

THE BROADWAY BUILDING

Innovative, New Mixed-Use Building Designed to Complement a Dynamic Capitol Hill Neighborhood

Park-side apartments, office space, retail and first ever Seattle Community College student housing add more excitement to booming Pike/Pine Triangle

SEATTLE – Capitol Hill’s lively Pike/Pine neighborhood is famously eclectic and the definition of urban living. Maintaining that unique vibe in the face of change was the key challenge that drove the Capitol Hill-based developer, [Hunters Capital](#), the architect, [Studio Meng Strazzara](#), and the contractor, [W.G. Clark](#), who will soon open one of the city’s most innovative, new mixed-use buildings.



Opening in April 2010, the [Broadway Building](#) features beautiful apartments targeted at urban-loving professionals. Sustainable design and construction make this a “green” building, with an emphasis on healthy indoor air. A separate dedicated wing will provide housing for international students attending Seattle Central Community College (SCCC). The apartments and the student housing will each have its own separate entrance, lobby area, elevators and even street address.

The building will also offer commercial space specially designed to incubate new start-up companies as well as small businesses and professional services providers. At street level, retail and restaurant spaces will feature community friendly businesses. An additional advantage to the entire neighborhood is underground parking that will be open to the public.

Cal Anderson Park provides a front yard or back yard for the 94 market-rate apartments, ranging from 400 to 1,523 square feet. A soaring 20 foot ceiling in the lobby and luxe finishes for all the interiors make these apartments look more like high end condominiums. Live indoors and outdoors with oversized balconies offering spectacular park and downtown views. 34 different floor plans offer a huge range of choices although all have large windows that flood the apartments with natural light. Residents will be just steps away from one of the top urban parks in the nation (according to Forbes Magazine), offering a wide range of active and passive experiences.

The CEO of Hunters Capital is Michael Malone, a long-time Capitol Hill resident and property owner, who grew his own business on “the hill”. Malone is a long time champion of the vibrant Pike/Pine Triangle, soon to be home to The Elliott Bay Book Company and already home to some of Seattle’s most interesting restaurants and shops. With deep roots in the community, Malone respects both its history and its future. “With light rail coming just a block from the building in the coming years,

likely accompanied by a street car, change is already underway. We worked hard to make the Broadway Building a model for good change; reflecting the historic glamour of this neighborhood while focusing on current and future residents.”

Understanding the great importance of this project, Malone assembled an excellent design and construction team to realize his vision. Scott Smith of W.G. Clark notes, “the Broadway Building is a true success due to our team’s collaboration and attention to detail that make this project special.” “Our strong partnership has created a beautiful building in which we all can be proud,” states Charles Strazzara of Studio Meng Strazzara.

All sides of the Broadway Building help preserve Capitol Hill’s character. The façade facing Broadway is lively and urban while the park side is stately and residential. A third floor set-back adds to the building’s street appeal while providing a terrace shaded with new but mature 20 foot tall Swedish Aspens for apartment residents. The building’s architecture offers a blend of traditional and contemporary styles in warm, classic colors.

The 14,000 square feet of ground level retail space will be marketed to smaller stores and restaurants and is designed to create a community amenity for residents and the entire neighborhood. With neighborhood parking in short supply, a two-floor underground garage containing 168 spaces will provide parking for tenants and pay parking for the neighborhood.

For small businesses, the Broadway Building provides a total of 12,000 square feet of new offices, divided into smaller spaces, also accessed by a separate entrance. The commercial space is unique to the neighborhood for the size, new construction in a leased space, and amenities, which includes 750 square feet of shared conference space and kitchen. .

Meanwhile, for the first time ever at a Seattle Community College, the Broadway Building will provide SCCC international students with campus-leased housing. With accommodations for double-or-triple occupancy, the 28 apartment studios will be furnished by the school and will include study areas, storage, small kitchens, bathrooms and laundry facilities. The student housing wing is located adjacent to the SCCC bookstore and will have its own separate and secure entrance oriented toward a student plaza and the main entrance to the community college. The development also offers a new landscaped mid-block crossing.

The Broadway Building is a certified [Built Green](#) project, is part of [Seattle’s Built Smart](#) energy efficiency program and is also a member of the [Seattle Homes Within Reach Program](#) – which provides high-quality, affordable housing options. The neighborhood is highly walkable with a score of 98 out of 100 from [WalkScore](#).

About the Broadway Building:

The Broadway Building is located at 1650 Broadway in the Pike/Pine neighborhood of Capitol Hill (bordering Cal Anderson Park). Project partners include: developer Hunters Capital, architect firm Studio Meng Strazzara and contractor W.G. Clark Construction. For more information, visit www.broadwaybuilding.com.

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