

**44%** water use reduction

**100%** reduction of potable water for irrigation

**22%** of materials regionally manufactured

## Via6 Seattle, Washington

<b>Completion:</b>	May 2013
<b>Project size:</b>	576,436 sf   654 units
<b>Owner:</b>	Pine Street Group LLC
<b>Architecture:</b>	GGLO
<b>Interior Design:</b>	GGLO
<b>Contractor:</b>	Lease Crutcher Lewis
<b>Civil Engineer:</b>	KPFF
<b>Landscape Architecture:</b>	Hewitt
<b>Structural:</b>	Magnusson Klemencic Assoc.
<b>Commissioning:</b>	Rushing
<b>Electrical Engineer:</b>	VECA Electric
<b>Mechanical &amp; Plumbing:</b>	McDonald Miller



**LEED® GOLD**

for New Construction

certification awarded Nov. 2013

<b>LEED Points:</b>	<b>41</b>
<b>Sustainable Sites:</b>	9 of 14
<b>Water Efficiency:</b>	4 of 5
<b>Energy &amp; Atmosphere:</b>	7 of 17
<b>Materials &amp; Resources:</b>	6 of 13
<b>Indoor Environmental Quality:</b>	10 of 15
<b>Innovation in Design:</b>	5 of 5



## LEED® CREDIT HIGHLIGHTS

### Sustainable Sites

- SS 4.3 Alternative transportation for tenants and employees including shared low-emitting vehicles are encouraged
- SS 5.2 Native & adaptive planting maximizes open space
- SS 6.1 Vegetated roof and stormwater detention vault filter and mitigate stormwater
- 6.2
- SS 7.1 All parking is underground to minimize impacts on microclimate

### Water Efficiency

- WE 1 Drought tolerant landscape utilizes high efficiency irrigation and rainwater collected on site reduces potable water use by 100%
- WE 3 High-efficiency toilets, low-flow showerheads and faucet aerators reduce water use by 44%

### Energy & Atmosphere

- EA 1 Envelope improvements combined with digital controls, high efficiency mechanical systems, equipment and lighting provide a projected 25% energy cost savings

### Materials & Resources

- MR 2.1 89% of construction waste diverted from landfill
- 2.2
- MR 4.1 21% of total building materials contained recycled content
- 4.2
- MR 5.1 22% of materials regionally sourced and manufactured
- 5.2

### Indoor Environmental Quality

- EQ 4.1 Low VOC emitting adhesives, sealants, paints and carpet
- 4.2
- 4.3
- EQ 6.1 Controllability of lighting and HVAC systems promote comfort and well-being for tenants and staff
- 6.2
- EQ 7.1 Quality HVAC systems provide thermal comfort
- 7.2
- EQ 8.1 Daylight and views are provided in 90% of the regularly occupied interior areas
- 8.2



## Background

Located in the heart of the Denny Triangle neighborhood, the inspiration for Via6 is grounded in the desire for a new, vibrant standard of urban residential life in downtown Seattle. Via6, the largest private residential development in Seattle's history, has begun the transformation of an area that had little street life or pedestrian oriented uses to connect South Lake Union with the Retail Core.

The two-tower development rises above a seven-story base with frontage along the full length of the block. Street level uses include restaurants, a pub and a café, an urban grocer, flower shop, and a bicycle shop. These uses are permeable and open in to the streetscape, and connect to an interior "market street", blending with residential amenities. This blending of the public and private uses in the building helps to create the sense of an authentic place, one with varied activities and an active social life.

## Better Site Design

- Site location and bike-friendly amenities encourage alternative transportation
- Vegetated roof along with a detention tank manages stormwater runoff and removes potential pollutants

## Conserving Water

- Drought tolerant vegetation and high-efficiency irrigation together with rainwater collection and reuse eliminate potable water use for irrigation
- Low-flow showers, faucets, urinals, and high efficiency toilets reduce water use in units and common areas

## Conserving Energy

Through the use of an optimized building envelope and high-efficiency HVAC system, an energy cost savings of approximately 25% is anticipated relative to a conventionally designed building. Key features include:

- Low conductivity curtain wall system with continuous insulation reduce heating and cooling loads
- Efficient lighting and occupancy sensors for parking garage and corridors
- Energy efficient lighting and controls reduce electricity usage

## Better Materials & Indoor Environment

Materials were selected for their durability, promotion of healthy indoor air quality, recycled content and location of harvest and manufacturing:

- Recycled contents in drywall, steel structure, curtain wall metal panels, carpets, and rubber flooring reduce the impacts from virgin material use
- Carpeting and low VOC paints contribute to improved indoor air quality