

June 27, 2018

Pastakia + Associates Launches Zella Apartments, New Seven-Story Multifamily Housing Building in Seattle's Queen Anne Neighborhood

128-Unit, 114,000+ Sq. Ft. Apartment Building Features Mix of One-, Two Bedroom Units and 38 Live/Work Spaces; Includes 25 Percent of Units for Tenants Earning 60-80% of AMI

Environmentally-Friendly Building Designed with Feng Shui Concepts Slated for U.S. Green Building Council Certification

Seattle, WA (June 25, 2019) — Pastakia + Associates (www.pastakiallc.com), a Seattle-based property development firm specializing in mixed-use, urban infill projects in the Puget Sound area, today announced the launch of the Zella Apartments (www.zellaseattle.com), a new seven-story multifamily residential building in Seattle, Wash.

Located at 429 2nd Ave West in Seattle's popular lower Queen Anne neighborhood, the new 114,000 sq. ft., 128-unit residential apartment building features a mix of one-bedroom units, two-bedroom units and 38 live/work spaces. Since the building's soft-opening earlier this month, 62 percent of the units have been pre-leased. In addition to using the Multifamily Tax Exemption (MFTE) program



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to add units at 80% AMI, the project voluntarily added additional units at 60% AMI, prior to MHA requirements.

“We’re thrilled to announce the completion of Zella Apartments,” Pastakia + Associates Managing Principal Tejal Pastakia. “At Pastakia we are committed to creating purpose-filled developments—and every design at Zella was carefully chosen to provide an ideal feeling of peace and balance. We can’t wait to share with our future residents and their visitors.”

Plentiful Interior and Exterior Amenities at Zella Apartments

Amenities at the Zella Apartments are plentiful, including stainless steel appliances, floor-to-ceiling windows, white stone counter tops and faux hardwood floors. Community amenities also abound—including double-height lobby with electric fireplace/built-in seating elements, resident lounge, fitness center, and rooftop amenity space with dog run and fire pit. Residents at the Zella Apartments can choose from 29 floor plans in the building comprised of brick, metal panels, fiber cement panels and cedar siding. Secure on-site parking is provided including 52 below-grade parking stalls, along with secure parking spaces for 33 bicycles.



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Convenient Location with Affordable Housing

Conveniently located within walking distance of Seattle’s popular Seattle Center—including Key Arena, McCaw Hall, Pacific Science Center, MoPop and the Space Needle—the Zella Apartments is in a highly-walkable location near a lively mix of restaurants, shops and residential communities in lower Queen

Anne. While construction on the Zella Apartments began two years prior to adoption of the City of Seattle's Mandatory Housing Affordability (MHA) legislation, Pastakia + Associates voluntarily rezoned to allow increased height and density while adding units to support housing affordability, including eight additional units at 60 percent area median income (AMI). In total, more than a quarter of the building's homes are affordable to tenants earning 60 – 80 percent of AMI through the Multifamily Tax Exception Program (MFTE) and the City of Seattle's Housing and Livability Agenda (HALA) program.

Numerous Eco-Friendly Elements

Slated for U.S. Green Building Council LEED for Homes certification, the Zella Apartments also features numerous eco-friendly elements, with everything from the building massing and materiality to the apartment's circulation formulated for optimal energy flow—including energy-efficient interior/exterior LED fixtures, energy-efficient heat pumps/hot water heaters, electric resistance heat in units, a solar panel array and green elements on the roof.



Slated for U.S. Green Building Council LEED for Homes certification, the Zella Apartments features numerous eco-friendly elements. Since the building's soft-opening earlier this month, 62 percent of the units have been pre-leased. In addition to using the Multifamily Tax Exemption (MFTE) program to add units at 80% AMI, the project voluntarily added additional units at 60% AMI, prior to MHA requirements.

The landscape at Zella is also designed to achieve low-water use while being low-maintenance—with an emphasis on native and drought-resistant ornamental plants that have proven successful in the Puget Sound climate. Additionally, street trees on 2nd Ave West were preserved, with plants designed to act as natural filtration areas in bio-filtration planters while providing pollutant removal and some storm water infiltration.

Project team members on the Zella Apartments project include Pastakia + Associates (developer), Graham Construction (General Contractor), Encore Architects (Architect), Object | Space (Interior Designer), Greystar (Property Manager) with CBRE as project lender via the U.S. Department of Housing & Urban Development.

In addition to the Zella Apartments, Pastakia has numerous projects underway or completed in Seattle and the surrounding region, including Bogtown Flats, Surrey on Main Apartments in Bellevue, Fremont Crossing office building and Aria Flats in Redmond.

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