

Incentive Zoning (IZ) Summary Report

Data from 1/1/2020 to 12/31/2020

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)
4126 12TH AVE NE	6761025-PH	12/07/2020	116,151.4 SF	202011230002233
	Project Description: Phased project: Construction of a residential tower, including mechanical, 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 green street improvements. 			
2709 17TH AVE S	6625230-CN	02/08/2020	9,274 SF	20200205000428
	Project Description: 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"> • Provided 3 rent restricted housing unit(s) for low-income households. 			
815 NE 66TH ST	6696273-CN	02/07/2020	36,474 SF	20200128000597
	Project Description: Construct multifamily residential apartment building 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 12 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)
841 NE 68TH ST	6736316-PH	09/29/2020	53,486.25 SF	2021010600618
	Project Description: Phased project: Construct apartment building with underground 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"> Provided 13 rent restricted housing unit(s) for low-income households. 			
800 E DENNY WAY	6705551-CN	11/12/2020	8,382 SF	20201022000033
	Project Description: Construct mixed-use apartment 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. 			
1000 OLIVE WAY	6550917-PH	10/05/2020	251,840 SF	20200701001751
	Project Description: Phased project: Construction of office building above convention center loading dock and occupy, per plan (see also 6507024 and 6501134).			
	The applicant elected to gain extra floor area in exchange for providing the following amenities: <ul style="list-style-type: none"> Payment of \$4,366,304.00 into a City fund to provide rent restricted housing for low-income households. Payment of \$755,445.00 into a City fund to provide affordable child care. Purchased 15 Regional Development Credits to preserve forest or rural property in King County for new agricultural credits. Purchased 9 Regional Development Credits to preserve agricultural property in King County. Transferred floor area from a Landmark TDP site. Transferred floor area from an Open Space TDR site. 			

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520 WESTLAKE AVE N	6682573-PH	02/18/2020	110,667 SF	20200128000662; 20200207000011
<p>Project Description: Phased project: Construct a high-rise commercial building with below-grade parking, 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"> • Payment of \$1,899,223.04 into a City fund to provide rent restricted housing for low-income households. • Payment of \$329,541.76 into a City fund to provide affordable child care. • Purchased 27 Regional Development Credits to preserve forest or rural property in King County for new agricultural credits. 				

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