

Permit Number:
3039246-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: | 1314 E UNION ST SEATTLE, WA 98122 |
| Legal Description: | LOTS 6-8, KINDLINGS REPLAT OF BLOCK 7 OF J H NAGLES ADDN, TGW POR OF LOTS 9-11, BLK 7, |

| OWNER | APPLICANT | Application Date: | 09/22/2022 |
|---|--|------------------------|-------------|
| EUCLID REAL ESTATE, LLC TJ LEHMAN 5607 KEYSTONE PL N STE B SEATTLE, WA 98103 Ph: (206) 384-9184 | JODI PATTERSON-O'HARE 17479 7th Ave SW Normandy Park, WA 98166 Ph: (425) 681-4718 | Approved for Issuance: | 01/05/2024 |
| | | Issued Date: | 01/17/2024 |
| | | Expiration Date: | 07/05/2030 |
| | | Fees Paid: | \$30,365.60 |
| | | As of Print Date: | 01/17/2024 |

Description of Project: Land use application to allow a 7-story, 139-unit apartment building with retail. Parking for 49 vehicles proposed. Existing buildings to be demolished. Early Design Guidance conducted under 3038889-EG.

Permit Remarks: Address changed on App from 1319 E Madison St. slm 8/19/22
This has been extended to the max lifespan of 6 years, per Seattle Council Bill 120674. No further extensions are allowed after the 6-year term for permits that benefit from this legislation unless a building permit has been accepted by SDCI.

TRA0 Applies: Yes
Land Use Conditions: Yes
King County Survey
Recording #:

| Approved Uses | Location |
|--------------------------------|----------|
| Multifamily Residential Use | 0 |
| Restaurant | 0 |
| General Retail Sales & Service | 0 |
| | |
| | |

| MUP Type | MUP Component | Component Detail | Outcome |
|----------|------------------------------|-----------------------------------|-------------|
| II | Administrative Design Review | Unspecified Detail | Conditioned |
| II | SEPA-II | Determination of Non Significance | Conditioned |
| | | | |

| A/P # | Related Cases/Permits | Project Contacts | Name | Email |
|----------------|-------------------------------------|-------------------|--------------|--------------------------|
| 008309-21PA | Building & Land Use Pre-Application | Land Use Reviewer | Corey Buttry | Corey.Buttry@seattle.gov |
| 3038889-EG | Early Design Guidance | Zoning Reviewer | Sonja Brown | Sonja.Brown@seattle.gov |
| 3039246-LU-003 | Developer Contributions | Housing Reviewer | Myrna Payne | Myrna.Payne@seattle.gov |
| 3039246-LU-PC | Public Comment | MHA Reviewer | Myrna Payne | Myrna.Payne@seattle.gov |
| 6883524-CN | Construction 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.