

Via6

Seattle, Washington

VIA6 is a 654-unit mixed-use apartment complex spanning half a city block in downtown Seattle. Developer Pine Street Group LLC created the two-tower development as a “vertical neighborhood” of residential, leisure, and commercial spaces.

QUICK FACTS

LOCATION

2121 Sixth Avenue
Seattle, Washington

STATUS

Opened 2013

TYPE OF PROJECT

Mixed use, multifamily housing

SITE SIZE

0.89 acres (0.36 ha)

BUILDING SIZE

654 residential units; 735,225 gross square feet (68,305 sq m), including 18,000 square feet (1,700 sq m) of retail space

RENTAL RATES

Market-rate rents from \$1,400 to \$3,500

PROJECT COST

\$193 million

DEVELOPER

Pine Street Group LLC

DESIGN

GGLO Architects

EQUITY PARTNERS

Canada Pension Plan Investment Board and the Multi-Employer Property Trust, clients of Bentall Kennedy, Seattle

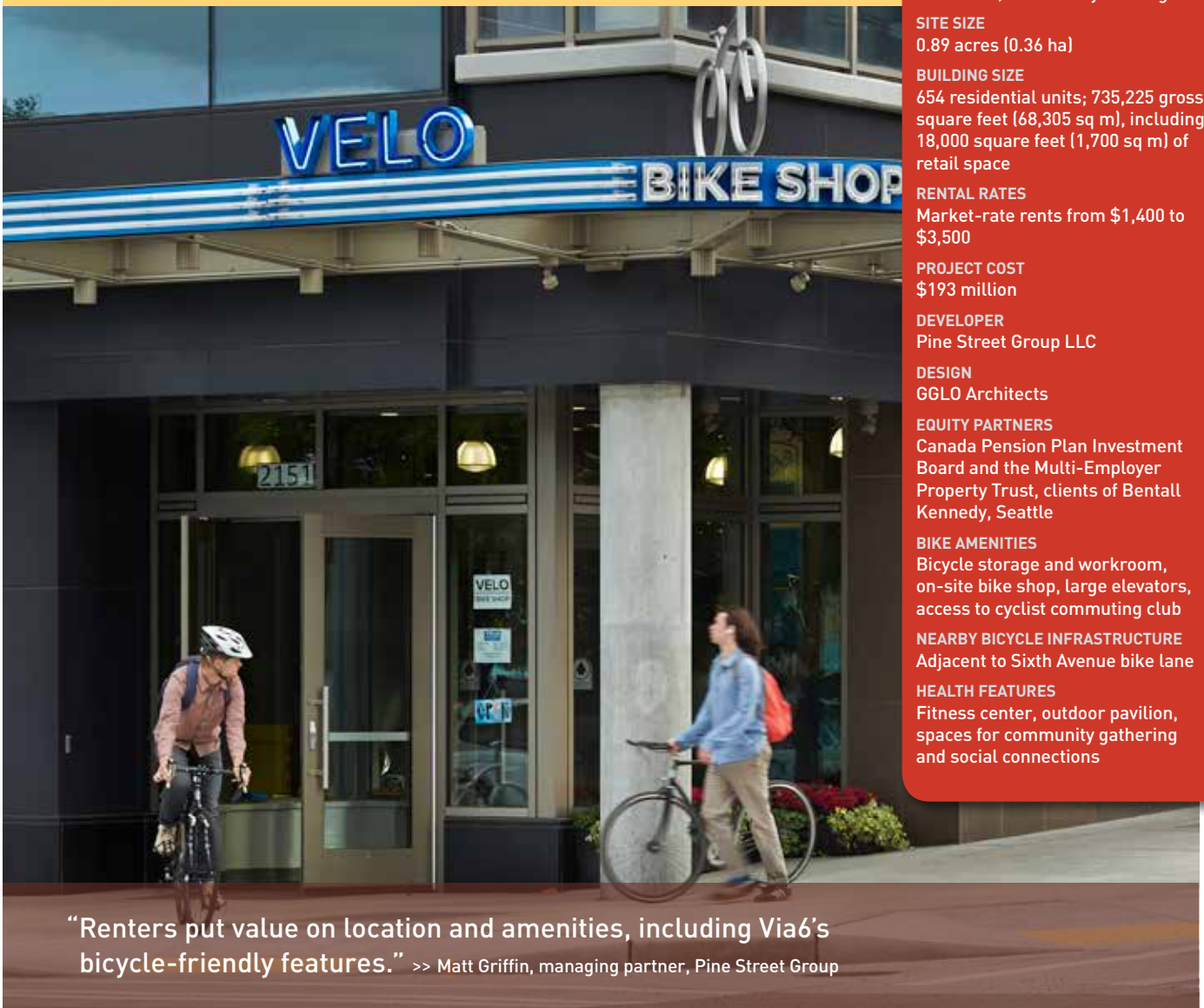
BIKE AMENITIES

Bicycle storage and workroom, on-site bike shop, large elevators, access to cyclist commuting club

