

Permit Number:
3040199-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:	112 5TH AVE N SEATTLE, WA 98109
Legal Description:	LOT 9, BLK 59, D. T. DENNY'S PARK ADDITION. -TGW LOTS 11 & 12, BLK 59, D.T. DENNY'S PARK

OWNER	APPLICANT	Application Date:	02/09/2023
DA LI Properties LLC 450 S Main St Ste 168 Seattle, WA 98104 Ph: (206) 992-2866	JODI PATTERSON-O'HARE 17479 7th Ave SW Normandy Park, WA 98166 Ph: (425) 681-4718	Approved for Issuance:	05/10/2024
		Issued Date:	06/11/2024
		Expiration Date:	05/10/2030
		Fees Paid:	\$57,585.69
		As of Print Date:	06/11/2024

Description of Project: Land Use application to allow a 9-story office building with laboratory and retail. Parking for 89 vehicles proposed. Existing building to be demolished. Early Design Guidance conducted under 3040209-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
Office	n/a
Research and Development Lab	n/a
General Retail Sales & Service	n/a

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

A/P #	Related Cases/Permits
005339-22PA	Building & Land Use Pre-Application
3040199-LU-002	Developer Contributions
3040199-LU-PC	Public Comment
3040209-EG	Early Design Guidance
6926750-CN	Construction Permit
Additional Information on File	

Project Contacts	Name	Email
Land Use Reviewer	Crystal Torres	Crystal.Torres@seattle.gov
Zoning Reviewer	Stephen Fesler	Stephen.Fesler@seattle.gov
Housing Reviewer	Prithy Korathu	Prithy.Korathu@seattle.gov
MHA Reviewer	Stephen Fesler	Stephen.Fesler@seattle.gov
IZ Reviewer	Emily Lofstedt	Emily.Lofstedt@seattle.gov

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.