

Incentive Zoning (IZ) Summary Report

Data from 1/1/2017 to 12/31/2017

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)
3046 17TH AVE W	6509754-CN	07/10/2017	15,625 SF	See Approved Plan Set
<p>Project Description: Construction of residential and retail building with partial 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"> • Provided 4 rent restricted housing unit(s) for low-income households. 				
1201 2ND AVE	6472029-PH	08/05/2017	418,689 SF	20170712000280
<p>Project Description: Phased Project: Construct office building with retail and below grade 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 \$1,268,109.00 into a City fund to provide affordable child care. • Payment of \$7,327,171.00 into a City fund to provide rent restricted housing for low-income households. • Purchased 32 Regional Development Credits to preserve forest or rural property in King County for new agricultural credits. • Transferred floor area from a Landmark TDP site. • Transferred floor area from a Landmark TDR site. • Transferred floor area from an Open Space TDP site. 				

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2031 3RD AVE	6510185-PH	11/01/2017	135,897 SF	20171017000209; 20171017000210
	<p>Project Description: Phased project: Construct a new residential and office building with ground floor retail and below grade parking, 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"> • Deferred payment + interest into a City fund to provide rent restricted housing for low-income households. • Payment of \$142,133.00 into a City fund to provide affordable child care. • Payment of \$821,497.00 into a City fund to provide rent restricted housing for low-income households. • Purchased 2 Regional Development Credits to preserve forest or rural property in King County for new agricultural credits. • Purchased 4 Regional Development Credits to preserve agricultural property in King County. • Transferred floor area from a Landmark TDR site. 			
1222 NE 65TH ST	6538040-CN	04/10/2017	1,189 SF	20170320000800
	<p>Project Description: Construction of residential 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"> • Provided 2 rent restricted housing unit(s) for low-income households. 			
1205 NE 66TH ST	6516430-PH	08/12/2017	29,118 SF	20170703000311
	<p>Project Description: Phased project: Construct a new apartment building with ground floor retail and below grade 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 7 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)
836 NE 66TH ST	6549334-CN	12/26/2017	1,591.34 SF	20171128001458
<p>Project Description: Construct an apartment building with live work units, 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. 				
2100 7TH AVE	6438159-PH	03/14/2017	641,613 SF	20171108000990
<p>Project Description: Construction of east office and retail tower and base 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 \$1,563,933.00 into a City fund to provide affordable child care. • Payment of \$9,022,688.00 into a City fund to provide rent restricted housing for low-income households. • Provided an urban plaza. • Provided commercial parcel park. • Transferred floor area from a Landmark TDR site. 				
625 BOREN AVE N	6528924-PH	07/27/2017	103,664 SF	20170724000642
<p>Project Description: Construction of an office, residential, and retail building consisting of two structures with bridge connections over common below grade parking and partially 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 \$1,390,125.30 into a City fund to provide rent restricted housing for low-income households. • Purchased 19 Regional Development Credits to preserve forest or rural property in King County for new agricultural credits. • Purchased 8 Regional Development Credits to preserve agricultural property in King County. 				

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Address	Permit Record #	Permit Issue Date	Total Extra Floor Area Provided	IZ Declaration(s) King County Recording Number(s)
630 BOREN AVE N	6528917-PH	09/01/2017	91,503 SF	2017083000800
	Project Description: Construct a new apartment and office building with retail and parking, 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 \$0.00 into a City fund to provide rent restricted housing for low-income households. • Purchased 21 Regional Development Credits to preserve forest or rural property in King County for new agricultural credits. • Purchased 4 Regional Development Credits to preserve agricultural property in King County. 			
1820 BOYLSTON AVE	6529573-CN	10/13/2017	6,525 SF	20170926000546
	Project Description: Construction of an apartment 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 2 rent restricted housing unit(s) for low-income households. 			
333 DEXTER AVE N	6458228-PH	09/08/2017	199,124 SF	20170824000485
	Project Description: Phased project: Construct a new office and retail building with two connected office towers and below grade parking, 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 \$3,770,910.75 into a City fund to provide rent restricted housing for low-income households. • Payment of \$652,628.91 into a City fund to provide affordable child care. • Purchased 23 Regional Development Credits to preserve agricultural property in King County. • Purchased 24 Regional Development Credits to preserve forest or rural property in King County for new agricultural credits. 			

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609 FAIRVIEW AVE N	6471434-PH	06/25/2017	7,223 SF	20170615000362
	Project Description: Phased Project: Construct a new office building with below grade parking, 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 \$182,380.75 into a City fund to provide rent restricted housing for low-income households. • Payment of \$31,564.51 into a City fund to provide affordable child care. 			
1808 MINOR AVE	6509068-PH	08/27/2017	143,527 SF	See Approved Plan Set
	Project Description: Phased project: Construction of a residential 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 \$3,363,720.00 into a City fund to provide rent restricted housing for low-income households. 			
722 E PIKE ST	6463834-CN	05/24/2017	5,156 SF	See Approved Plan Set
	Project Description: Establish use as multifamily residential and general sales & services and 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"> • Transferred floor area from a vulnerable masonry structure TDP site. 			
6717 ROOSEVELT WAY NE	6534447-PH	05/10/2017	26,410 SF	20170509000954
	Project Description: 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"> • Provided 7 rent restricted housing unit(s) for low-income households. 			

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915 E SPRUCE ST	6517111-CN	09/09/2017	10,904 SF	20170814000555
	Project Description: Construct a multifamily structure, occupy per plan. MUP 3022495, Revision 3028409.			
	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. 			
620 TERRY AVE	6542269-PH	11/08/2017	88,621 SF	20180427001112
	Project Description: Phased permit: Construct mixed use building with apartments, assisted living facility, retail at ground level and below grade parking, 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 \$1,213,933.22 into a City fund to provide rent restricted housing for low-income households. • Provided green street setbacks. 			
1920 TERRY AVE	6531443-PH	05/10/2017	142,756 SF	20170502000349
	Project Description: Phased project: Construct a research building with ground level retail and below grade parking, 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 \$2,377,401.51 into a City fund to provide rent restricted housing for low-income households. • Payment of \$411,280.43 into a City fund to provide affordable child care. • Provided green street improvements. • Purchased 21 Regional Development Credits to preserve forest or rural property in King County for new agricultural credits. 			

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300 TERRY AVE N	6332444-PH	10/10/2017	34,467 SF	20170719000651
<p>Project Description: Phased project: Construct a new hotel, conference center, and restaurant 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 \$112,017.75 into a City fund to provide affordable child care. • Payment of \$646,256.25 into a City fund to provide rent restricted housing for low-income households. 				

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