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- ▶ Traffic
- ▶ Business
- ▶ Construction
- ▶ Real Estate
- ▶ Buzz
- ▶ Tom Kelly
- ▶ People/Companies
- ▶ Events
- ▶ Upcoming Projects
- ▶ Foreclosures
- ▶ Bidding/RFPs
- ▶ Leases & Tenants
- ▶ A & E
- ▶ Environment
- ▶ Machinery
- ▶ Technology
- ▶ Weekend
- ▶ Special Issues
- ▶ Public Notices
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- ▶ FBO/CBD
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AP MONEY WIRE

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## Pan Pacific, Whole Foods to anchor 2200 Westlake

*About 20 retailers are expected, including a luxury spa.*

By [BENJAMIN MINNICK](#)  
Journal Construction Editor

Developers of 2200 Westlake announced yesterday the \$200 million mixed-use project will be anchored by a Pan Pacific Hotel and a Whole Foods grocery.

Crews have cleared the site at the southeast corner of Westlake Avenue and Denny Way for the



Rendering by Mike Burroughs  
The 160-room hotel will be at the corner of Westlake Avenue and Denny Way, backed by two 11-story residential towers, and topped with 33 luxury condos.

550,000-square-foot project by Vulcan Inc. and Milliken Urban Limited Partnership.

"This development is going to serve as a serious anchor to the emerging South Lake Union-Denny Triangle neighborhood," said Don Milliken. "The neighborhood is transforming in a major way."

Pan Pacific will operate a 160-room, five-star boutique hotel, described as the project's focal point. Hotel services will be available to residents of the project's 261 condominiums. The condos will be located in two 11-story towers and in townhomes fronting Lenora Street and Ninth Avenue. Thirty-three luxury condos will be located on the top floors of the hotel.

Hotel services will include 24-hour room service, concierge, valet parking, housekeeping and turn-down service.

The hotel will be Pan Pacific's first in the Northwest. The Singapore-based company's closest hotels are in San Francisco, and Vancouver and Whistler, British Columbia.

"That area of Seattle is important to us because it is designed for the future," said Steve Halliday, director and senior vice president of Pan Pacific. "Virgin territory like Vulcan is doing ...



is no strange concept to Pan Pacific."

Halliday said Pan Pacific's parent, Tokyu Corp. of Japan, developed Mill Creek over 20 years ago when it was virgin territory for developers.

Halliday said the hotel will be different from others in Seattle, with unique designs and a high level of services, such as using concierges for checking in and out.

"We're not your typical Marriott or Hilton that you see on every street corner," Halliday said. "We want to bring a new age of hospitality to Seattle."

Room rates haven't been finalized, but Halliday said they will be over \$200 a night, competing with hotels such as the Fairmont Olympic.

Halliday said 2200 Westlake is the only Seattle area hotel the chain has planned for at least 10 years.

Milliken said his team spent nine months "hunting" for a good hotel operator. "We like the way they do business," he said. "Pan Pacific is extremely customer friendly and hands-on."

Whole Foods will operate in 47,000 square feet adjacent to the hotel, serving the downtown, South Lake Union and Denny Triangle neighborhoods. It will be the Austin, Texas-based chain's second store in Seattle.

Milliken said the development team initially had a lease signed with QFC, but they parted ways before a July 1 deadline in the lease agreement to start excavation. "It was a mutual thing," Milliken said. "We just agreed to part company."

Milliken said Whole Foods has been interested in the site for more than three years.

Another tenant announced yesterday is Bank of America, which will open a 5,700-square-foot branch. The bank will have a retail-like layout, with employees on the "sales floor" instead of behind desks.

The project will have 39,000 square feet of shops and restaurants, a luxury spa and a European-style central courtyard.

Milliken said he expects about 20 retailers for the development, including a five-star restaurant attached to the hotel.

Halliday said he wants to bring in a national restaurant chain.

Smaller retailers will likely include a coffee shop, dry cleaners and other services. They will be located around the courtyard.

The courtyard will be about 16,000 square feet, with landscaping and short-term parking for 50 cars in a non-grid format without curbs.

Long-term parking for 747 cars will be provided below grade for hotel guests and condo owners. Access will be from Ninth and from Lenora.

Milliken said the condo prices will be between \$300,000 and \$2 million, with most in the \$300,000-\$600,000 range. They will range from 550 to 2,200 square feet.

They will be marketed to younger couples and singles, as well as downsizing older couples.

Construction started in July and is expected to be finished in August 2006.

CollinsWoerman is the lead architect, Hirsch Bedner Associates is the hotel architect, and Weber+Thompson is interior designer for the condos. Turner Construction is the general contractor. US Bank provided the construction loan.

Milliken said it's taken more than five years to put together 2200 Westlake.

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