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Old Broadway Post Office redevelopment to start in June



Images courtesy of Henbart LLC

This rendering shows the 101 Broadway development from the southeast corner.

By Brandon Macz

Henbart Limited Liability Co. president Mark Craig said he found out Monday the city has completed its permit review for the real estate company's 101 Broadway redevelopment project and he expects construction to start in early June.

The former Broadway Post Office building was purchased for \$2.95 million in 2012, and while not deemed as such by Sound Transit, Craig expects the 44-unit mixed-use building that will replace it to be the first transit-oriented development to come online following the opening of the Capitol Hill light rail station.

Sited just across the street from the Broadway and Denny Way entrance to the light rail station, 101 Broadway will not include a parking garage, but will have a large bike room capable of storing one bicycle per unit, Craig said.

While not ready for resident preleasing, Craig said Henbart does have a few prospective tenants for 101 Broadway's two ground-floor retail spaces, one at 1,800 square feet and the other at 1,600 square feet. For the smaller retail space fronting Denny Way, the basement comprises 600 square feet, Craig said.



The 44 residences will be a mix of studios and one- and two-bedroom units, with nine of those apartments slated to be affordable through the city's multifamily tax exemption program.

Craig said one of the best amenities for the six-story 101 Broadway development will be its

rooftop, which includes a lot of seating, a fire pit and unobstructed views to the south and southwest.

"We're really putting a lot of focus and effort into the rooftop deck amenity," he said.

Craig said there has been discussion about incorporating details into the building that reflect the site's history. The Broadway Post Office moved down the street to 212 Broadway E. earlier this year.

Studio Meng Strazzara is the project's design firm, and also worked on the design for Henbart's Commons building in Ballard, which is slated to open in late September and include 84 market-rate apartments, 20,000 square feet of retail and 22,000 square feet of office space.



The 101 Broadway site is considerably smaller, contained within a 7,200-square-foot parcel. Craig said contractor WG Clark should be able to handle the building's construction with minimal impact to the high-traffic area of Broadway.

"It is a tight site," he said, "but WG Clark is a great and very experienced contractor. They've worked through what's going to have to happen."

The 101 Broadway redevelopment is expected to take 14 months to construct and open in summer 2017.