutting ceremonies will include remarks from all parties involved, plus city officials, with tours of the new buildings. The other two are:

[enlarge]

Tahoma Valley already has tenants.

• Grand Street West, at 1765 22nd Ave. S., with its 282 units, 74 structured parking stalls, and retail/commercial space.

• Grand Street East, at 1750 22nd, with its 287 units, 59 structured parking stalls, and retail/commercial space.

That duo will have 158 affordable units and 411 market-rate apartments. For the latter, featured monthly rents range from $1,770 for a lower-floor studio, with 464 square feet, to $3,725 for a top-floor two-bed with 956 square feet.

Up to 10 weeks of free rent is being offered to encourage new residents. Thrive is the property manager. The non-market-rate units are priced to be affordable to households earning in a range from 40% to 85% of area median income.

Amenities include washer/dryers in all units, roof decks and terraces, a gym, rooftop clubhouse, bike storage, Bilt Rewards program, package lockers and a move-in credit via Eco Movers.

At the south Tahoma Valley building, Coast Property Management runs those apartments. Units there run from studios to three bedrooms. Rents range from about $1,282 per month for a studio, to $2,251 for a three-bed with 1,157 square feet.

Not technically a part of Grand Street Commons, but directly to the north, is State Street, with its 158 units. That opened last summer at 1700 21st Ave. S. There, Lake Union Partners worked with Public47 Architects and Braseth Construction.

That building, plus the east and west buildings, offer nearly 50,000 square feet of retail/commercial space. The brokers are Tracy Cornell at Gibraltar and Brynn Estelle Telkamp of Be Retail.

Runberg rates Grand Street Commons at around 1.3 million square feet, with a footprint of about 3.2 acres. The team also included Terracon, shoring; Goldsmith Land Development Services, surveyor; Coughlin Porter Lundeen, structural engineer; KPFF Consulting Engineers, civil; Hewitt, landscape architect; Emerald City Engineers, MEP; Aspect Consulting, environmental mediation; SkB Architects, interiors; 4EA Building Science, envelope; A3Acoustics; Patrick Hayes, energy consultant; Glumac; and Perkins Coie, legal.

Land sales came in 2021, preceded and followed by environmental remediation that was partly underwritten by the state Department of Ecology. Planning began about seven years ago.

All four buildings are mere steps south of Judson Park Station, where light rail service should connect this fall to the Eastside.

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