

Broadway Development Examples

Note: Site plans are displayed at the same scale for all examples

The Broadway Bulding



Brix Building



Joule Building



Sound Transit Owned Sites



Site Size: 32,004 sf
 Total Building Area: 133,711sf
 FAR: 4.18

Total Retail Space: 13,440 sf
 Retail Space Depths: 40' - 53'
 Retail Space Sizes: 900sf - 2,100sf
 Current Retail Tenants:
 - La Panera Breads
 - Pizza Shop
 - Vacant
 - Genki Sushi

Facade Width Broadway: 250'
 Total Site Depth: 117'

Student Housing Units: 27
 Residential Units: 91

Total Office Space: 12,470sf
 Office Space Sizes: ~700sf each

Total Parking Spaces: 166
 Retail: 21 spaces (.64 spaces/1,000sf retail)
 Residential: 110 spaces (1.2 spaces / unit)
 Student Housing: 24 spaces (.9 spaces / unit)
 Office: 11 spaces (.9 spaces / 1,000sf office)



Site Size: 39,495 sf
 6 stories

Total Retail Space: 7,765sf
 Retail Space Depths: ~45'
 Retail Space Sizes: ~1,000sf - ~3,000sf
 Current Retail Tenants:
 - Dilletantes
 - Russel Jones
 - Optical
 - Vivace

Facade Width Broadway: 170'
 Total Site Depth: 172'

Total Residential Units: 141

Total parking stalls: 150
 For 141 residential units and 7,765sf retail
 (About 1 space / unit and 1.1 space / 1,000 sf retail)



Site Size: 66,720

Total Retail Space: ~30,000
 Retail Space Depths: ~82'
 Retail Space Sizes: ~1,300sf - ~3,300sf
 Current Retail Tenants:
 - Qdoba Mexican Grill
 - Several not yet occupied

Facade Width Broadway:
 ~324' with a 29' midblock break
 Total Site Depth: 189'

Total Residential Units: 295

Total parking stalls: 357
 Residential: 292 stalls for 295 units = .99 stalls / unit
 Retail: 65 stalls for 30,000sf = 2.2 stalls / 1,000 sf retail



Site Size: Sites A - D About 70,000sf

Site A1: Footprint ~13,000sf
 Site A2: Footprint ~8,000sf
 Site B1: Footprint ~13,500sf
 Site B2: Footprint ~8,500sf
 Site C: Footprint ~14,500sf
 Site D: Footprint ~9000sf

Facade Width Broadway:
 Site A-1: ~205'
 Site A-2: ~100'
 Site C: ~180'
 Site D: ~50'

Site Depths
 Sites A1, A2: ~60'-85'
 Sites B1,B2: ~75'
 Site C: 75'; 120'
 Site D: 127' @ deepest