

SEATTLE POST-INTELLIGENCER

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Hardware store, others hope to lead Broadway revival

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By **KERY MURAKAMI**

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For all those Capitol Hill residents who complain about how Broadway has no hardware stores, here's some welcome news.

Pacific Supply Co. isn't on Broadway, but sitting on 12th Avenue between East Pike and East Madison streets, it's not far away.

As store manager John Bowden walked around Pacific Supply the other day, ticking off the items in stock -- "Here we have the paints, the rollers, brushes, garbage bags, our fixture covers, doorknobs, cabinet knobs ..." -- the store seemed to have a whole lot of what Broadway residents have been clamoring for.

The store also illustrates what some Broadway business owners say is key to revitalizing the street -- getting property owners to take more care in how they rent out their space.

The 30-year-old Pacific Supply Co., which has not had to pay the high rents on Broadway, has mainly catered to apartment managers for years. With 10-foot ceilings and dim lights, it once had the feel of an industrial supply shop rather than a welcoming neighborhood store.

But Liz Dunn, owner of the 76-year-old brick building that houses Pacific Supply, raised the ceilings and installed more lights to give it a brighter and airier feel. Dunn, who owns much of the west side of the block, is building a new apartment building at the corner of 12th Avenue and East Pine Street and renovating the three buildings next to it, including Pacific Supply.

Although some blame Broadway's property owners for simply leasing to anyone who can pay the rent, Dunn is taking care to recruit the kinds of businesses people in the neighborhood say they want.

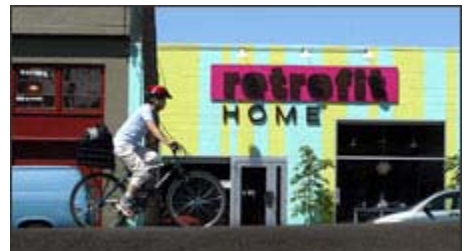
She and another developer, Ted Schroth -- who is building another mixed-use apartment building and loft condominiums on the west side of 12th Avenue -- are coordinating what goes into their storefronts by hiring the same leasing agent.

So far, Dunn said the Italian restaurant Osteria la Spiga is planning to move in, and Retrofit Home, a chic furniture store, has gone in next to Pacific Supply. She said she'd also like to lease space to a specialty gourmet shop or a women's fashion store.

"We're trying to create a sense of place," Schroth added, "but we want the stores to complement each

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On 12th Avenue, two stores have been renovated -- one is the Pacific Supply Co., left, an established business that has changed from a wholesale business to retail, and the Retrofit Home, a chic new furniture store.

other. It's not in our interests in the long term to have stores go under."

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