

March 15, 2013

## **Dunn shows 11th & Pike plans**

By [JOURNAL STAFF](#)

Developer Liz Dunn will show designs next week for an office, retail and residential project near the corner of 11th Avenue and East Pike Street on Capitol Hill.

The early design guidance meeting will be at 6:30 p.m. March 20 in Seattle University's Admissions and Alumni Building at 901 12th Ave.

Sundberg Kennedy Ly-Au Young Architects is the architect of record. Graham Baba is the design architect.

The proposal would transform the nondescript two-story Chophouse building at 1424 11th Ave., which is now used for band rehearsal studios, into a five-story structure that connects with Dunn's other developments on the same block.

Plans calls for 5,000 square feet of street-level retail, a 2,700-square-foot retail mezzanine, 21,000 square feet of office space above, and three residential units on the top floor. Below-grade parking for 12 vehicles is planned.

An open-air pathway called "the Mews" will run between 11th Avenue and a courtyard behind the building, and also be accessible from the surrounding buildings. The pathway would be lined with retail and restaurant storefronts, and can be closed off during non-business hours.

The existing structure would be partially demolished to make way for the pathway. The eroded structural frame would remain, with the second-floor joists repurposed into an overhead trellis. Concrete framing will be left as a "ruin" to form table tops, planters and lighting mounts, according to the proposal.

The offices will include co-working space, similar to an existing co-working space Dunn owns in the neighboring Agnes Lofts.

The Chophouse exterior will be refurbished, including large new storefront windows for the facade on 11th Avenue. Salvaged wood from the building will be used as siding material in the Mews.

The exterior of the new parts of the structure would be more contemporary, making use of materials such as reclaimed wood, and metal and fiber-cement panels. A three-story mural may also go on the south side of the building.



Image from DPD website [\[enlarge\]](#)

The project will have retail, office and three housing units on top.



[\[enlarge\]](#)

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