

Incentive Zoning (IZ) Summary Report

Data from 1/1/2018 to 12/31/2018

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)
7339 43RD AVE S	6538167-PH	09/13/2018	25,660 SF	20190723001336
<p>Project Description: Phased project: Construct mixed use apartment building (using modular construction for upper floors), 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 6 rent restricted housing unit(s) for low-income households. 				
1301 5TH AVE	6436184-PH	04/25/2018	279,822 SF	20181011000662; 20181011000663
<p>Project Description: Phased project: Construction of an office/residential tower and a hotel tower on a common podium structure 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 \$1,225,041.00 into a City fund to provide rent restricted housing for low-income households. • Payment of \$212,562.00 into a City fund to provide affordable child care. • Payment of \$5,974,358.00 into a City fund to provide rent restricted housing for low-income households. • Purchased 182 Regional Development Credits to preserve forest or rural property in King County for new agricultural credits. • Purchased 19 Regional Development Credits to preserve agricultural property in King County. • 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)
802 NE 66TH ST	6499720-PH	03/15/2018	161,120 SF	20180706000577
	Project Description: Phased project: Construction of three residential buildings with unified parking below grade 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"> • Provided 40 rent restricted housing unit(s) for low-income households. 			
2014 FAIRVIEW AVE	6509023-PH	12/28/2018	133,905 SF	20181218000688
	Project Description: Phased project: Construct a new apartment building with ground floor commercial spaces and below grade parking, 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"> • Payment of \$2,911,121.25 into a City fund to provide rent restricted housing for low-income households. 			
707 TERRY AVE	6516420-PH	11/01/2018	227,672 SF	20191112001690
	Project Description: Phased project: Construction of a residential 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"> • Deferred payment + interest into a City fund to provide rent restricted housing for low-income households. • Provided green street improvements. • Provided green street setbacks. • Provided neighborhood open space. 			
600 WALL ST	6362107-PH	11/06/2018	85,572 SF	2019031800527
	Project Description: Phased project: Construction of a residential and retail building with below grade parking and occupy, per plan (project includes mechanical).			
	The applicant elected to gain extra floor area in exchange for providing the following amenities: <ul style="list-style-type: none"> • Deferred payment + interest into a City fund to provide rent restricted housing for low-income households. 			

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