

Phased Project Permit

Record Number: 6934655-PH

Description of Work: Construct an office/retail high-rise building with below grade parking, and occupy per plan.

Application Name: 901 Lenora St High Rise

Status = Reviews In Process

Application Completed Date: 12/19/2023

Issued Date:

Expiration Date:

Address Information

Address	Primary
2030 9TH AVE SEATTLE, WA 98121	Y

Dev Site Information

Dev Site	Primary
DV0048440	Y

Contacts Information

Name	Address	Primary
JODI PATTERSON-O'HARE	JODI PATTERSON-O'HARE 17479 7th Ave SW Normandy Park, WA 98166	Y
MIKE NELSON TRAMMELL CROW COMPANY	MIKE NELSON TRAMMELL CROW COMPANY 600 UNIVERSITY ST, SUITE 2912 SEATTLE, WA 98101	N
MIKE NELSON TRAMMELL CROW COMPANY	MIKE NELSON TRAMMELL CROW COMPANY 600 UNIVERSITY ST, SUITE 2912 SEATTLE, WA 98101	N

Attached Documents Information

Document Name	Document Group and Category	Document Upload Date
Phased Permit Request Form.pdf	SDCI_INT_GENERAL/Other	11/19/2022
Fee Estimator Worksheet.xlsx	SDCI_INT_GENERAL/Other	11/19/2022
Other.pdf	SDCI_INT_GENERAL/Other	11/21/2022
Plan Set.pdf	SDCI_INT_CONSTRUCTION/Plan Set	11/22/2022
Highrise Predesign Conference.pdf	SDCI_INT_GENERAL/Other	02/10/2023
2023 Fee Estimator.xlsx	SDCI_INT_GENERAL/Other	02/10/2023
Pre-Submittal Conference/Coaching Application.pdf	SDCI_INT_GENERAL/Pre-Submittal Conference/Coaching Application	02/10/2023
Statement of Financial Responsibility/Agent Authorization.pdf	SDCI_INT_GENERAL/Statement of Financial Responsibility/Agent Authorization	02/10/2023
Optional Applicant Upload.pdf	SDCI_EXT_OPTIONAL_APPLICANT_UPLOAD/Optional Applicant Upload	03/14/2023
Optional Applicant Upload.pdf	SDCI_EXT_OPTIONAL_APPLICANT_UPLOAD/Optional Applicant Upload	03/14/2023
Optional Applicant Upload.pdf	SDCI_EXT_OPTIONAL_APPLICANT_UPLOAD/Optional Applicant Upload	07/20/2023
Optional Applicant Upload.pdf	SDCI_EXT_OPTIONAL_APPLICANT_UPLOAD/Optional Applicant Upload	07/20/2023
Optional Applicant Upload.pdf	SDCI_EXT_OPTIONAL_APPLICANT_UPLOAD/Optional Applicant Upload	07/20/2023
Pre-Submittal-Approved Notes/Minutes.pdf	SDCI_INT_GENERAL/Pre-Submittal-Approved Notes/Minutes	10/24/2023
Fee Estimator_Phase1.xlsx	SDCI_INT_CONSTRUCTION/Fee Estimator	11/30/2023
Statement of Financial Responsibility/Agent Authorization_Phase1.pdf	SDCI_INT_GENERAL/Statement of Financial Responsibility/Agent Authorization	11/30/2023
Pre-Submittal-Conference Notes_Phase1.pdf	SDCI_INT_CONSTRUCTION/Pre-Submittal-Conference Notes	11/30/2023
Plan Set_Phase1.pdf	SDCI_INT_CONSTRUCTION/Plan Set	11/30/2023
Drainage Report_Phase1.pdf	SDCI_INT_DRAINAGE/Drainage Report	11/30/2023
Geotechnical Report_Phase1.pdf	SDCI_INT_CONSTRUCTION/Geotechnical Report	11/30/2023
King County Sewage Treatment Capacity Charge Form_Phase1.pdf	SDCI_INT_DRAINAGE/King County Sewage Treatment Capacity Charge Form	11/30/2023
Drainage Review Documents - Miscellaneous_Phase1.xlsx	SDCI_INT_DRAINAGE/Drainage Review Documents - Miscellaneous	11/30/2023
Calculations-Structural_Phase1.pdf	SDCI_INT_CONSTRUCTION/Calculations-Structural	11/30/2023

