

September 25, 2017

MEMORANDUM

To: Councilmembers
From: Ketil Freeman, Council Central Staff
Subject: Aurora-Licton Residential Urban Village – Temporary Moratorium on Certain Uses

On October 2, the Council will act on an emergency bill that would temporarily prohibit applications for new permits for specified uses in the Aurora Licton Residential Urban Village until the City has time to evaluate and modify zoning to be more aligned with the development envisioned by neighborhood plan goals and policies adopted into the Comprehensive Plan.

This memo (1) provides background on planning in the Aurora-Licton Residential Urban Village, (2) sets out an analysis of recent permitting trends, and (3) describes the content of the bill.

Planning Background

Parts of the Aurora-Licton Springs neighborhood includes a Residential Urban Village (RUV) designation. The RUV designation establishes that the area is a planning geography, for the purposes of the City's strategy for accommodating residential and employment growth, that is primarily intended for more intense residential uses with neighborhood-serving commercial uses. For urban villages, which include RUVs, the Comprehensive Plan establishes as a goal, "[a]ccomodat[ing] a majority of the city's expected household growth..."¹ There are 24 urban villages in the City.

The Aurora-Licton RUV was initially established in 1999, and goals and policies from the neighborhood plan were concurrently incorporated into the Comprehensive Plan.² Generally, adopted goals and policies contemplate a future development pattern informed by transit proximity with, "a core of multifamily housing, pedestrian-oriented neighborhood retail shops and services, and open space clustered immediately east of Aurora Avenue North."³ The boundaries of the Aurora-Licton RUV are shown on Attachment A and excerpted neighborhood plan goals and policies are shown on Attachment B. AL-G5 sets a goal of creating a "vibrant, safe, and attractive mixed-use commercial area that provides the immediate neighborhood with convenient access to retail goods and services, and that minimizes impacts, such as parking, traffic, crime, and noise, to adjacent residential areas." The Aurora-Licton RUV is approximately 5.1 square miles in area. Approximately 31 percent of the RUV is zoned for commercial and mixed-use development with the remainder zoned for residential development.

Permitting Trends

In the last several years there has been a proliferation and concentration of future development activity in commercially zoned areas in the Aurora-Licton RUV that prevents the type of development and uses that comport with the adopted Aurora-Licton neighborhood plan goals and policies. Specifically, from 2014 through the first quarter of 2017, four out of a total of eight permit applications for new development in Commercial 1 and Commercial 2 zones in the RUV included uses that are incompatible

¹ Seattle 2035 – Comprehensive Plan, Growth Strategy, Goal GS G2.

² [Ordinance 119538](#).

³ Seattle 2035 – Comprehensive Plan, Neighborhood Plans, Goal AL-G1.

with the goals and policies set forth for the Aurora-Licton RUV. The locations of these permits are shown on Attachment C. These include:

- Two applications for stand-alone mini-warehouse storage facilities,
- An application to establish a heavy equipment rental yard and outdoor storage facility, and
- An application for a mixed-use building that includes warehouse space.

In the same period and for the same zones in urban villages throughout the City, there were only two other applications for storage facilities. Both are associated with local government uses. Permit applications for C1 and C2 zones in urban villages from 2014 through the first quarter of 2017 are shown on Attachment D.

Content of the Emergency Bill

The bill would temporarily preclude the Seattle Department of Construction and Inspections (SDCI) from accepting new applications in the Aurora-Licton RUV that allow uses that are incompatible with the neighborhood plan goals and policies. Those uses are listed below.

- Drive-in businesses;
- Dry boat storage;*
- General manufacturing;
- Heavy commercial services, except laundry facilities existing as of April 1, 2001;
- Sales and rental of large boats;*
- Vessel repair (major or minor);*
- Mini-warehouse;*
- Principal use, nonresidential long-term parking;*
- Outdoor storage;
- Heavy commercial sales;*
- Sales and rental of motorized vehicles, except within an enclosed structure;*
- Solid waste management;
- Recycling uses;
- Towing services;
- Principal use vehicle repair (major or minor);*
- Wholesale showroom;* and
- Warehouse.*

These uses could be established in C1 and C2 zones. Uses identified with an asterisk could also be established in NC3 zones. As a matter of policy, the City had determined that these uses can be incompatible with areas that are well served by transit for which there is planned residential growth. The listed uses are currently prohibited in most light rail station areas.¹ Concerned residents and neighbors of the RUV are concerned about the new permits authorizing uses that are incompatible with the goals of the RUV and that are not pedestrian-oriented, neighborhood-serving uses. The limitation on applications for the above uses would only apply in the Aurora-Licton RUV, and the listed uses could be developed elsewhere in the City. Existing applications would continue to be processed and reviewed.

Unless extended by Council, the moratorium would expire a year after the proposed bill becomes effective. The bill sets out a work program for establishing new regulations. That work program contemplates Council consideration of new regulations in July 2018. The bill would become effective immediately on passage by a three-fourths vote of the Council and signature by the Mayor.

Attachments:

- Attachment A – Aurora-Licton RUV Boundaries

¹ [Seattle Municipal Code Section 23.61.008](#).

