

Master Use Permit

Record Number: 3033991-LU

Description of Work: Land use application to allow an 8-story, 180-unit apartment building with retail. Parking for 81 vehicles proposed. Existing buildings to be demolished. Early Design Guidance conducted under 3033958-EG.

Application Name: Land Use Application

Status = Application Completed

Application Completed Date: 12/06/2019

Issued Date:

Expiration Date: 01/31/2019

Address Information

Address	Primary
2224 2nd AVE	Y

Dev Site Information

Dev Site	Primary
DV0339500	Y
DV0016894	N

Contacts Information

Name	Address	Primary
JODI PATTERSON-O'HARE PERMIT CONSULTANTS NW	JODI PATTERSON-O'HARE PERMIT CONSULTANTS NW 17479 7TH AVE SW NORMANDY PARK, WA 98166	Y
		N
		N
NICK MILLER ROOSEVELT DEVELOPMENT LLC	NICK MILLER ROOSEVELT DEVELOPMENT LLC 600 UNIVERSITY ST, SUITE 2018 SEATTLE, WA 98101	N

Attached Documents Information

Document Name	Document Group and Category	Document Upload Date
Calculations-Other.pdf	SDCI_INT_CONSTRUCTION/Calculations-Other	12/05/2019
Map.jpg	SDCI_INT_GENERAL/Map	12/05/2019
Calculations-Other.pdf	SDCI_INT_CONSTRUCTION/Calculations-Other	12/05/2019
Design Review-Other.pdf	SDCI_INT_GENERAL/Design Review-Other	12/05/2019
SEPA Greenhouse Gas Emissions Worksheet.pdf	SDCI_INT_GENERAL/SEPA Greenhouse Gas Emissions Worksheet	12/05/2019
SEPA Checklist.pdf	SDCI_INT_GENERAL/SEPA Checklist	12/05/2019
Plan Set - Land Use.pdf	SDCI_INT_LAND USE/Plan Set - Land Use	12/05/2019
Statement of Financial Responsibility/Agent Authorization.pdf	SDCI_INT_GENERAL/Statement of Financial Responsibility/Agent Authorization	12/05/2019
Statement of Financial Responsibility/Agent Authorization.pdf	SDCI_INT_GENERAL/Statement of Financial Responsibility/Agent Authorization	12/05/2019
3033991 gis map.pdf	SDCI_INT_LAND USE/Notice Map	12/06/2019
Statement of Financial Responsibility_2nd Bell.pdf	SDCI_INT_GENERAL/Statement of Financial Responsibility/Agent Authorization	12/06/2019

Application/Permit Information

MUP DETAILS

Fee Exception Type None

LAND USE STREET ELEMENTS

Number of Curb Cuts This Permit 0

Curb Cut Size and Location 0

PARKING

of Existing Onsite Parking 0

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

TRAO

Units Occupancy Unit(s) Occupied by Property Owner

GROUND DISTURBANCE

In ECA? No

Disturbance Threshold More than 750 square feet

PASV Required This Permit? Yes

PASV Authorization CHECKED

Foundation Type Spread Footing

PERMIT APPLICATION COMMON

Work Location Landmark on site

Work in the Right of Way (street/alley) Required? Yes

Property Type Multifamily

Project Value 25000000

PERMIT TRACKING COMMON

Review Level Full C

Application Completed Date
Permit Remarks

12/06/2019
Alley Dedication required

MUP TYPE

MUP Type	MUP Component	Component Detail	Approval Type	Component Description	Title
II	Design Review	Design Review	Decision	departures may be identified during review.	23

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
HELD Approved Plan Set - Land Use	Ready for Issuance	1	No					
Plan Set - Land Use	Ready for Intake	1	No					
Statement of Financial Responsibility/Agent Authorization	Ready for Intake	1	No					

REQUIRED REVIEWS

Review Type	IP Estimate	Number of Days to Due Date
Addressing	0	20
Land Use	10	30
Zoning	9	30
Incentive Zoning	9	30
Mandatory Housing Affordability		30
Housing		30
City Light		20
Parks		20
Neighborhoods		20

LAND USE NOTICES

Notice Type	Status	Is Renotice?	Sign Type	300 ft Mailer?	Comments	Publication Date	End of Appeal Period	End of Comment Period	End of Extended Comment Period	Date of Meeting/Hearing	Time of Meeting/Hearing	Location of Meeting/Hearing	Notice Record Number
Application	Ready for Noticing	No	Placards in Lieu of Large Sign	No	Placards in lieu of sign. in Belltown. storefronts are occupied.								
SDCI Director's Analysis and Decision	Pending	No	None	No									

GIS OVERLAY DISTRICTS

Layer	Value
Council District	7
DESIGN_REVIEW_GUIDELINE_AREA	Yes, Belltown
URBAN_VILLAGE	Yes, Downtown Urban Center
DWNTN_FIR E_DIST	Yes

Layer	Value
LANDMARK	Yes, on site, Wayne Apartments, 2224 2nd Ave
LANDMARK	Yes, within 250 feet; Castle Apartments 2132 2nd Ave, Mama's Mexican Kitchen Building 2234 2nd Ave, Wayne Apartments 2224 2nd Ave
AIRPORT_H EIGHT_DIST RICT	Yes, (853-873 feet), (Outer Transition Surface)
AIRPORT_H EIGHT_DIST RICT	Yes, (858-878 feet), (Outer Transition Surface)
AIRPORT_H EIGHT_DIST RICT	Yes, (858-873 feet), (Outer Transition Surface)
MHA_ZONING	Yes, (DMR/R 95/65)
Incentive Zoning	Yes

GIS ZONING

Zone
DMR/R 95/65

Fee Information

Fee Description	Fee Amount	Fee Balance
Design Review - Minimum	\$7,720.00	\$0.00
Intake Appointment for Land Use Reviews	\$222.00	\$0.00
Notice - Mailed	\$222.00	\$0.00
Notice - Posting	\$137.60	\$0.00
Notice – City News Decision Publication	\$215.90	\$0.00
Notice – LUIB	\$222.00	\$0.00
Notice – LUIB (Decision)	\$222.00	\$0.00
Notice – LUIB (REC)	\$222.00	\$0.00
Notice – Posting (REC)	\$137.60	\$0.00
Notice – Public Meeting Room Rental (REC)	\$138.60	\$0.00

Inspections

Inspection Type	Scheduled Date	Result Date	Status	Assigned To
Land Use Intake Appointment	12/05/2019		Scheduled	

Related Records

Record Number	Record Type	Status
3033991-LU-001	Application Intake	Completed
3033991-LU-002	Developer Contributions	Initiated
000565-19PA	Building & Land Use Pre-Application	Completed