

Incentive Zoning (IZ) Summary Report

Data from 1/1/2021 to 12/31/2021

The Incentive Zoning (IZ) program is a voluntary program in which developers provide certain amenities in exchange for the ability to build extra floor area beyond the base amount allowed by the code.

This report contains issued permit projects participating in the IZ program within the date range indicated above. The report includes the total amount of extra floor area provided for the project and the amenities that were contributed by the developer to achieve the extra floor area. Additional information on the available amenities, including Transferable Development Rights/Transferable Development Potential (TDR/TDP), can be found in [TIP 258: Developer Contributions – Incentive Zoning](#). You can also research the specific record through our [Seattle Service Portal](#).

Address	Permit Record #	Permit Issue Date	Total Extra Floor Area Provided	IZ Declaration(s) King County Recording Number(s)
4220 12TH AVE NE	6722466-PH	6/15/2021	324,566 SF	20210609000129
<p>Project Description: Phased construction of two residential and retail towers with common below grade parking and occupy, per plan</p> <p>The applicant elected to gain extra floor area in exchange for providing the following amenities:</p> <ul style="list-style-type: none"> • Payment of \$8,229.00 into a City fund to provide affordable child care. • Provided green street improvements. • Provided mid-block corridor. • Transferred floor area from a Landmark TDP site. 				
2031 3RD AVE	6787075-CN	3/15/2021	975 SF	20210303001247
<p>Project Description: Construct initial tenant improvements in a mix-used building on floors 1,2,12-36, per plan. Mechanical included</p> <p>The applicant elected to gain extra floor area in exchange for providing the following amenities:</p> <ul style="list-style-type: none"> • Payment of \$5,167.50 into a City fund to provide affordable child care. 				
841 NE 68TH ST	6736316-PH	1/15/2021	53,486.25 SF	2021010600618
<p>Project Description: Phased project: Construct apartment building with underground parking, occupy per plan.</p> <p>The applicant elected to gain extra floor area in exchange for providing the following amenities:</p> <ul style="list-style-type: none"> • Provided 13 rent restricted housing unit(s) for low-income households. 				

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Address	Permit Record #	Permit Issue Date	Total Extra Floor Area Provided	IZ Declaration(s) King County Recording Number(s)
6300 9TH AVE NE	6654424-CN	4/16/2021	34,085 SF	20210604001109
	Project Description: Construct new apartment building with below-grade parking, occupy per plan (shoring and excavation under 6684263-CN).			
	The applicant elected to gain extra floor area in exchange for providing the following amenities: <ul style="list-style-type: none"> • Provided 9 rent restricted housing unit(s) for low-income households. 			
2505 BEACON AVE S	6532922-CN	3/11/2021	18,368 SF	20210126001665
	Project Description: Construct new mixed-use residential building, occupy per plan.			
	The applicant elected to gain extra floor area in exchange for providing the following amenities: <ul style="list-style-type: none"> • Provided 7 rent restricted housing unit(s) for low-income households. 			
4515 BROOKLYN AVE NE	6691462-PH	4/13/2021	136,751 SF	20210407002450
	Project Description: Phased project: Construct a multifamily high-rise building with retail and parking, and occupy per plan.			
	The applicant elected to gain extra floor area in exchange for providing the following amenities: <ul style="list-style-type: none"> • Provided green street improvements. • Provided green street setbacks. • Provided neighborhood open space. 			
1150 Eastlake AVE E	6723237-PH	5/21/2021	93,034 SF	20210507001051
	Project Description: Phased project: Construct an office and lab commercial building with other ground floor commercial and underground parking, occupy per plan.			
	The applicant elected to gain extra floor area in exchange for providing the following amenities: <ul style="list-style-type: none"> • Payment of \$335,623.38 into a City fund to provide affordable child care. • Purchased 34 Regional Development Credits to preserve private forest or rural property in King County. 			

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Address	Permit Record #	Permit Issue Date	Total Extra Floor Area Provided	IZ Declaration(s) King County Recording Number(s)
400 WESTLAKE AVE N	6716779-PH	6/14/2021	67,924 SF	20210608001522
<p>Project Description: Phased project: Construction of mixed use building with below grade parking, and occupy per MUP 3022779 and per plans. Landmark facades on west, south and portion of east sides of former Firestone structure to be retained</p> <p>The applicant elected to gain extra floor area in exchange for providing the following amenities:</p> <ul style="list-style-type: none"> • Payment of \$245,035.83 into a City fund to provide affordable child care. • Purchased 16 Regional Development Credits to preserve forest or rural property in King County for new agricultural credits. • Purchased 6 Regional Development Credits to preserve forest or rural property in King County for new agricultural credits. 				

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