

Incentive Zoning (IZ) Summary Report

Data from 1/1/2019 to 12/31/2019

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)
3008 16TH AVE W	6602135-PH	01/08/2019	39,457 SF	20181217000577
<p>Project Description: Phased project: Construct apartment building with attached 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 11 rent restricted housing unit(s) for low-income households. 				
800 NE 64TH ST	6588985-CN	04/24/2019	4,707.497 SF	20190408000329
<p>Project Description: Establish use as and construct new apartment building, 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 3 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)
2205 7TH AVE	6599156-PH	01/14/2019	190,529 SF	20190710000887
	Project Description: Phased project: Construction of an office building with below grade parking and occupy, per plan (1 Type II Hood).			
	<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 \$3,345,224.19 into a City fund to provide rent restricted housing for low-income households. • Payment of \$578,709.67 into a City fund to provide affordable child care. • Purchased 10 Regional Development Credits to preserve agricultural property in King County. • Purchased 8 Regional Development Credits to preserve forest or rural property in King County for new agricultural credits. • Transferred floor area from a Landmark TDR site. 			
715 8TH AVE	6700752-PH	12/12/2019	50,557 SF	20191210000931
	Project Description: Phased: New construction of a senior housing community and occupy, per plan.			
	<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 \$679,810.80 into a City fund to provide rent restricted housing for low-income households. • Provided green street setbacks. 			
1101 8TH AVE	6578497-PH	04/15/2019	289,390 SF	20191031001227
	Project Description: Phased project: Construction of a residential, office, and retail building with below grade parking and occupy, per plan.			
	<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 \$3,143,549.00 into a City fund to provide rent restricted housing for low-income households. • Transferred floor area from a Landmark TDP site. 			

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Address	Permit Record #	Permit Issue Date	Total Extra Floor Area Provided	IZ Declaration(s) King County Recording Number(s)
210 8TH AVE N	6682794-PH	11/12/2019	217,473.83 SF	20200212000480
	Project Description: Phased project: Construct a residential tower above underground parking, occupy per plan. (Religious institution building under separate permit 6688095-CN.)			
	The applicant elected to gain extra floor area in exchange for providing the following amenities: <ul style="list-style-type: none"> • Purchased 86 Regional Development Credits to preserve private forest or rural property in King County. 			
2710 BEACON AVE S	6625235-CN	12/17/2019	36,111 SF	20210304002904
	Project Description: Construct new mixed-use 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 2 rent restricted housing unit(s) for low-income households. 			
1930 BOREN AVE	6700777-PH	10/17/2019	43,214 SF	20191024001075
	Project Description: Phased: Construction of an office building with general sales and services 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"> • Payment of \$138,443.94 into a City fund to provide affordable child care. • Purchased 2 Regional Development Credits to preserve agricultural property in King County. • Purchased 2 Regional Development Credits to preserve private forest or rural property in King County. • Transferred floor area from a Landmark TDR site. 			
420 BOYLSTON AVE E	6690486-CN	12/11/2019	3,658.86 SF	20191118000432
	Project Description: Construct 7-story multi-family structure with 58 small efficiency dwelling units. 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 2 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)
800 COLUMBIA ST	6319280-PH	03/05/2019	141,544 SF	20190716000456
	<p>Project Description: Phased project: Construction of an apartment building with below grade parking and occupy, per plan. Includes mechanical.</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 \$1,286,628.90 into a City fund to provide rent restricted housing for low-income households. • Provided neighborhood open space. 			
333 DEXTER AVE N	6733653-CN	12/23/2019	12,116 SF	20191216000555
	<p>Project Description: Change use from Sales and Service to Office and construct initial tenant improvements in a commercial building on ground floor east side of north tower, 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 \$44,708.00 into a City fund to provide affordable child care. • Purchased 3 Regional Development Credits to preserve forest or rural property in King County for new agricultural credits. 			
700 DEXTER AVE N	6680104-PH	11/04/2019	207,957.15 SF	20200331001651
	<p>Project Description: Phased project: Construction of office and retail building with 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 \$750,205.42 into a City fund to provide affordable child care. • Purchased 75 Regional Development Credits to preserve forest or rural property in King County for new agricultural credits. 			
450 S MAIN ST	6685149-PH	03/01/2019	19,315 SF	20191107000619
	<p>Project Description: Phased project: Construction of residential and retail building and 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"> • Transferred floor area from a South Downtown Historic TDP site. 			

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Address	Permit Record #	Permit Issue Date	Total Extra Floor Area Provided	IZ Declaration(s) King County Recording Number(s)
330 YALE AVE N	6682070-PH	11/20/2019	53,838.63 SF	20191118001314
<p>Project Description: Phased project: Construction of office building with 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 \$188,166.01 into a City fund to provide affordable child care. • Purchased 20 Regional Development Credits to preserve private forest or rural property in King County. 				

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