NEARBY BICYCLE INFRASTRUCTURE
Adjacent to Sixth Avenue bike lane

HEALTH FEATURES

Fitness center, outdoor pavilion, spaces for community gathering and social connections



“Renters put value on location and amenities, including Via6’s bicycle-friendly features.” >> Matt Griffin, managing partner, Pine Street Group

The Velo Bike Shop, which relocated to Via6, serves as a bicycling hub for the whole neighborhood. *(Ben Benschneider)*



The project features an array of amenities that support active lifestyles, including secure bike storage and a bicycle commuting club that gives members access to locker rooms, bike parking, and showers regardless of whether they are residents of the building.

Context for Development

Via6 includes a mix of retail, restaurant, and community spaces that blend with health-focused residential amenities and features that accommodate bicycle ownership. Its central location allows for walking and bicycling access to light-rail, streetcar, and bus services at the nearby Westlake Station transit hub, which gives residents a way to connect to key points throughout the region.

The project includes a wide variety of accommodations that reduce the need to own a personal automobile, including the on-site Velo Bike Shop, which has been operating in Seattle since 1968.

“Renters put value on location and amenities, including Via6’s bicycle-friendly features,” says Matt Griffin, managing partner of Pine Street Group. “Accommodating bikes in the building and providing access to unique services such as those offered by the Velo Bike Shop saves people time and makes life more convenient.”

Active Transportation–Friendly Features

Via6 offers a variety of amenities to seamlessly integrate walking, bicycling, and use of public transportation into the residential experience, including the following:

- >> **Bicycle storage.** A total of 200 secure, camera-monitored bike parking spaces for residents are accessible by ramp from the building’s alley.
- >> **Elevators that accommodate bikes.** Building elevators, secured by keycards, are large enough to accommodate bicycles.
- >> **Bicycle workroom.** Residents have access to a bicycle washing station, an air pump, work stands, and tools to repair and maintain bikes.
- >> **On-site bike shop.** Velo Bike Shop is located on the ground floor and periodically offers workshop classes to residents and provides a bike-lending service for customers waiting for same-day repairs.
- >> **Bicycle commuting club.** The ViaBike Club, managed by the Velo Bike Shop, provides members with access to about 175 bike parking spaces, locker rooms, showers, a towel service, and bike repair drop-off service. ViaBike caters mostly to downtown cycling commuters, and members have the ability to drop off their bike early in the morning with a list of needed repairs and pick it up at the end of the day.



Development Lessons

Via6 was designed to support the growing popularity of bicycling and walking and to meet increasing demand for active transportation–friendly amenities. According to the 2013 American Community Survey, from 2005 to 2012, Seattle experienced a 78 percent increase in bicycle commuting and a 44 percent increase in walking to work, while commuting alone by car declined 14 percent.

An estimated 70 percent of Via6 residents do not own a car. Seattle has no requirements for downtown housing to provide (or limit) automobile parking spaces, but Pine Street Group chose to include just 0.66 spaces per unit. With the project earning a perfect Walk Score of 100 and bicycle infrastructure located nearby, including bike lanes on Sixth Avenue, residents are able to rely on walking, bicycling, and public transportation.

Supported by its convenient downtown location and transportation amenities and access, Via6 is financially successful and commands premium rental rates of \$1,400 to \$3,500, depending on unit size.

Via6 also has a fitness center and spaces for community gathering and social connection, including a restaurant, boutique grocery store, coffee shop, barbershop, community kitchen, and theater area. A green roof pavilion has space for communal events, and the building’s mezzanine level makes activity in a community game room visible from the lobby.

The building, certified Gold under the Leadership in Energy and Environmental Design (LEED) program, also features rainwater-collection and irrigation systems and motion-activated lighting and climate controls, showing a commitment to promoting environmental sustainability and wellness for tenants.

Griffin notes that Via6’s amenities have supported the project’s success. “[A]ccess to services that you can’t buy on the internet, like high-quality bike tune-ups and repairs, has been an important factor for leasing the building,” he says.