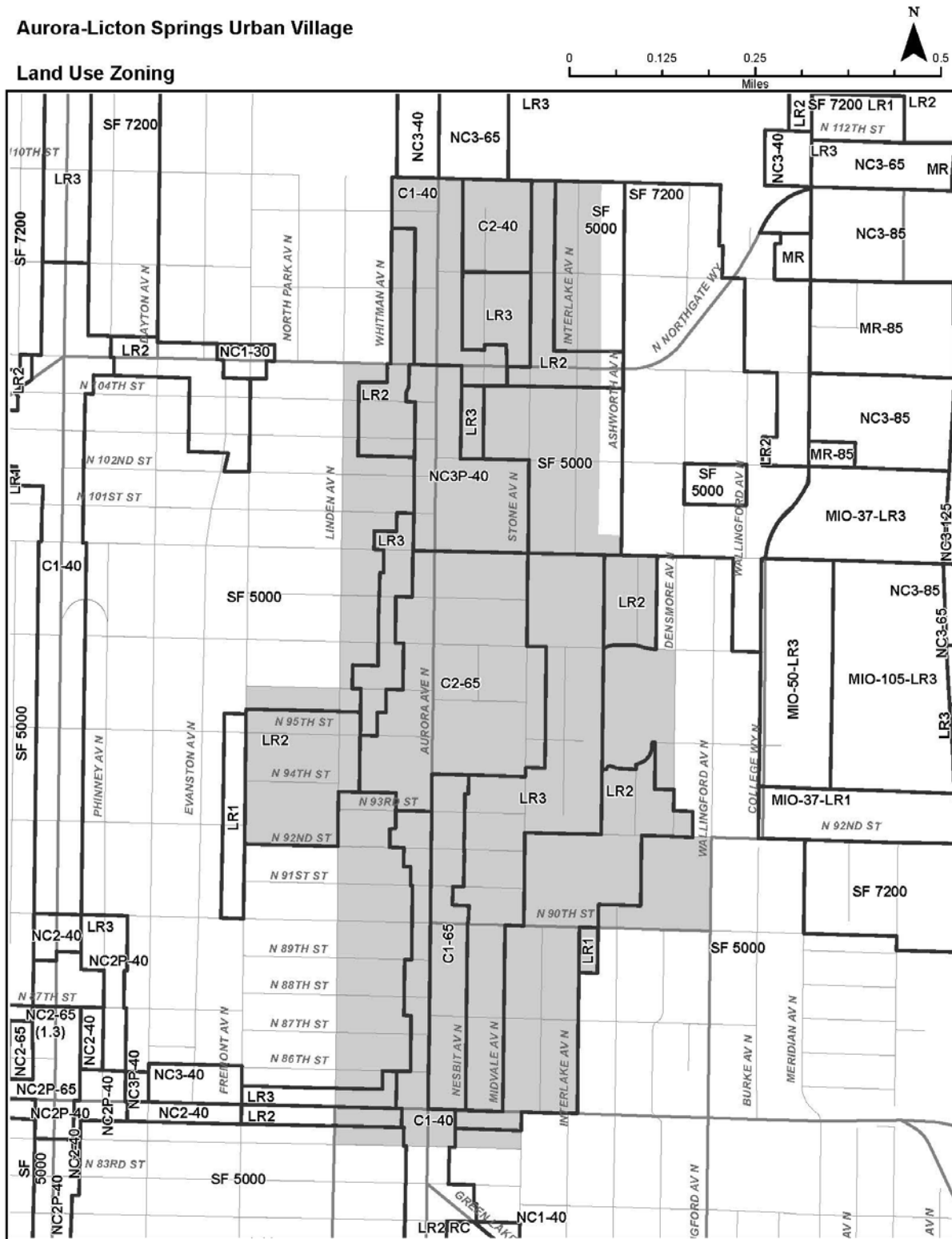
- Attachment B – Excerpted Comprehensive Plan Goals and Policies for Aurora-Licton
- Attachment C – Map of Permit Applications in C1 and C2 Zones in the Aurora-Licton RUV
- Attachment D – Permit Applications for C1 and C2 zones in Urban Villages 2014 – Q1 2017

cc: Kirstan Arestad, Central Staff Director

Attachment A – Aurora-Licton RUV Boundaries

Aurora-Licton Springs Urban Village

Land Use Zoning



Attachment B – Excerpted Comprehensive Plan Goals and Policies for Aurora-Licton

AL-G1 An Aurora-Licton Residential Urban Village that is a vibrant residential community, with a core of multifamily housing, pedestrian-oriented neighborhood retail shops and services, and open space clustered immediately east of Aurora Avenue North.

AL-P1 Maintain the current balance of residential and commercial areas within the urban village boundaries. Consider future zoning changes that would reduce conflicts between adjacent areas; promote the development of a neighborhood-serving and pedestrian-oriented commercial core and promote transitions between single family areas and commercial areas.

AL-G5 One or more vibrant, safe, and attractive mixed-use commercial area that provides the immediate neighborhood with convenient access to retail goods and services, and that minimizes impacts, such as parking, traffic, crime, and noise, to adjacent residential areas.

