

Incentive Zoning (IZ) Summary Report

Data from 1/1/2000 to 12/31/2016

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)
4230 11TH AVE NE	6407714-CN	01/27/2016	8,652 SF	20151202000453
<p>Project Description: Establish use as apartments. Construct apartment building and occupy, per plans.</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 5 rent restricted housing unit(s) for low-income households. 				
1610 2nd AVE	6458879-PH	09/01/2016	31,139 SF	20160901000350
<p>Project Description: Construct addition and substantial alterations for hotel and restaurant tower above existing underground parking garage, 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 \$463,034.50 into a City fund to provide rent restricted housing for low-income households. • Payment of \$80,137.06 into a City fund to provide affordable child care. • Purchased 7 Regional Development Credits to preserve forest or rural property in King County for new agricultural credits. • Transferred floor area from a Landmark TDR site. 				

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Address	Permit Record #	Permit Issue Date	Total Extra Floor Area Provided	IZ Declaration(s) King County Recording Number(s)
1430 2ND AVE	6285721-PH	02/08/2016	140,687 SF	20160129001162
	<p>Project Description: Phased Project: Construction of a mixed use residential tower 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 \$2,131,689.42 into a City fund to provide rent restricted housing for low-income households. 			
2116 4TH AVE	6423027-PH	08/17/2015	130,180 SF	20170417000255; 20170417000256
	<p>Project Description: Construct a new residential apartment and hotel building with ground floor retail and 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 \$2,117,089.62 into a City fund to provide rent restricted housing for low-income households. • Payment of \$429,755.00 into a City fund to provide rent restricted housing for low-income households. • Payment of \$74,377.40 into a City fund to provide affordable child care. • Purchased 3 Regional Development Credits to preserve agricultural property in King County. 			
920 5TH AVE	6128401-PH	09/09/2015	466,570 SF	20160128000543
	<p>Project Description: Construction of a high-rise/office, retail and below grade parking structure.</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 \$1,137,264.38 into a City fund to provide affordable child care. • Payment of \$6,561,140.63 into a City fund to provide rent restricted housing for low-income households. • Transferred floor area from a Landmark TDR site. 			

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Address	Permit Record #	Permit Issue Date	Total Extra Floor Area Provided	IZ Declaration(s) King County Recording Number(s)
829 NE 67TH ST	6380722-CN	07/15/2016	33,741 SF	20160516000574
	<p>Project Description: Establish use as Congregate residence and Construct a residential structure, 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 24 rent restricted housing unit(s) for low-income households. 			
2202 8TH AVE	6425811-CN	04/18/2016	132,900 SF	20151120000244
	<p>Project Description: Establish use as multi-family residential and general retail. Construct high-rise apartment and retail building 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 \$2,110,047.56 into a City fund to provide rent restricted housing for low-income households. 			
234 9TH AVE N	6477089-PH	08/19/2016	53,678 SF	20160623000331
	<p>Project Description: Construct a new retail, office, and residential 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 \$170,564.05 into a City fund to provide affordable child care. • Payment of \$34,508.40 into a City fund to provide rent restricted housing for low-income households. • Payment of \$985,821.88 into a City fund to provide rent restricted housing for low-income households. • Purchased 1 Regional Development Credits to preserve forest or rural property in King County for new agricultural credits. • Purchased 13 Regional Development Credits to preserve forest or rural property in King County for new agricultural credits. 			

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Address	Permit Record #	Permit Issue Date	Total Extra Floor Area Provided	IZ Declaration(s) King County Recording Number(s)
3050 SW AVALON WAY	6327295-CN	06/30/2016	5,845 SF	20141215000779
	Project Description: Establish use as an apartment residence and construct 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 5 rent restricted housing unit(s) for low-income households. 			
1404 BOYLSTON AVE	6405423-CN	06/11/2016	8,746 SF	20160419000297
	Project Description: Construct multifamily 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 4 rent restricted housing unit(s) for low-income households. 			
970 DENNY WAY	6440064-PH	05/24/2016	301,713 SF	20160404000670
	Project Description: Construction of multi-family and retail building with below grade 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 \$3,971,754.32 into a City fund to provide rent restricted housing for low-income households. • Purchased 5 Regional Development Credits to preserve agricultural property in King County. • Purchased 75 Regional Development Credits to preserve forest or rural property in King County for new agricultural credits. 			

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Address	Permit Record #	Permit Issue Date	Total Extra Floor Area Provided	IZ Declaration(s) King County Recording Number(s)
425 FAIRVIEW AVE N	6470875-PH	09/01/2016	173,328 SF	20160707001159
	Project Description: Construction of a residential and retail structure with two towers on a common base 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 \$2,281,689.79 into a City fund to provide rent restricted housing for low-income households. • Purchased 17 Regional Development Credits to preserve agricultural property in King County. • Purchased 28 Regional Development Credits to preserve forest or rural property in King County for new agricultural credits. 			
808 HOWELL ST	6423734-PH	02/16/2016	684,338 SF	20160208000900
	Project Description: Phased project: Construction of a hotel 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"> • Provided 111 rent restricted housing unit(s) for low-income households. • Provided 59 new affordable child care spaces for children of low-income families. • Purchased 1 Regional Development Credits to preserve agricultural property in King County. • Purchased 66 Regional Development Credits to preserve forest or rural property in King County for new agricultural credits. • Transferred floor area from a Landmark TDR site. • Transferred floor area from an arts facility TDR site. 			
201 S KING ST	6270796-PH	09/28/2011	451,407 SF	20130311002386
	Project Description: Phased Project: Construction of a residential, retail, and parking podium building including west tower 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"> • Provided 100 rent restricted housing unit(s) for low-income households. 			

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1016 REPUBLICAN ST	6444409-PH	05/13/2016	16,360 SF	20160413001254
	Project Description: Construct a new hotel and restaurant building, 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 \$30,817.50 into a City fund to provide rent restricted housing for low-income households. • Payment of \$53,619.90 into a City fund to provide affordable child care. • Purchased 4 Regional Development Credits to preserve forest or rural property in King County for new agricultural credits. 			
1099 STEWART ST	6353329-PH	09/19/2013	226,974 SF	20130802001697
	Project Description: Phased project: Construction of an 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 \$3,491,774.00 into a City fund to provide affordable child care. • Transferred floor area from a Landmark TDR site. 			
422 SUMMIT AVE E	6370623-CN	04/14/2014	6,504 SF	20140328000073
	Project Description: Construct Multifamily building with partial underground 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"> • Provided 2 rent restricted housing unit(s) for low-income households. 			

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