

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

Site Plan Review

BZZ – 3913

Date: July 7, 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. The project has been continued several Planning Commission cycles from February 11, 2008 to July 7, 2008. The applicant has now chosen to withdraw their land use application at this time. The applicant has stated that despite the withdrawal, they still intend to develop the site once they have secured financing.

RECOMMENDATION

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

The application has been **withdrawn**.

Attachments:

1. Zoning map
2. Email withdrawing the land use application