

Incentive Zoning (IZ) Summary Report

Data from 1/1/2021 to 5/1/2021

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)
2031 3RD AVE	6787075-CN	03/15/2021	975 SF	20210303001247
	Project Description: Construct initial tenant improvements in a mix-used building on floors 1,2,12-36, 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"> • Payment of \$5,167.50 into a City fund to provide affordable child care. 			
6300 9TH AVE NE	6654424-CN	04/16/2021	34,085 SF	See Approved Plan Set
	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	03/11/2021	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. 			

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.