

**Department of Community Planning and Economic Development – Planning  
Division  
Site Plan Review  
BZZ – 3517**

**Date:** September 17, 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. The applicant signed a further extension on May 10, 2007, extending the decision period to no later than January 1, 2008.

**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 is a vacant 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 originally requested a continuance until the June 11, 2007, Planning Commission meeting in order to fine tune the elevations and submittal package. The applicant requested a further continuance until the July 16, 2007, meeting, to the July 30, 2007, meeting, to the September 17, 2007, meeting and now on to the October 1, 2007, meeting.

### **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 October 1, 2007.

#### **Attachments:**

1. Zoning map