

Incentive Zoning (IZ) Summary Report

Data from 1/1/2022 to 12/31/2022

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)
4530 12TH AVE NE	6761283-PH	8/31/2022	66,904 SF	20220818001181
<p>Project Description: Phased project: Construction of an office/retail building with below-grade parking, occupy per plan. Mechanical included with Phase 2.</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 \$141,342.50 into a City fund to provide affordable child care. • Provided neighborhood open space. 				
2000 3RD AVE	6701662-PH	3/15/2022	598,863.94 SF	20220202000324
<p>Project Description: Phased project: Construct high rise apartment building with offices, retail and 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 \$32,732.00 into a City fund to provide affordable child care. • Purchased 7 Regional Development Credits to preserve forest or rural property in King County for new agricultural credits. • 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)
222 5th AVE N	6783201-CN	12/12/2022	51,315.96 SF	20221206000361
	Project Description: Construct mixed-use commercial office building with 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 \$108,404.97 into a City fund to provide affordable child care. • Provided green street improvements. • Provided green street setbacks. 			
811 NE 66TH ST	6489640-CN	8/4/2022	4,660.1 SF	20220727000094
	Project Description: Establish use as and construct new 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 2 rent restricted housing unit(s) for low-income households. 			
318 BELLEVUE AVE E	6792493-CN	6/14/2022	3,863 SF	20210903000533
	Project Description: Construct apartment building and 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"> • Provided 1 rent restricted housing unit(s) for low-income households. 			
4536 BROOKLYN AVE NE	6762903-PH	11/22/2022	46,413.27 SF	20221114000156
	Project Description: Phased project: Construction of office 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"> • Payment of \$98,048.05 into a City fund to provide affordable child care. • Provided green street improvements. 			

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Address	Permit Record #	Permit Issue Date	Total Extra Floor Area Provided	IZ Declaration(s) King County Recording Number(s)
222 Dexter AVE N	6780311-PH	1/20/2022	186,528 SF	20220119000070
	<p>Project Description: Phased Project: Construct a residential / retail building with 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"> • Purchased 74 Regional Development Credits to preserve private forest or rural property in King County. 			
701 DEXTER AVE N	6755811-PH	3/22/2022	94,946.53 SF	20220302000665
	<p>Project Description: Construct commercial high rise 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"> • Payment of \$342,519.62 into a City fund to provide affordable child care. • Purchased 1 Regional Development Credits to preserve agricultural property in King County. • Purchased 10 Regional Development Credits to preserve forest or rural property in King County for new agricultural credits. • Purchased 18 Regional Development Credits to preserve private forest or rural property in King County. 			
1405 DEXTER AVE N	6785362-PH	4/14/2022	21,305 SF	20220310001157
	<p>Project Description: Phased project: Construction of a residential building with below grade parking, and occupy per plan. Mechanical is 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"> • Purchased 9 Regional Development Credits to preserve private forest or rural 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)
117 YALE AVE N	6648305-CN	7/12/2022	27,933.69 SF	20220630000990
<p>Project Description: Establish use as Hotel and construct new 11-story Mixed Use building and occupy, per plan. Mechanical work included in this permit.</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 \$100,770.80 into a City fund to provide affordable child care. • Purchased 10 Regional Development Credits to preserve agricultural property in King County. 				

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