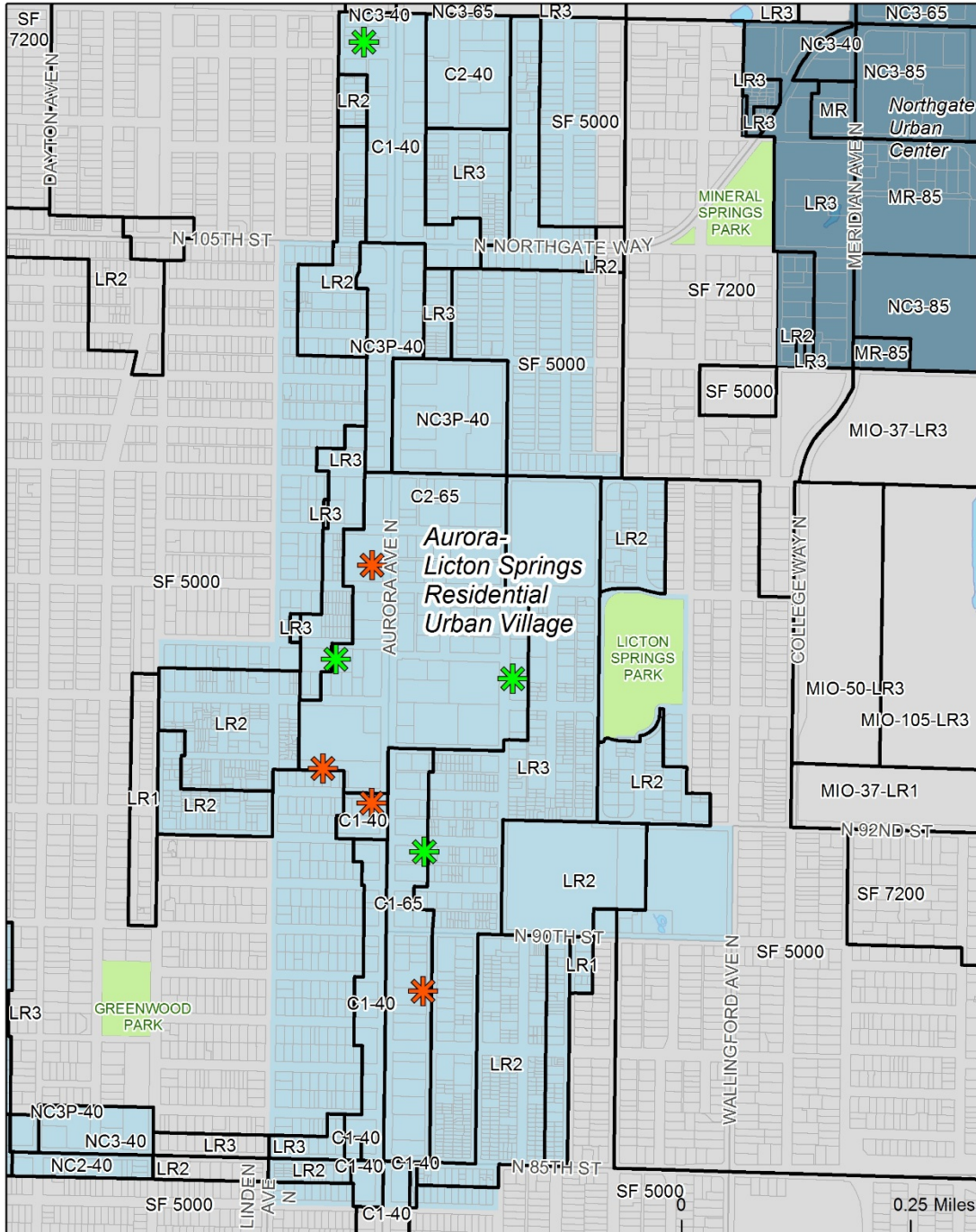
AL-P12 Encourage neighborhood-oriented retail stores and services in the urban village that are attractive and accessible to the surrounding community. Recognize the importance of and support existing businesses in the community.



AL-P13 Encourage the development of pedestrian-friendly pathways, which will enhance and support new pedestrian-oriented commercial activity and maximize pedestrian access to public facilities.


AL-P14 Encourage new pedestrian-oriented commercial activity to locate near pedestrian crossings, transit facilities, and along pedestrian routes. New development should provide safe and attractive pedestrian access.

AL-P18 Work with the community toward providing safe and attractive pedestrian and bicycle access, including sidewalks, on all streets throughout the urban village, providing connections to destinations such as the future Northgate Sound Transit Station, Northgate Mall, the future Northgate library, the Greenwood Library, Green Lake Park, and Bitter Lake Community Center.

Attachment C – Map of Permit Applications in C1 and C2 Zones in the Aurora-Licton RUV



Permit Applications  inconsistent use  consistent use

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Attachment D – Permit Applications for C1 and C2 zones in Urban Villages 2014 – Q1 2017

Applications for uses listed in the proposed bill are highlighted in orange. Master Use Permit and building permit applications in the tables below may apply to the same project.

