

CASE FILE #PL201700257

Preliminary 90th & Penn Redevelopment Proposal

Developer: Andron Architecture, Richard Andron, AIA, LEED AP

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Project Description

Redevelopment of two adjacent parcels, 2325 90th St W and 9000 Penn Ave S. Total existing combined lot area is 32,063 sf. This plan proposes the demolition of the functioning 1575 sf Gyropolis restaurant building and the vacant 1000 sf corner building, and construction of a new 2400 sf building for Gyropolis at the corner of 90th and Penn, and a new 3300 sf building to be shared by Starbucks and possibly Great Clips. The design includes a 10-car drive-thru lane for Starbucks, 2 exterior patio dining areas, 35 parking stalls, extensive greenspace and landscaping, and convenient accessibility for pedestrians and bicyclists.

Proposed exterior materials are natural limestone and a high-quality metal panel system (Dri-Design or equal).

This plan is designed to accommodate the recommendations of the 2008 PENN AVENUE AND 90TH STREET TRAFFIC STUDY by SRF Consulting Group, Inc.