

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

Site Plan Review

BZZ – 3913

**Date:** June 2, 2008

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

**Address of Property:** 222 Hennepin Avenue

**Project Name:** One Washington Boulevard

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

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

**Date Application Deemed Complete:** December 14, 2007

**End of 60-Day Decision Period:** February 11, 2008

**End of 120-Day Decision Period:** On January 29, 2008, Staff sent the applicant a letter extending the decision period to no later than April 10, 2008. The applicant has further extended the decision period to no later than September 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:** Mixed use development with 247 dwelling units and ground level commercial uses, including a grocery store.

**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 former automobile dealership. The applicant has purchased the site and proposes to

develop the block with 247 units of housing and approximately 83,000 square feet of ground-level commercial space, including a proposed 55,000 square foot grocery store. Whole Foods Market has been identified as the proposed grocery store tenant. Based on the submitted plans, five other ground level retail spaces would be created as part of the development. The commercial base of the development which would cover the entire full block is proposed to be single-story and 22 feet tall. The applicant proposes to develop housing on the north half of the site above the ground level commercial that would include 7 additional floors of housing.

The project was originally scheduled and heard at the January 28, 2008, Planning Commission meeting. The Planning Commission voted to continue the project until the February 11, 2008 meeting. Due to a scheduling conflict, the applicant requested that the project be continued until the February 25, 2008, Planning Commission meeting. Due to on-going issues, the project was continued until the March 17, 2008, Planning Commission meeting. The applicant has since requested a further continuance until the April 14, 2008, Planning Commission meeting in order to address additional comments and concerns generated by the Planning Commission. Additional design modifications are continuing to occur on the proposed development and another continuance has been requested by the applicant from May 12, 2008 to June 2, 2008 and from June 2, 2008, to July 7, 2008.

### **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 July 7, 2008.

#### **Attachments:**

1. Zoning map
2. Extension of time request