

Permit Number:
3039050-LU



CITY OF SEATTLE

Master Use Permit

Seattle Department of
Construction and Inspections
700 Fifth Ave, Suite 2000
PO Box 34019
Seattle, WA 98124-4019
(206) 684-8600

Site Address:	1020 NE NORTHGATE WAY SEATTLE, WA 98125
Legal Description:	LOTS 1 THRU 12, BLOCK 5, MUNSON & CUSTER'S ADDITION TO GREEN LAKE CIRCLE TWG POR

OWNER	APPLICANT	Application Date:	12/06/2022
VICTORY NORTHGATE LLLP EMILY THOMPSON 520 PIKE ST SUITE 1010 SEATTLE, WA 98101 Ph: (206) 745-3698	Andrew Kluess CARON ARCHITECTURE 801 Blanchard St Suite 200 SEATTLE, WA 98121 Ph: (206) 367-1382	Approved for Issuance:	12/07/2023
		Issued Date:	12/13/2023
		Expiration Date:	12/07/2026
		Fees Paid:	\$48,730.87
		As of Print Date:	12/14/2023

Description of Project: Council Land Use Action to allow a contract rezone for a parcel of land from Neighborhood Commercial 3 with a 55-foot height limit and Mandatory Housing Affordability overlay (NC3-55' (M)) to a Neighborhood Commercial 3 with a 65-foot height limit and Mandatory Housing Affordability overlay (NC3-65' (M1)). Project includes future construction of a 7-story, 184-unit apartment building with retail. Parking for 88 vehicles proposed. Existing buildings to be demolished. Early Design Guidance conducted under 3039547-EG. (CF 314513)

Permit Remarks: CF# 314513

TRAO Applies: No
Land Use Conditions: Yes
King County Survey Recording #:

Approved Uses	Location
Multifamily Residential Use	0

MUP Type	MUP Component	Component Detail	Outcome
II	Administrative Design Review	Unspecified Detail	Conditioned
II	SEPA-II	Determination of Non Significance	Conditioned
IV	Council Action	Contract Rezone	Approved

A/P #	Related Cases/Permits	Project Contacts	Name	Email
007468-21PA	Building & Land Use Pre-Application	Land Use Reviewer	David Landry	David.Landry@seattle.gov
3039050-LU-002	Developer Contributions	Zoning Reviewer	Sonja Brown	Sonja.Brown@seattle.gov
3039050-LU-PC	Public Comment	Housing Reviewer	Lenny Orlov	Lenny.Orlov2@seattle.gov
6875558-CN	Construction Permit	MHA Reviewer	Sonja Brown	Sonja.Brown@seattle.gov
6970883-DM	Demolition Permit	IZ Reviewer	NA	NA

This Land Use Permit authorizes the use of the property and/or work described above. Permission is hereby given to develop the site address shown, according to the conditions hereon and according to the specification pertaining thereto, subject to compliance with the Ordinances of the City of Seattle.

Subsequent Demolition, Construction, Site Work, or Mechanical work may require additional permits and may not begin without the appropriate approval. Additional information may be obtained from the Seattle Department of Construction and Inspections by visiting us at www.seattle.gov/SDCI/Questions.

You Must Have a Paper Copy of Your Approved and Stamped Plan Set Available at Your Job Site for the City Inspector to Review. If You Do Not Have Your Plans Printed and Ready for Review, You May Fail Your Inspection.