

Permit Number:  
**3036655-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:** 2100 E DENNY WAY SEATTLE, WA 98112

**Legal Description:** LOTS 14 & 15, BLOCK 3, WITTS ADDITION

**OWNER**

Lauren Russell  
Great Expectations LLC  
121 11th Avenue East  
Seattle, WA 98102  
Ph: (360) 525-1995

**APPLICANT**

Hybrid Architecture Hybrid Architecture  
Hybrid Architecture  
1205 E Pike St  
2D  
Seattle, WA 98122  
Ph: (206) 267-9277

**Application Date:** 03/08/2021

**Approved for Issuance:** 03/11/2022

**Issued Date:** 03/21/2022

**Expiration Date:** 03/11/2028

**Fees Paid:** \$18,841.75

**As of Print Date:** 02/21/2025

**Description of Project:** Land Use Application to allow a 6-story, 49-unit apartment building. No parking proposed. Existing building to be demolished. Administrative Design Review Early Design Guidance conducted under 3036778-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:** Yes

**Land Use Conditions:** Yes

**King County Survey**

**Recording #:**

Approved Uses	Location
Multifamily Residential Use	N/A

MUP Type	MUP Component	Component Detail	Outcome
II	Administrative Design Review	Unspecified Detail	Conditioned

A/P #	Related Cases/Permits	Project Contacts	Name	Email
002431-20PA	Building & Land Use Pre-Application	Land Use Reviewer	David Sachs	David.Sachs@seattle.gov
3036655-LU-002	Developer Contributions	Zoning Reviewer	Stephen Fesler	Stephen.Fesler@seattle.gov
3036655-LU-PC	Public Comment	Housing Reviewer	Sissi Zeng	Sissi.Zeng@seattle.gov
		MHA Reviewer	Stephen Fesler	Stephen.Fesler@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.**