

## Incentive Zoning (IZ) Summary Report

Data from 1/1/2022 to 6/1/2022

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)
2000 3RD AVE	6701662-PH	3/15/2022	598,863.94 SF	20220202000324
<p><b>Project Description:</b> Phased project: Construct high rise apartment building with offices, retail and below grade parking, occupy 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"> <li>• Payment of \$32,732.00 into a City fund to provide affordable child care.</li> <li>• Purchased 7 Regional Development Credits to preserve forest or rural property in King County for new agricultural credits.</li> <li>• Transferred floor area from a Landmark TDR site.</li> </ul>				
222 Dexter AVE N	6780311-PH	1/20/2022	186,528 SF	20220119000070
<p><b>Project Description:</b> Phased Project: Construct a residential / retail building with below-grade 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"> <li>• Purchased 74 Regional Development Credits to preserve private forest or rural property in King County.</li> </ul>				

The information on this webpage/report is for summary purposes only. Refer to Seattle Municipal Code Title 23 for all specific regulations. The information in this report is based on approved building plans and may contain errors and omissions.

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Address	Permit Record #	Permit Issue Date	Total Extra Floor Area Provided	IZ Declaration(s) King County Recording Number(s)
701 DEXTER AVE N	6755811-PH	3/22/2022	94,946.53 SF	20220302000665
<p><b>Project Description:</b> Construct commercial high rise 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"> <li>• Payment of \$342,519.62 into a City fund to provide affordable child care.</li> <li>• Purchased 1 Regional Development Credits to preserve agricultural property in King County.</li> <li>• Purchased 10 Regional Development Credits to preserve forest or rural property in King County for new agricultural credits.</li> <li>• Purchased 18 Regional Development Credits to preserve private forest or rural property in King County.</li> </ul>				
1405 DEXTER AVE N	6785362-PH	4/14/2022	21,305 SF	20220310001157
<p><b>Project Description:</b> Phased project: Construction of a residential building with below grade parking, and occupy per plan. Mechanical is 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"> <li>• Purchased 9 Regional Development Credits to preserve private forest or rural property in King County.</li> </ul>				

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