



Real Estate

Q: We've heard about using regional development credits (RDCs) for bonus floor area in South Lake Union (SLU). Can RDCs be used elsewhere in Seattle, and how do you get them?

A: With SLU in the spotlight, many have missed that the RDC program also applies to certain parts of downtown. On eligible lots in the DOC1, DOC2 and DMC zones outside of South Downtown, projects must use RDCs to satisfy the first increment of bonus floor area above base floor area ratio. Qualifying RDCs can be generated from farm and forest land in King, Pierce and Snohomish Counties. Seattle code sets exchange ratios for residential and nonresidential use of RDCs. King County has credits immediately available, but certified private credits may also be used, and pricing may vary. Consider contacting a lawyer for help using this new component of Seattle's incentive zoning program for your project, and save a farm at the same time!

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