

Permit Number:  
**3040099-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>2225 S WALKER ST SEATTLE, WA 98144</b>
<b>Legal Description:</b>	LOTS 5-8, BLOCK 91, MCNAUGHT'S PLAT OF CENTRAL SEATTLE ADDN , EXCEPT PORTION DEEDED

OWNER	APPLICANT	Application Date:	02/15/2023
Eric Thuau 3795 E Mercer Way Mercer Island, WA 98040 Ph: (206) 275-2533	JODI PATTERSON-O'HARE 17479 7th Ave SW Normandy Park, WA 98166 Ph: (425) 681-4718	Approved for Issuance:	03/11/2025
		Issued Date:	03/24/2025
		Expiration Date:	03/11/2031
		Fees Paid:	\$60,648.82
		As of Print Date:	03/24/2025

**Description of Project:** Land Use Application to allow a 4-story institution (French American School of Puget Sound). No parking proposed. Existing buildings to be demolished.

**Permit Remarks:** 3/26/2024 SLB CHANGED ADDRESS FROM 2203 23RD AVE S TO 2225 S WALKER ST (DUE TO PRIMARY ENTRANCE)

**TRA0 Applies:** No  
**Land Use Conditions:** Yes  
**King County Survey**  
**Recording #:**

Approved Uses	Location
Institution	0

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

A/P #	Related Cases/Permits
004493-22PA	Building & Land Use Pre-Application
3040099-LU-002	Developer Contributions
3040099-LU-PC	Public Comment
6918219-CN	Construction Permit
6918220-DM	Demolition Permit
Additional Information on File	

Project Contacts	Name	Email
Land Use Reviewer	Alisa Johansson	Alisa.Johansson@seattle.gov
Zoning Reviewer	Sonja Brown	Sonja.Brown@seattle.gov
Housing Reviewer	NA	NA
MHA Reviewer	Sonja Brown	Sonja.Brown@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.**