

**Department of Community Planning and Economic Development – Planning
Division**

Site Plan Review
BZZ – 3517

Date: May 7, 2007

Applicant: Hennepin Street Project LLC, 1809 Seventh Avenue, Suite 801, Seattle, WA 98101, (206) 903-0547

Address of Property: 222 Hennepin Ave.

Project Name: Two Twenty Two

Contact Person and Phone: Kate Milliken-Binns, 405 Roehampton Avenue, Toronto, ON M4P153 Canada, (416) 560-6428

Planning Staff and Phone: Becca Farrar, (612) 673-3594

Date Application Deemed Complete: April 12, 2007

End of 60-Day Decision Period: June 10, 2007

End of 120-Day Decision Period: On April 20, 2007, Staff sent a letter to the applicant extending the decision period to no later than August 9, 2007.

Ward: 7 Neighborhood Organization: North Loop Neighborhood Association

Existing Zoning: B4C-1 and DP (Downtown Parking) Overlay District

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 19

Legal Description: Not applicable for this application

Proposed Use: A 163,500 square foot retail development that would incorporate several commercial uses, including a grocery store, within a 2-floor, 60-foot-tall building.

Concurrent Review: Not applicable

Applicable zoning code provisions: Chapter 530, Site Plan Review.

Background: The full-block property located at 222 Hennepin Avenue currently houses an automobile dealership. The applicant has purchased the site and proposes to develop the block with a signature all retail development. As proposed the development would

include approximately 83,500 square feet of ground-level commercial space, including a proposed grocery store. Whole Foods Market has been identified as the proposed grocery store tenant. The second level will include approximately 80,000 square feet of retail space, including a 45,000 square foot Best Buy store. There will be an outdoor plaza area on the second level that will incorporate landscaping and seating.

The applicant has requested a continuance until the June 11, 2007, Planning Commission meeting in order to fine tune the elevations and submittal package.

RECOMMENDATION

Recommendation of the Community Planning and Economic Development Department – Planning Division for the Site Plan Review:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission **continue** the site plan review application for property located at 222 Hennepin Avenue to the meeting of June 11, 2007.

Attachments:

1. Zoning map