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Hollywood Lofts: 24 apartments next to Dick's

■ *A three-story 1929 brick building will be topped by a three-story addition.*

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A little bit of Hollywood will stay on Capitol Hill.

Amundson Properties, owner of the former Del-Teet Furniture building next to Dick's Drive-In on Broadway, is planning to renovate and expand the 19,150-square-foot building that was home to Hollywood Video.

Hollywood Lofts will have 24 apartments. The Hollywood Video sign running down the front will be restored, with the word "Lofts" replacing "Video" in the name.

Amundson and developer Barrientos LLC were scheduled to present the project last night to a city design-review board.

Jennifer Cohee of Hewitt, the project's architecture firm, said the 1929 building was denied landmark status last December after being reviewed but the owner decided to keep the shell anyway.

Cohee said the building will be gutted except for the shell. Post-tensioned concrete slabs will be poured for the ground and second levels, and wood framing will be used above. The brick shell will be transformed from a structural element to an aesthetic element, she said.

Documents submitted to the city show the three-story brick building topped by a three-story addition containing loft-style apartments. There will be three floors of eight lofts with mezzanine levels.

Lofts will be located in both the old and new spaces, and will orient toward Broadway or an alley behind the building. Units will range from 600 to 1,000 square feet. Marketing will focus on people who want a creative space.

The new floors will be set back to maximize daylight on Broadway and provide outdoor spaces for residents. New openings will be added to the blank south wall that overlooks Dick's.

A Barrientos spokeswoman said the rooftop will play off buildings found in the real Hollywood that have swimming pools surrounded with plants and seating, but here a rectangle of green space will be substituted for the pool. The rooftop also will have strings of catenary lighting.

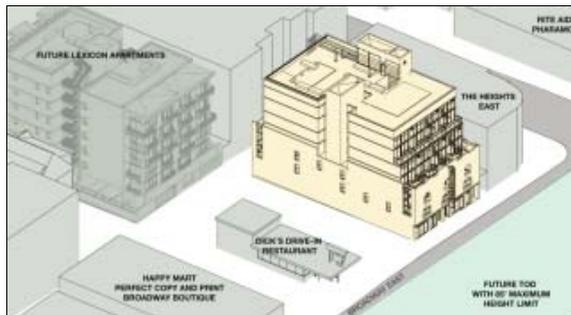
The ground floor will be reconfigured into a lobby, a garage entry from the alley, and 3,600 square feet of retail with a transparent storefront facing Broadway. The basement will be excavated to create 11 or 12 parking stalls.

The spokeswoman said the goal is to keep as much of the facade as they can, including the arched



Image from the city of Seattle [\[enlarge\]](#)

The site is across the street from the Link light rail station site, and the First Hill Streetcar line will run by on Broadway.



[\[enlarge\]](#)

Amundson is building another apartment project behind Dick's.

windows above the retail space. Glass will be removed from the arches, but the arches will be retained as part of second-floor terraces for tenants.

Marpac Construction is expected to start the project in late August and finish it about a year later. Coughlin Porter Lundeen is the structural engineer and Hewitt Landscape is designing the rooftop.

The project is across the street from the Link light-rail station site, and the First Hill Streetcar line will run by on Broadway. Both of those projects are under construction.

Walkscore.com rates the area around Dick's a 94 out of 100, calling it a "walker's paradise."

Amundson is also building the 38-unit Lexicon apartments in an empty parking lot behind Dick's. That project is expected to get underway next week and finish in a year. It has the same project team as Hollywood Lofts.

The spokeswoman says Amundson has owned both lots for a number of years.

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