Master Use Permit Applications

ADDRESS	APNO	APPLICATION	URB_VIL_NAME	ZONING	COMMENTS
2020 S JACKSON ST	3017251	10/1/2014	23rd & Union-Jackson	C1-65	Land Use Application to allow a 7-story structure containing 66 residential units and two live/work units. No parking proposed.
9510 STONE AVE N	3017625	11/13/2014	Aurora-Licton Springs	C2-65	Land Use Application to allow a 7-story structure containing 83 residential units above 6,425 sq. ft. of office space. Parking for 18 vehicles to be provided within the structure. Existing structures are to be demolished.
1008 N 109TH ST	3017565	5/12/2015	Aurora-Licton Springs	C1-40	Land Use Application to allow a 4-story building containing 101 small efficiency dwelling units. Seven live-work units and retail commercial space will be provided at ground level. No parking provided.
9309 AURORA AVE N	3019569	8/19/2015	Aurora-Licton Springs	C2-65	Land Use Application to allow a four-story self-storage mini-warehouse structure (Green Lake Self Storage). Surface parking for 16 vehicles to be provided. Existing structures to be demolished.
8820 AURORA AVE N	3020795	1/25/2016	Aurora-Licton Springs	C1-65	Land Use Application to allow a 5-story structure containing 4,524 sq. ft. of warehouse space, 5,246 sq. ft. of office space and 27 residential units. Surface parking for 3 vehicles to be provided.
9701 AURORA AVE N	3020310	6/23/2016	Aurora-Licton Springs	C2-65	Land Use Application to allow a six-story 220,000 sq. ft. storage facility (mini-warehouse, self-storage) with accessory office and a caretaker unit. Review includes demolition of existing building and parking lot. Parking for 15 vehicles to be provided w
1109 N 92ND ST	3023504	8/17/2016	Aurora-Licton Springs	C1-65	Land Use Application to allow a 6-story apartment building containing 19 small efficiency dwelling units and 4 efficiency dwelling units. Existing structure to be demolished.
937 N 96TH ST	3025501	2/9/2017	Aurora-Licton Springs	C2-65	Land Use Application to allow a six-story apartment building containing 100 units. Parking for three vehicles to be provided. Existing structures to be demolished.
9225 AURORA AVE N	3026342	3/14/2017	Aurora-Licton Springs	C1-40	Land Use Application to change the use of an existing wrecking yard to 25,370 sq. ft. of outdoor display of rental equipment and vehicle repair. Project includes a 1-story building for general manufacturing (concrete), 1,900 cu. yds. of grading of contami
1516 NW 51ST ST	3017093	6/10/2014	Ballard	C1-65	Land Use Application to allow a 6-story, 90 unit residential building with a 500 sq. ft. live/work unit located at ground level. Parking for 35 vehicles will be located on the site. Existing structures to be demolished.
1448 NW MARKET ST	3018687	3/3/2015	Ballard	C1-65	Land Use Application to allow a 5-story, 202,284 sq. ft. office and retail building. Parking for 253 vehicles to be provided below grade. Existing structure to be demolished.
1514 NW 52ND ST	3023764	6/9/2016	Ballard	C1-65	Land Use Application to allow a 6-story building with 56 sleeping rooms for congregate residence and six small efficiency dwelling units (apartments). Existing structure to be demolished.
1300 P N 128TH ST	3020931	7/30/2015	Bitter Lake Village	C2-40	Land Use Application to locate a minor communication (T-Mobile) on replaced Seattle City Light utility pole #1362433 within the right-of-way. The project includes a radio equipment cabinet on private property.
12800 AURORA AVE N	3020863	1/6/2016	Bitter Lake Village	C1-65	Council Land Use Action to allow a 3-story, 165,718 sq. ft. structure (Seattle Police Department North Precinct). Parking for 230 vehicles to be provided within the structure. Existing structures to be demolished.
13280 LINDEN AVE N	3021767	1/26/2016	Bitter Lake Village	C1-65	Land Use Application to allow a 6-story structure containing 170 apartment units. Below grade parking for 124 vehicles to be provided. Existing structure to be demolished.
13524 LINDEN AVE N	3020289	8/12/2016	Bitter Lake Village	C1-65	Land Use Application to allow a 7-story, 109 unit assisted living facility in an environmentally critical area. Parking for 46 vehicles located at and below grade.
12801 AURORA AVE N	3026333	3/28/2017	Bitter Lake Village	C1-65	Land Use Application to allow a 1-story, 4,546 sq. ft. restaurant (Chick-fil-A) Parking for 45 vehicles to be provided. Existing structures to be demolished.
1823 EASTLAKE AVE E	3014468	1/3/2014	Eastlake	C1-40	Land Use Application to allow a 4-story structure containing 4-live/work units and 58 residential units. Parking for 21 vehicles to be provided below grade. Project includes 7,965 cu. yds. of grading.
1903 YALE PL E	3015480	1/8/2014	Eastlake	C1-40	Land Use Application to allow a 4-story structure containing 1-live/work unit, 2,803 sq. ft. of retail and 32 residential units in an environmentally critical area. Parking for 22 vehicles to be provided below grade. Project includes 5,525 cu. yds. of gra
1818 FAIRVIEW AVE E	3017031	2/26/2014	Eastlake	C1-40	Shoreline Substantial Development Application to allow a four-story structure containing 203,270 sq. ft. of office and approximately 2,750 sq. ft. of ground level retail in an environmentally critical area. Project includes below-grade parking for 262 veh
3229 FAIRVIEW AVE E	3022447	10/15/2015	Eastlake	C2-40	Shoreline Substantial Development Application to allow addition of one 72 foot long by 6 foot wide float, one 30 foot long by 6 foot wide float and grating of an existing pier section (480 square feet) (Tye Yacht Club).
100 R E ALLISON ST	3021577	3/11/2016	Eastlake	C2-40	Shoreline Substantial Development Application to allow public open space at the end of E Allison St. Project includes landscaping, seating and improved access to the water. (Seattle Department of Transportation Shoreline Street End project)
3627 STONE WAY N	3017168	7/30/2014	Fremont	C1-40	Land Use Application to allow a 4-story structure containing 124 residential units above 7,400 sq. ft. of retail space. Parking for 119 vehicles to be provided below grade. Existing structures to be demolished. Project includes 18,100 cu. yds. of grading.
