



Real Estate

Q: Development is booming in South Lake Union, and I want to maximize the development potential of my property there. I've heard that a recent rezone changed the incentive zoning program. Is that true?

A: Yes. The rezone legislation accommodates growth by increasing height, bulk, and density throughout South Lake Union. It also creates incentive zoning provisions that (1) impose environmental, transportation, and energy requirements for buildings above the new base height limits, and (2) increase incentive zoning in-lieu fees (which developers can pay instead of providing affordable housing or childcare onsite). Over the next 18 months, these fees will increase incrementally from \$15.15 to \$21.68 per square foot for residential developments, and from \$22.00 to \$29.27 per square foot for commercial developments. They will continue to increase over time, and additional changes to the incentive requirements are anticipated. It's important to keep an eye on the latest rates and requirements as you consider developing your property.

Holly D. Golden
Hillis Clark Martin & Peterson P.S.
1221 Second Avenue | Suite 500 | Seattle, WA 98101
d: 206.470.7656 | 206.623.1745 | f: 206.623.7789
hdg@hcmp.com | www.hcmp.com

HCMP
Law Offices

Hillis
Clark
Martin &
Peterson P.S.