

Permit Number:  
**3029623-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

<b>Site Address:</b>	<b>3421 WOODLAND PARK AVE N SEATTLE, WA 98103</b>
<b>Legal Description:</b>	ALL THAT PORTION OF GL 2, 18-25-4 DAF: BAAP ON THE W LN OF WOODLAND PARK AVENUE 335

OWNER	APPLICANT	Application Date:	04/04/2019
MICHAEL NELSON MRN HOMES LLC 7556 12TH AVE NE #1505 SEATTLE, WA 98115 Ph: 206-985-0212	Hybrid Architecture Hybrid Architecture Hybrid Architecture 1205 E Pike St 2D Seattle, WA 98122 Ph: (206) 267-9277	<b>Approved for Issuance:</b>	04/19/2022
		<b>Issued Date:</b>	05/12/2022
		<b>Expiration Date:</b>	04/19/2028
		<b>Fees Paid:</b>	\$44,984.55
		<b>As of Print Date:</b>	05/01/2024

**Description of Project:** Land Use Application for an 8-story, 130-unit apartment building with 3 live-work units and retail space. Parking for 22 vehicles is proposed. Existing buildings are proposed to be demolished. Early Design Guidance conducted under 3032609-EG.

**Permit Remarks:** This MUP has been extended to the maximum 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. City Council approved an amendment to the ordinance that impacts MUPs issued Sept. 1, 2019 to Dec. 31, 2026.

**TRA0 Applies:** No  
**Land Use Conditions:** Yes  
**King County Survey  
Recording #:**

Approved Uses	Location
Multifamily Residential Use	0
Live-Work Unit	0
General Retail Sales & Service	0

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

A/P #	Related Cases/Permits	Project Contacts	Name	Email
3029623-LU-002	Developer Contributions	Land Use Reviewer	Brandon Cummings	Brandon.Cummings@seattle.gov
3032609-EG	Early Design Guidance	Zoning Reviewer	Maria Cruz	Maria.Cruz@seattle.gov
6620777-CN	Construction Permit	Housing Reviewer	NA	NA
SPUE-WAC-20-01432	Water Availability Certificate	MHA Reviewer	Maria Cruz	Maria.Cruz@seattle.gov
		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](http://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.**