3627 STONE WAY N	3017168	7/30/2014	Fremont	C2-40	Land Use Application to allow a 4-story structure containing 124 residential units above 7,400 sq. ft. of retail space. Parking for 119 vehicles to be provided below grade. Existing structures to be demolished. Project includes 18,100 cu. yds. of grading.
933 N NORTHLAKE WAY	3019898	3/10/2015	Fremont	C2-30	Shoreline Substantial Development Application to allow a 2,463 sq. ft. floating home above a new 980 sq. ft. concrete float (Houseboat #6). Existing 755 sq. ft. floating home and 980 sq. ft. log float to be removed.
3617 STONE WAY N	3020988	7/27/2015	Fremont	C2-40	Land Use Application to allow a 2-story, 10,408 sq. ft. office addition above an existing restaurant/office building.
3860 BRIDGE WAY N	3018230	8/31/2015	Fremont	C1-40	Land Use Application to allow a 5-story, 19 unit apartment building with 4 live-work units. Existing structure to be demolished.
909 N 39TH ST	3023900	8/22/2016	Fremont	C1-40	Land Use Application to allow a 4-story apartment building containing 139 units and 8 live-work units with ground floor retail. Parking for 58 vehicles to be provided. Existing structure to be demolished.
900 N 34TH ST	3024100	10/14/2016	Fremont	C1-65	Land Use Application to allow a 7-story office building with retail at grade. Parking for 7 vehicles to be provided within the structure. Existing building to be demolished.
3833 AURORA AVE N	3027026	3/3/2017	Fremont	C1-40	Land Use Application to allow a four-story apartment building with 13 small efficiency dwelling units. Two live-work units to be located at street level. Existing structure to be demolished.
3025 NE 130TH ST	3017341	7/27/2015	Lake City	C1-65	Land Use Application to allow a 7-story, 117-unit apartment building with 76 parking spaces located within the structure. Project to be considered with #3017439 for shared access.
3021 NE 130TH ST	3017439	7/27/2015	Lake City	C1-65	Land Use Application to allow a 3-story, 5 unit townhouse with parking for 5 vehicles. Existing building to be demolished. Project to be considered with #3017341 for shared access.
12705 30TH AVE NE	3024131	8/17/2016	Lake City	C1-65	Land Use Application to allow a 6-story, 70 unit apartment building with a 6,600 sq. ft. childcare center located on the first level. Parking for 9 vehicles provided on site and off site. Existing structure to be demolished. Proposal also includes the tra
2423 S HOLGATE ST	3018468	10/3/2014	Mt. Baker	C1-40	Land Use Application to allow two 3-story townhouse structures, one 2-unit and one 4-unit (six units total). Parking for four vehicles to be provided. Existing structures to be demolished. To be considered with Project #3017027 at 1909 25th Avenue South.
1909 25TH AVE S	3017027	10/3/2014	Mt. Baker	C1-40	Land Use Application to allow two 3-story townhouse structures, one 4-unit and one 5-unit (nine units total). Parking for nine vehicles to be provided. Existing structures to be demolished. To be considered with #3018468 at 2423 South Holgate Street.
1908 24TH AVE S	3018467	10/3/2014	Mt. Baker	C1-40	Land Use Application to allow two 3-story townhouse structures, one 3-unit and one 4-unit (seven units total). Parking for seven vehicles to be provided. Existing structures to be demolished. To be considered with Project #3014704 at 2407 South Holgate St
2407 S HOLGATE ST	3014704	10/3/2014	Mt. Baker	C1-40	Land Use Application to allow two 3-story townhouse structures, one 2-unit and one 4-unit (six units total). Parking for four vehicles to be provided. Existing structures to be demolished. To be considered with Project #3018467.
2337 RAINIER AVE S	3019936	3/14/2015	Mt. Baker	C1-65	Land Use Application to demolish a one-story warehouse building and to grade 2,000 cubic yards of material (1,500 cu. yds. of cut, 500 cu yds. of fill) to accommodate improvements to existing combined sewer overflow system (King County Department of Natur
3642 33RD AVE S	3021247	10/13/2015	Mt. Baker	C2-65	Land Use Application to allow a new minor communication utility consisting of one new Low-Power FM Radio antenna on the roof of an existing building (The Dakota).
3616 34TH AVE S	3019909	12/4/2015	Mt. Baker	C1-40	Land Use Application to allow a 4-story structure containing 81 apartment units and 2,611 sq. ft. of commercial at street level in an environmentally critical area. Surface parking for 35 vehicles to be provided. Existing structure to be demolished. To be
3501 RAINIER AVE S	3020850	12/21/2015	Mt. Baker	C1-65	Land Use Application to allow a six story, 91 unit apartment building. Parking for four vehicles to be located in a one story, detached garage. Existing structures to be demolished.
2019 24TH AVE S	3020618	12/9/2016	Mt. Baker	C1-40	Land Use Application to allow a 4-story apartment building containing 66 small efficiency dwelling units in an environmentally critical area. Existing structure to be demolished.
2016 23RD AVE S	3024101	12/22/2016	Mt. Baker	C1-65	Land Use Application to allow a 6-story apartment building containing 100 units above retail space. Parking for 41 vehicles to be provide within structure. Existing structures to be demolished.
4645 26TH AVE NE	3015887	9/19/2013	Ravenna	C1-65	Land Use Application to allow a 4-story building with 45,352 sq. ft. of retail space. This is a revision to Project #3008972 adding 2 stories to Building #3, (Gateway Building). Final Environmental Impact Statement approved July 18, 2011 under Project #30
4609 UNION BAY PL NE	3020320	12/10/2015	Ravenna	C2-65	Land Use Application to allow a six-story structure containing 20,600 sq. ft. of commercial space with 244 apartment units above. Parking for 68 vehicles to be provided below grade. Existing structures to be demolished.
4500 25TH AVE NE	3025629	3/7/2017	Ravenna	C1-65	Land Use Application to allow five new retail buildings and one 7-story garage building with retail and parking for 880 vehicles retail (University Village, Major Phased Development). Review includes 10,000 sq. ft. of demolition and the removal of 467 su
4300 AURORA AVE N	3021846	9/17/2015	Wallingford	C1-40	Land Use Application to allow the change of use of 9,440 sq. ft. of retail space located at ground level of an existing 3-story building to 14 residential units. Project also includes a 405 sq. ft. enclosed breezeway addition at ground level. No change i