Application/Permit Information

PERMIT APPLICATION COMMON

Work Location	Onsite
Work in the Right of Way (street/alley) Required?	No
Property Type	Commercial
Project Value	62000000
Building ID	000060857-BD

PROJECT REVIEW INFORMATION

Bluebeam Session ID Ph1 (Current Cycle)	475-328-841
Bluebeam Project ID Ph1 (Current Cycle)	217-175-571

CONSTRUCTION VALUATION INFO

Intake Valuation: New	69551517
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Intake Valuation: Alteration	0
Intake Valuation: Total	69551517
Issuance Valuation: Total	0
BUILDING CODE INFO	
Building Code - Design	2018 SBC
Substantial Alteration	No
Change in Envelope	No
Action Type	New
# of Existing Above-Grade Stories	2
# of Existing Below-Stories	1
# of Proposed Above-Grade Stories	11
# of Proposed Below-Grade Stories	1
# of Mezzanines	0
High-Rise	Yes
Change of Building Code Use/Occupancy	No
Existing Use	Business
Existing Occupancy	B Office
New Standard Plans	Yes
Certificate of Occupancy Required	Yes
GROUND DISTURBANCE	
In ECA?	No
New and Replaced Hard Surface > 750 sq ft?	Yes
Disturbance Threshold	Yes
PASV Required This Permit?	Yes
PASV Authorization	CHECKED
Foundation Type	Spread Footing
LDA Type	5: Greater than 5000 sqft new/replaced hard surface.
PERMIT TRACKING COMMON	
Review Level	Full C
Application Completed Date	12/19/2023
Permit Remarks	Address changed on record from 901 Lenora St to 2030 9th per site plan on shoring set. slm 12/11/2023
LAND USE STREET ELEMENTS	
Number of Curb Cuts This Permit	0
Curb Cut Size and Location	0
PARKING	
# of Existing Onsite Parking	42
# of Existing Offsite Parking	0
# of Existing Accessible Parking	0
# of Proposed Onsite Parking	0
# of Proposed Offsite Parking	0
Offsite Parking Location	0
# of Proposed Accessible Parking	0
# of Existing Bicycle Parking Spots	0
# of Proposed Bicycle Parking Spots	0
SDCI TREES	
Is Tree Tracking Completed	No
TRAO	
Residential Unit Occupancy	No Residential Units on Property
Renters Present	No
Hold for POTA Review	-

FIRE PROTECTION SYSTEMS

Sprinklers NFPA 13	Yes
Sprinklers NFPA 13R	Yes
Partial System	Yes
Fire Alarm	Yes
Other System	No

MECHANICAL CODE

HVAC Mechanical System Included	No
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ENERGY CODE

Building Portion Unheated	Yes
Compliance Category	Commercial
Compliance Path	Prescriptive
Commercial Kitchen Hood Exhaust System	Yes
Fume Hood	Yes
Spray Paint Booth	No

SPECIAL PROGRAMS

Opportunity Zone Funded Project	No
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GIS ZONING

Zone
DMC 240/290-440

GIS OVERLAY DISTRICTS

Layer	Value
Council District	7
DESIGN_REVIEW_GUIDELINE_AREA	Yes, Downtown
URBAN_VILLAGE	Yes, Downtown Urban Center
DWNTN_FIRE_DIST	Yes
FREQ_TRANSITSRV_CORRIDOR	Yes
AIRPORT_HEIGHT_DISTRICT	Yes, (1193-1218 feet), (Outer Transition Surface)
MHA_ZONING	Yes, (DMC 240/290-440)
Incentive Zoning	Yes

