

Permit Number:
3035730-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: 5201 42ND AVE S SEATTLE, WA 98118
Legal Description: ALL OF TRACT 5 & A PORTION OF TRACT 8, DAF: BEGINNING ON THE NORTHEASTERLY LINE OF

OWNER	APPLICANT	Application Date:	04/08/2021
PSW Real Estate 5506 6th Ave. S, Suite 206 Seattle, WA 98108 Ph: (206) 725-9660	JODI PATTERSON-O'HARE 17479 7th Ave SW Normandy Park, WA 98166 Ph: (425) 681-4718	Approved for Issuance:	01/27/2023
		Issued Date:	11/06/2023
		Expiration Date:	01/27/2026
		Fees Paid:	\$32,507.19
		As of Print Date:	11/06/2023

Description of Project: Land Use Application to allow 3, 5-story apartment buildings (193 units total) with 3 live-work units, restaurant, and retail. Parking for 86 vehicles proposed. Existing building to be demolished. Design Review Early Design Guidance conducted under 3035987-EG.

Permit Remarks: vested to EDG intake date

TRA0 Applies: Yes
Land Use Conditions: Yes
King County Survey
Recording #:

Approved Uses	Location
Live-Work Unit	N/A
Multifamily Residential Use	N/A
General Retail Sales & Service	first floor

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

A/P #	Related Cases/Permits
005898-19PA	Building & Land Use Pre-Application
3035730-LU-002	Developer Contributions
3035730-LU-PC	Public Comment
6760313-DM	Demolition Permit
6883388-PH	Phased Project Permit
Additional Information on File	

Project Contacts	Name	Email
Land Use Reviewer	Allison Whitworth	NA
Zoning Reviewer	Katrina Nygaard	Katrina.Nygaard@seattle.gov
Housing Reviewer	Sissi Zeng	Sissi.Zeng@seattle.gov
MHA Reviewer	Katrina Nygaard	Katrina.Nygaard@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.

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.