

Permit Number:  
**3039979-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>901 LENORA ST SEATTLE, WA 98121</b>	
<b>Legal Description:</b>	LOTS 4,5,6, BLOCK 36 HEIRS OF S A BELLS	2ND ADDN

<b>OWNER</b>	<b>APPLICANT</b>	<b>Application Date:</b>	02/09/2023
MIKE NELSON TRAMMELL CROW COMPANY 600 UNIVERSITY ST, SUITE 2912 SEATTLE, WA 98101 Ph: 206-708-6152	JODI PATTERSON-O'HARE 17479 7th Ave SW Normandy Park, WA 98166 Ph: (425) 681-4718	<b>Approved for Issuance:</b>	05/21/2024
		<b>Issued Date:</b>	01/23/2025
		<b>Expiration Date:</b>	05/21/2030
		<b>Fees Paid:</b>	\$45,374.36
		<b>As of Print Date:</b>	01/23/2025

**Description of Project:** Land use application to allow an 11-story office building with retail. Parking for 179 vehicles proposed. Existing building to be demolished. Early Design Guidance conducted under 3039969-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.?

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

Approved Uses	Location
Office	0

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

A/P #	Related Cases/Permits
004401-22PA	Building & Land Use Pre-Application
3039969-EG	Early Design Guidance
3039979-LU-002	Developer Contributions
3039979-LU-PC	Public Comment
6914045-CN	Construction Permit
Additional Information on File	

Project Contacts	Name	Email
Land Use Reviewer	Alisa Johansson	Alisa.Johansson@seattle.gov
Zoning Reviewer	Glenda Rader	Glenda.Rader@Seattle.gov
Housing Reviewer	Amy Young	Amy.Young@seattle.gov
MHA Reviewer	Scott Ringgold	Scott.Ringgold@seattle.gov
IZ Reviewer	David Graves	David.Graves3@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](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.**