Applications for New Construction

ADDRESS	APNO	APPLICATION_DATE	NAME	ZONING	COMMENTS
1008 N 109TH ST	6478526	10/13/2015	Aurora-Licton Springs	C1-40	Phased project: Construction of a retail and partially modular residential building with surface parking and occupy, per plan.
1109 N 92ND ST	6537055	8/23/2016	Aurora-Licton Springs	C1-65	Establish use as and construct a multi-family building (SEDU's), occupy per plan.
8820 AURORA AVE N	6546477	12/15/2016	Aurora-Licton Springs	C1-65	Construct mixed-use warehouse, office and multi-family residential structure and occupy, per plans
9309 AURORA AVE N	6506274	6/2/2016	Aurora-Licton Springs	C2-65	Establish use as mini-warehouse and construct new warehouse, occupy per plan.
1448 NW MARKET ST	6518818	4/7/2016	Ballard	C1-65	Shoring and Excavation for construction of an office building with below grade parking, per plan.
1448 NW MARKET ST	6516017	6/9/2016	Ballard	C1-65	Phased project: Construction of an office building with below grade parking and occupy, per plan
1514 NW 52ND ST	6539427	9/8/2016	Ballard	C1-65	Construct a multifamily structure, occupy per plan.
12600 STONE AVE N	6397919	4/1/2014	Bitter Lake Village	C2-40	Establish use as and construct new storage facility (bldg F), per plan.
12800 AURORA AVE N	6530007	8/26/2016	Bitter Lake Village	C1-65	Construct new Seattle Police Department North Precinct with enclosed and surface parking, Occupy per plan (Mechanical included this application)
13280 LINDEN AVE N	6517022	5/9/2016	Bitter Lake Village	C1-65	Construct mixed-use structure, and occupy per plan.
13280 LINDEN AVE N	6551760	8/31/2016	Bitter Lake Village	C1-65	Shoring and excavation for a mixed use structure per plan.

