

Permit Number:  
**3037590-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:** 2501 NW MARKET ST SEATTLE, WA 98107  
**Legal Description:** POR OF WLY 210.75 FT (MEAS ALG MARKET ST ) OF VAC TRACT 49 FARMDALE HOMESTEAD LY N

| OWNER                                                                                                        | APPLICANT                                                                                  | Application Date:      | 08/02/2021   |
|--------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|------------------------|--------------|
| 2501 NW Market LLC<br>JORDAN SELIG<br>1000 2nd Avenue, Suite 3210<br>Seattle, WA 98104<br>Ph: (206) 295-3177 | JODI PATTERSON-O'HARE<br>17479 7th Ave SW<br>Normandy Park, WA 98166<br>Ph: (425) 681-4718 | Approved for Issuance: | 01/20/2023   |
|                                                                                                              |                                                                                            | Issued Date:           | 12/17/2024   |
|                                                                                                              |                                                                                            | Expiration Date:       | 01/20/2029   |
|                                                                                                              |                                                                                            | Fees Paid:             | \$115,758.07 |
|                                                                                                              |                                                                                            | As of Print Date:      | 12/17/2024   |

**Description of Project:** Council Land Use Action to rezone a parcel of land from IC-65 (M) (Industrial Commercial) to NC3P-75 (M) (Neighborhood Commercial-3 with a Pedestrian Designation). Project includes construction of an 8-story, 107-unit apartment building with 3 live/work units and retail. Parking for 67 vehicles proposed. Early Design Guidance conducted under 3037522-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        |
| General Retail Sales & Service | 0        |
| Live-Work Unit                 | 0        |
|                                |          |
|                                |          |

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

| A/P #          | Related Cases/Permits               | Project Contacts  | Name           | Email                      |
|----------------|-------------------------------------|-------------------|----------------|----------------------------|
| 007245-20PA    | Building & Land Use Pre-Application | Land Use Reviewer | Greg Johnson   | Greg.Johnson@seattle.gov   |
| 3037590-LU-002 | Developer Contributions             | Zoning Reviewer   | Lori Swallow   | Lori.Swallow@seattle.gov   |
| 3037590-LU-PC  | Public Comment                      | Housing Reviewer  | Prithy Korathu | Prithy.Korathu@seattle.gov |
| 6820656-CN     | Construction Permit                 | MHA Reviewer      | Lori Swallow   | Lori.Swallow@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.**