

Incentive Zoning

South Lake Union

2008-2013



Commercial Bonus Program

The City's Commercial Bonus Program creates affordable housing with contributions from commercial developers utilizing additional development capacity under the zoning code. In late 2007 the program was extended into South Lake Union for specific projects proposed by Vulcan Real Estate for the new corporate campus of Amazon.

Through this program, \$4.4 million was provided by Vulcan for affordable housing in South Lake Union. Two projects have been funded - Compass on Dexter (permitted) and the Williams Apartments (open). Combined they will provide 153 units of affordable housing in the South Lake Union neighborhood.

Housing Projects



1 - Compass on Dexter
756 John St
Developer: Compass Housing
Status: Permit submitted
Units: 72 one-, two- and three-bedroom units (54 for <30% AMI and 18 for <50% AMI)



2 - Williams Apartments
219 Pontius Ave N
Developer: Plymouth Housing
Status: Opened February 2013
Units: 81 units of <30% AMI studios for chronically homeless individuals and veterans



3 - Brewster Apartments
133 Pontius Ave N
Developer: Capitol Hill Housing
Status: Existing (TDR)
Units: 35 units of <50% AMI studios and one-bedroom



4 - David Colwell Building
111 Yale Ave. N.
Developer: Plymouth Housing
Status: Opened in 2000
Units: 126-units of <30%, <50% and <60% AMI



Zoning Changes -- In 2007 the City Council adopted text amendments to the Seattle Municipal Code (23.50.051) that allowed for increased height limits for specific commercial projects in South Lake Union. The change included providing affordable housing and other public benefits through the Commercial Bonus Program.

Incentive Zoning – Contributions

Commercial zoning text amendment, 2007

- Affected Vulcan blocks for Amazon development
- Housing/childcare contributions
 - ◆ \$4,423,350 = cash payment/housing
 - ◆ \$1,229,060 = TDR purchase/housing
 - ◆ \$766,714 = cash payment/childcare

Uses of housing cash payment and TDR purchase

- Plymouth Housing Group's Williams Apartments = \$1,754,950
- Compass Housing Alliance's Dexter project = \$2,280,585
- Capitol Hill Housing's Brewster Apartments = \$648,000 (TDR)
- David Colwell Apartments = \$581,060 (TDR)