13524 LINDEN AVE N	6486124	12/7/2016	Bitter Lake Village	C1-65	Phased project: Construct assisted living facility, occupy per plan.
5022 M L KING JR WAY S	6166912	12/3/2013	Columbia City	C1-40	Establish use as general sales and service and multi-family residential with covered and surface parking, construct mixed use building, and occupy, per plan.
9030 14TH AVE NW	6468193	4/10/2015	Crown Hill	C1-40	Construct two-unit live-work building, per plan. (Construct two-unit live-work building and four-unit townhouse structure / Review and processing for 2 AP's under 6414916)
9032 14TH AVE NW	6414916	4/10/2015	Crown Hill	C1-40	Construct four-unit townhouse and accessory parking structure, per plan. (Construct two-unit live-work building and four-unit townhouse structure / Review and processing for 2 AP's under 6414916)
9036 14TH AVE NW	6469290	4/16/2015	Crown Hill	C1-40	Establish use as and construct (1) townhouse with surface parking this permit, per plan (Establish use as and construct (1) live-work and (1) townhouse buildings with surface parking, per plan. (Review and processing for 2APs under 6414921)
9038 14TH AVE NW	6414921	4/23/2015	Crown Hill	C1-40	Establish use as and construct (1) live-work building this permit, per plan (Establish use as and construct (1) live-work and (1) townhouse buildings with surface parking, per plan - Review and processing for 2APs under 6414921)
9176 HOLMAN RD NW	6453677	4/2/2015	Crown Hill	C1-40	Establish use as retail and multi-family residential. Construct mixed use retail, multi-family residential building and occupy, per plans.
1818 FAIRVIEW AVE E	6361994	6/7/2013	Eastlake	C1-40	Shoring and excavation for future construction of an office and retail building with below grade parking, per plan.
1818 FAIRVIEW AVE E	6360348	7/18/2013	Eastlake	C1-40	Phased project: Construction of an office and retail building with below grade parking, and occupy per plan.
2821 FAIRVIEW AVE E	6424068	9/3/2014	Eastlake	C2-40	Establish use as and Construct new floating home for slip #5, per plan.
3530 INTERLAKE AVE N	6458010	6/10/2015	Fremont	C2-30	Construct detached covered outdoor play area accessory to existing school and occupy per plans this permit. (Construct detached covered play area accessory to existing school. Convert existing detached garage to owliery accessory to existing school and co
3611 2ND AVE NW	6473030	3/9/2016	Fremont	C1-40	Construct South live/work building and occupy per plan (Establish use as live/work and construct 2 new live work structures with processing of 2 AP's under 6473030)
3615 2ND AVE NW	6519370	3/9/2016	Fremont	C1-40	Construct North live/work building and occupy per plan. (Establish use as live/work and construct 2 new live/work structures with processing of 2 AP's under 6473030).
3833 AURORA AVE N	6546190	3/9/2017	Fremont	C1-40	Establish use as live/work and apartments and construct new multifamily building, occupy per plan.
3838 AURORA AVE N	6544278	4/3/2017	Fremont	C1-40	Establish use as and construct a mixed-use building, occupy per plans. Mechanical included this permit(Create and link 2 demo permits for the buildings on 2 of the 3 properties)
3860 BRIDGE WAY N	6467548	10/24/2016	Fremont	C1-40	Construct mixed use building and occupy, per plan.
900 N 34TH ST	6554934	12/23/2016	Fremont	C1-65	Construction of office and retail building with parking and occupy, per plan.
933 N NORTHLAKE WAY	6471992	6/2/2015	Fremont	C2-30	Establish use as and construct single family residence (floating home), per plan.
9039 GREENWOOD AVE N	6551780	9/6/2016	Greenwood-Phinney Ridge	C1-40	Shoring and Excavation for construction of a residential and live/work building with below grade parking, per plan
9039 GREENWOOD AVE N	6518031	12/13/2016	Greenwood-Phinney Ridge	C1-40	Phased project: Construction of a residential and live/work building with below grade parking and occupy, per plan
3021 NE 130TH ST	6525953	4/21/2016	Lake City	C1-65	Install shoring and excavation for new townhouse building, per plan.
3021 NE 130TH ST	6526337	6/23/2016	Lake City	C1-65	Establish use and construct a multifamily structure with below grade parking, occupy per plan.
3025 NE 130TH ST	6525960	4/21/2016	Lake City	C1-65	Excavation and shoring for future multifamily structure with below grade parking, per plan.
3025 NE 130TH ST	6526320	6/6/2016	Lake City	C1-65	Phased project: Construction of a residential building with below grade parking and occupy, per plan
1901 25TH AVE S	6464537	3/20/2015	Mt. Baker	C1-40	Construct east two unit townhouse structure, per plan Construct two townhouse structures, per plan review and processing under for 2 aps under 6458234
1902 24TH AVE S	6458205	3/23/2015	Mt. Baker	C1-40	Construct two new 3-story townhouse structures (Bldg. 1A with two dwelling units with attached garage, and Bldg. 2 with 4 dwelling units with attached garage per plans, for a total of 6 dwelling units. Review and process of two APs under #6458205-West St
1905 25TH AVE S	6464493	3/24/2015	Mt. Baker	C1-40	Construct east five-unit townhouse structure, per plan. (Construct two townhouse structures, per plan / Review and processing for 2 AP's under 6458242)
1906 24TH AVE S	6464588	3/20/2015	Mt. Baker	C1-40	Construct East townhouse structure with attached parking, per plan. (Construct 2 new townhouse structures with attached parking/Reviews and process for 2 AP's under 6458222)
1908 24TH AVE S	6458222	3/23/2015	Mt. Baker	C1-40	Construct two 3-story townhouse structures with attached garages (one 3-dwelling units on west - Bldg. 1B and one 4-dwelling units on east - Bldg. 3) for a total of 7 dwelling units and occupy per plans. Review and processing for two APs under #6458222.
