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Proposed courtyard, corridors could have big impact on Capitol Hill block (slide show)



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[Liz Dunn](#), the Seattle developer best known for co-developing [Melrose Market](#), is out with updated plans for her latest project: a five-story, mixed-use office building on Seattle's Capitol Hill near 11th and East Pike Street.

Those plans show the project will have as big of an impact on the block in the trendy Pike/Pine corridor as Melrose Market did about 10 blocks to the west.

Dunn's latest project contains two elements, a new five-story building at 1424 11th Ave. and something called "The Mews." The project will incorporate an old building and have a mid-block courtyard that pedestrians will be able to access from multiple points around much of the block.

Dunn already owns several properties on the block, and her new project is the "last piece of an urban design framework" that ties things together, according to design details posted on the city's website.

Information on file with the city shows how the project team plans to use parts of the old building on the site for The Mews.

Mews is a British term that refers to a small alley lined by former stables that have been converted to new uses. On Capitol Hill, the Mews will be an open-air connection between 11th Avenue and a courtyard, with shops and restaurants lining the passage to the courtyard.

The old building that will be part of the project is the mid-block Chophouse on 11th Avenue, which is divided into rehearsal spaces that musicians rent. Dunn's original plan was to raze the building, but now she will keep it and the Mews will run through its structural frame.

Attached to the Chophouse will be a new 75-foot-tall building with 7,700 square feet of retail space on the street and mezzanine levels, 21,000 square feet of office space in the middle floors and three residences on the top floor.

Earlier, Dunn had planned to have 60 apartments in the project, but replaced them with the office space. According to information filed with the city, this was due to the large amount of multifamily development occurring in the neighborhood.

It is the new walkways to and from the courtyard that likely will have the biggest effect on the block between 11th and 12th avenues and East Pike and Union streets. People will be able to access the courtyard from seven different buildings, including two that Dunn does not own.

The result will be about a dozen paths through the block. The project design packet states the paths will be on multiple levels.

Dunn, of Dunn & Hobbes, and Scott Shapiro of Eagle Rock Ventures three years ago developed Melrose Market on Melrose Avenue between Pike and Pine, turning two early 20th-century garages into spaces for restaurants, bars and boutiques. The award-winning project created a lot of buzz.

Graham Baba Architects, of Seattle, which was part of the Melrose Market team, is designing the 1424 11th Ave. project along with Sundberg Kennedy Ly-Au Young Architects.

A city board will review the design of the project on March 20.

Dunn was not available to discuss the project. Shapiro, co-developer of Melrose Market, said Dunn brings creativity and curiosity to real estate development.

"She travels a lot," said Shapiro, who is not working with Dunn on the 11th Avenue project. "She goes to places and sees other things that work around the world. She brings back pieces and adapts them to our community."

Dunn also is collaborative, Shapiro said. "She's in touch with what going on in the community, where she has spent a lot of time building relationships and knowing what people want and anticipating what people want."

Marc Stiles covers commercial real estate and government for the Puget Sound Business Journal.