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BRIX | capitol hill

New condominiums add to Broadway neighborhood renaissance

Capitol Hill's eclectic and historically hip Broadway neighborhood is the focus of a major revitalization plan by the city of Seattle. A new condominium offering here is one of the first bricks in the foundation of the revamped Broadway community.

Brix, Capitol Hill's newest mixed-use retail/condominium building, is one of the key components in Mayor Greg Nickels' Broadway revitalization plan, which combines a \$345,000 city investment with \$55 million of private investment to improve the Broadway neighborhood.

The condominiums will replace the old Safeway building at East Mercer Street and Broadway East, which has been vacant since 2004. Demolition of the old Safeway building began last month to make way for the six-floor, 141-home offering. Construction will begin this month, and the project is scheduled to be completed at the beginning of 2008.

"We designed Brix with the Broadway neighborhood in mind," says Suzi Morris of Schnitzer Northwest LLC, investment manager of Brix. "We want to positively contribute to Broadway's revitalization by designing Brix to blend into this great neighborhood and attract residents who will get involved in the community."

Schnitzer Northwest LLC is providing development services to S/I Broadway LLC, an affiliated entity that owns the Brix project.

Brix is in the heart of Capitol Hill. A stroll through the surrounding neighborhood reveals a diverse mix of coffeehouses, music clubs, restaurants, numerous retail stores and boutiques, as well as cultural hotspots such as the Broadway Performance Hall, the Capitol Hill Fine Arts Center, Harvard Exit Theatre, Egyptian Theatre, and the Seattle Asian Art Museum, and parks such as Volunteer Park and Cal Anderson Park.

Designed by award-winning architect Mithun, Brix is as diverse as the community that surrounds it. The project offers a wide variety of floor plans



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Brix will add its own stylish look to the neighborhood. Townhouses and lofts will overlook the residential neighborhood of 10th Avenue East, while modern one- and two-bedroom condominium homes will face west over Broadway. The 10th Avenue East side of the building will be built with rich red brick, while the Broadway side of the building will feature an exterior of glass and blond brick, steel or glass balconies and oversized, high-efficiency windows. The two sides of the building will be connected by a quiet, central courtyard, inspired

by classic Capitol Hill gardens complete with a soothing water feature.

About 7,700 square feet of retail shops and restaurants will occupy Brix's first level, adding to the lively entertainment and tasty cuisine literally at the doorsteps of Brix residents. To contribute to the vibrant market atmosphere, roll-up doors that allow storefronts to spill onto the sidewalk will be offered as an optional upgrade to the retail tenants.

"Broadway is experiencing a renaissance right now, and Brix offers a great opportunity to live right in the midst of it all," says Bryon Ziegler of Williams Marketing, Brix's sales and marketing firm.

Inside Brix, the 10th Avenue East and Broadway portions

of the building will feature its own distinctive interiors, both designed by Al Bragalone of Markie Nelson Interior Design Inc. Contemporary Northwest interiors will be featured in homes overlooking 10th Avenue East, while sleek, modern interiors will be featured in homes overlooking Broadway.

All homes come complete with custom cabinetry, stainless-steel Bosch and Fisher & Paykel appliances, and upscale lighting and plumbing fixtures. Built-in entertainment centers and kitchens with floating islands are also available options. The spacious rooftop deck will overlook Broadway, downtown, Puget Sound and the Space Needle with a gas barbecue area. The parking garage will be hidden underground, providing at least

View these homes

The presentation center, located at 700 Broadway E., one block north of the construction site, will open in early October.

Prices

From the high \$200,000s to the low \$700,000s, with many homes available for less than \$400,000.

Developer

Schnitzer Northwest LLC.

Information

www.brixcondos.com.

one parking space per resident.

Interested buyers can register at Brix's Web site, www.brixcondos.com, to receive project updates, announcements and invitations to upcoming priority sales events.