1909 25TH AVE S	6458242	3/25/2015	Mt. Baker	C1-40	Construct west four-unit townhouse structure this permit, per plan. (one 4-unit townhouse on west - Bldg. 5 and one 5-unit townhouse on east - Bldg. 6B) for a total of 9 units and occupy per plans. Review and processing for two APs under #6458242.
1918 24TH AVE S	6532497	10/14/2016	Mt. Baker	C1-40	Construct a Live/Work building (Building A), (Establish use as and construct live/work bldg, a townhouse and live/work bldg and a single family residence per plan. Review and processing for 3 AP's under 6532497.)
1919 24TH AVE S	6470787	9/15/2015	Mt. Baker	C1-40	Establish use as apartment and live-work units and construct residential structure, and occupy per plan.
1919 24TH AVE S	6470787	9/15/2015	Mt. Baker	C1-40	Establish use as apartment and live-work units and construct residential structure, and occupy per plan.
2337 RAINIER AVE S	6450929	3/16/2015	Mt. Baker	C1-65	Shoring and excavation for leveling site and installation of wastewater conveyance utilities, per plan.
2404 S PLUM ST	6532528	10/25/2016	Mt. Baker	C1-40	Construct a single family residence (Building C), (Establish use as and construct live/work bldg, a rowhouse and live/work bldg and a single family residence per plan. Review and processing for 3 AP's under 6532497.)
2407 S HOLGATE ST	6464649	3/20/2015	Mt. Baker	C1-40	Construct East townhouse structure with attached parking, per plan. (Construct 1 new two family dwelling structure and 1 new townhouse structure./Review and process for 2 AP's under 6458205)
2408 S PLUM ST	6532476	10/25/2016	Mt. Baker	C1-40	Construct a Townhouse and Live/Work building (Building B), (Establish use as and construct live/work bldg, a rowhouse and live/work bldg and a single family residence per plan. Review and processing for 3 AP's under 6532497.)
2423 S HOLGATE ST	6458234	3/23/2015	Mt. Baker	C1-40	Construct two 3-story townhouse structures (one 4-unit townhouse on west - Bldg. 4 and one 2-unit townhouse on east - Bldg. 6A) for a total of 6 dwelling units and occupy per plans. Review and processing for two APs under #6458234.
2467 S COLLEGE ST	6439091	5/21/2015	Mt. Baker	C1-65	Establish use as office and residential and construct a mixed-use building, occupy per plans.
3501 RAINIER AVE S	6526216	4/14/2016	Mt. Baker	C1-65	Phased permit: Construct a new apartment building with 1st & 2nd floor offices and accessory detached garage, occupy per plan.
3603 35TH AVE S	6538286	11/14/2016	Mt. Baker	C1-40	Construct North apartment building, occupy per plan. (Establish use as townhouse development and construct 3 apartment buildings/review and process 3 AP's under #6538286)
3616 34TH AVE S	6538406	9/13/2016	Mt. Baker	C1-40	Establish use as and construct a mixed use building (Rainer Court Apartment West Development), occupy per plans
3625 35TH AVE S	6565420	11/8/2016	Mt. Baker	C1-40	Construct Middle apartment building, occupy per plan. (Establish use as townhouse development and construct 3 apartment buildings/review and process 3 AP's under #6538286)
3631 35TH AVE S	6565421	11/8/2016	Mt. Baker	C1-40	Construct South apartment building, occupy per plan. (Establish use as townhouse development and construct 3 apartment buildings/review and process 3 AP's under #6538286)
2651 NE 49TH ST	6477997	8/24/2016	Ravenna	C1-65	Phased project: Construction of a retail building and occupy, per plan
4609 UNION BAY PL NE	6517101	2/5/2016	Ravenna	C2-65	Shoring and Excavation for construction of a residential and retail building with below grade parking, per plan
4609 UNION BAY PL NE	6514618	2/19/2016	Ravenna	C2-65	Phased project: Construction of a residential and retail building with below grade parking and occupy, per plan
8701 14TH AVE S	6505786	2/2/2016	South Park	C2-40	Establish use as restaurant, remove existing building to foundation level, and construct new commercial building on existing and new foundation, occupy per plan.
4041 ROOSEVELT WAY NE	6313996	2/4/2013	University District Northwest	C1-65	Phased project: Construction of a residential and retail building with below grade parking and occupy, per plan
4218 ROOSEVELT WAY NE	6575714	1/19/2017	University District Northwest	C1-65	Shoring and excavation for future construction of a mixed use building with apartments and ground floor retail and below grade parking, per plan.
4218 ROOSEVELT WAY NE	6576659	3/7/2017	University District Northwest	C1-65	Phased project: Construct mixed use building with apartments and ground floor retail and below grade parking, occupy per plan.
9049 20TH AVE SW	6432768	8/20/2014	Westwood-Highland Park	C1-40	Modify existing retaining wall to act as temporary shoring including pin pile underpinning and Manta Ray anchors on adjacent property. (Construct mixed use multi-family residential, live/work, office and retail building with basement parking garage and mo
9049 20TH AVE SW	6432768	8/20/2014	Westwood-Highland Park	C1-40	Modify existing retaining wall to act as temporary shoring including pin pile underpinning and Manta Ray anchors on adjacent property. (Construct mixed use multi-family residential, live/work, office and retail building with basement parking garage and mo
9051 20TH AVE SW	6342116	1/11/2013	Westwood-Highland Park	C1-40	Construct mixed use multi-family residential, live/work, office and retail building with basement parking garage and occupy, per plans. (Construct mixed use multi-family residential, live/work, office and retail building with basement parking garage and