REQUIRED DOCUMENTS

Document Type	Record Stage	Number Required	Must be recorded?	Recording Number	Date Received for Recording	Date Sent to KC for Recording	Recording Date	Description	Grantor Name
HELD Approved Plan Set Ph1	Ready for Issuance Ph1	1	No						
HELD Approved Plan Set Ph2	Ready for Issuance Ph2	1	No						
HELD Approved Plan Set Ph3	Ready for Issuance Ph3	1	No						
HELD Approved Plan Set Ph4	Ready for Issuance Ph4	1	No						

Document Type	Record Stage	Number Required	Must be recorded?	Recording Number	Date Received for Recording	Date Sent to KC for Recording	Recording Date	Description	Grantor Name
HELD Approved Plan Set Ph5	Ready for Issuance Ph5	1	No						
Plan Set	Ready for Intake	1	No						
Salvage Assessment	Ready for Issuance Ph1	1	No						
Statement of Financial Responsibility/Agent Authorization	Ready for Intake	1	No						

REQUIRED REVIEWS

Review Type	IP Estimate	Waived	Assignment Notes	Cycle Added	Task
Addressing Ph1	1	No		1	Phase 1 Reviews
City Light Ph1		No		1	Phase 1 Reviews
Conveyance Ph1	1	No		1	Phase 1 Reviews
Drainage Ph1	3	No		1	Phase 1 Reviews
Energy Ph1		Yes		1	Phase 1 Reviews
Fire Ph1		No		1	Phase 1 Reviews
Geo Soils Ph1	3	No		1	Phase 1 Reviews
Housing Ph1	1	No		1	Phase 1 Reviews
Incentive Zoning Ph1	1	No		1	Phase 1 Reviews
Land Use Ph1	1	No		1	Phase 1 Reviews
Mandatory Housing Affordability Ph1	1	No		1	Phase 1 Reviews
Ordinance Ph1	4	No		1	Phase 1 Reviews
Ordinance/Structural Ph1		Yes		1	Phase 1 Reviews
Shoring - Right of Way Ph1		No		1	Phase 1 Reviews
Structural Engineer Ph1	22	No		1	Phase 1 Reviews
Zoning Ph1	1	No		1	Phase 1 Reviews

PROJECT PHASES

Phase	Shoring/Excavation	Foundations	Structure to Grade	Base Structure	Super Structure	Architectural Shell and Core	Architectural Full Occupancy	Description of Scope	Anticipated Submittal Date
1	No	Yes	Yes	Yes	Yes	No	No	Foundations through Super Structure	soon
2	No	No	No	No	No	Yes	No	Architectural Shell and Core	soon

Fee Information

Fee Description

5% Technology Fee

5% Technology Fee

Fee Amount

\$6.30

\$12.60

Fee Balance

\$0.00

\$0.00

5% Technology Fee	\$25.20	\$0.00
5% Technology Fee	\$3,612.56	\$0.00
5% Technology Fee	\$5,160.80	\$0.00
5% Technology Fee	\$6,709.04	\$0.00
Application Setup	\$504.00	\$0.00
Building Permit: Intake	\$103,216.00	\$0.00
Drainage Review - Minimum	\$252.00	\$0.00
Geo Soils Review - Minimum	\$126.00	\$0.00
Pre Submittal Conference, required	\$72,251.20	\$0.00
Value Based Plan Review	\$134,180.80	\$0.00

Inspections

Inspection Type	Scheduled Date	Result Date	Status	Assigned To
Pre-Submittal Conference - Const, HR/Atrium	03/13/2023		Rescheduled	
Pre-Submittal Conference - Const, HR/Atrium	03/27/2023	03/27/2023	Approved	Roussi Roussev

Related Records

Record Number	Record Type	Status
6934655-PH-001	Phased Construction Application Intake	Completed
6934655-PH-002	Developer Contributions	Initiated
004401-22PA	Building & Land Use Pre-Application	Completed
3039979-LU	Master Use Permit	Corrections Required