

Permit Number:  
**3026266-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>2025 5TH AVE SEATTLE, WA 98121</b>
<b>Legal Description:</b>	LOTS 7,8 & 9, BLK 16, BELL HEIRS OF SARAH A ADDITION LESS PORTION FOR STREET

OWNER	APPLICANT	Application Date:	04/17/2017
AMLI Development Company LLC 425 Pontius Ave N Suite 400 Seattle WA 98109 Seattle, WA 98109 Ph: (206) 621-5610	JODI PATTERSON-O'HARE 17479 7th Ave SW Normandy Park, WA 98166 Ph: (425) 681-4718	Approved for Issuance:	03/03/2023
		Issued Date:	06/07/2023
		Expiration Date:	03/03/2029
		Fees Paid:	\$62,239.98
		As of Print Date:	08/06/2024

**Description of Project:** Land Use Application to allow a 44-story, 461-unit apartment building with retail. Parking for 307 vehicles proposed. Review includes demolition of existing structure and parking lot. Project relies on a pending MHA up zone (Mandatory Housing Affordability).

**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
General Retail Sales & Service	N/A
Multifamily Residential Use	N/A

MUP Type	MUP Component	Component Detail	Outcome
II	Design Review	Other Development Standards	Conditioned
II	SEPA	SEPA DET of Non Significance	Conditioned

A/P #	Related Cases/Permits
3026266-EG	Early Design Guidance
3026266-LU-002	Developer Contributions
3026266-LU-PC	Public Comment
6563314-CN	Construction Permit
6699510-PH	Phased Project 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	NA	NA
MHA Reviewer	Scott Ringgold	Scott.Ringgold@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.**