

Incentive Zoning (IZ) Summary Report

Data from 1/1/2021 to 12/31/2021

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) |
|---|-----------------|-------------------|---------------------------------|---|
| 4220 12TH AVE NE | 6722466-PH | 6/15/2021 | 324,566 SF | 20210609000129 |
| <p>Project Description: Phased construction of two residential and retail towers with common 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 \$8,229.00 into a City fund to provide affordable child care. • Provided green street improvements. • Provided mid-block corridor. • Transferred floor area from a Landmark TDP site. | | | | |
| 2031 3RD AVE | 6787075-CN | 3/15/2021 | 975 SF | 20210303001247 |
| <p>Project Description: Construct initial tenant improvements in a mix-used building on floors 1,2,12-36, 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"> • Payment of \$5,167.50 into a City fund to provide affordable child care. | | | | |
| 841 NE 68TH ST | 6736316-PH | 1/15/2021 | 53,486.25 SF | 2021010600618 |
| <p>Project Description: Phased project: Construct apartment building with underground 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 13 rent restricted housing unit(s) for low-income households. | | | | |

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| 6300 9TH AVE NE | 6654424-CN | 4/16/2021 | 34,085 SF | 20210604001109 |
| | <p>Project Description: Construct new apartment building with below-grade parking, occupy per plan (shoring and excavation under 6684263-CN).</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 9 rent restricted housing unit(s) for low-income households. | | | |
| 2505 BEACON AVE S | 6532922-CN | 3/11/2021 | 18,368 SF | 20210126001665 |
| | <p>Project Description: Construct new mixed-use residential 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 7 rent restricted housing unit(s) for low-income households. | | | |
| 4515 BROOKLYN AVE NE | 6691462-PH | 4/13/2021 | 136,751 SF | 20210407002450 |
| | <p>Project Description: Phased project: Construct a multifamily high-rise building with retail and 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"> • Provided green street improvements. • Provided green street setbacks. • Provided neighborhood open space. | | | |
| 1150 Eastlake AVE E | 6723237-PH | 5/21/2021 | 94,410 SF | 20210507001051 |
| | <p>Project Description: Phased project: Construct an office and lab commercial building with other ground floor commercial and underground 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"> • Payment of \$335,623.38 into a City fund to provide affordable child care. • Payment of \$4,961.66 into a City fund to provide affordable child care. • Purchased 34 Regional Development Credits to preserve private forest or rural property in King County. | | | |

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| 400 WESTLAKE AVE N | 6716779-PH | 6/14/2021 | 67,924 SF | 20210608001522 |
| <p>Project Description: Phased project: Construction of mixed use building with below grade parking, and occupy per MUP 3022779 and per plans. Landmark facades on west, south and portion of east sides of former Firestone structure to be retained</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 \$245,035.83 into a City fund to provide affordable child care. • Purchased 16 Regional Development Credits to preserve forest or rural property in King County for new agricultural credits. • Purchased 6 Regional Development Credits to preserve forest or rural property in King County for new agricultural credits. | | | | |

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