

Incentive Zoning (IZ) Summary Report

Data from 1/1/2023 to 12/1/2023

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)
1916 BOREN AVE	6870521-PH	3/6/2023	83,304.23 SF	20230802000761
	Project Description: Phased Project: Construct mixed-use high-rise office building with below-grade parking, occupy per plan. Mechanical included with phase 2.			
	The applicant elected to gain extra floor area in exchange for providing the following amenities: <ul style="list-style-type: none"> • Payment of \$303,340.14 into a City fund to provide affordable child care. • Purchased 7000.00 Regional Development Credits to preserve private forest or rural property in King County. • Transferred floor area from a Landmark TDR site. 			
4328 BROOKLYN AVE NE	6778237-PH	2/13/2023	78,437.47 SF	20230203000373
	Project Description: Phased project: Construction of an office building and occupy, per plan. Mechanical is included.			
	The applicant elected to gain extra floor area in exchange for providing the following amenities: <ul style="list-style-type: none"> • Payment of \$165,699.17 into a City fund to provide affordable child care. • Provided neighborhood open space. 			
3235 RAINIER AVE S	6796219-CN	3/31/2023	12,739.33 SF	20220614000631
	Project Description: Construct new mixed use building, occupy per plan. mechanical included.			
	The applicant elected to gain extra floor area in exchange for providing the following amenities: <ul style="list-style-type: none"> • Provided 4 rent restricted housing unit(s) for low-income households. 			

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.