Project Team

Developer: Unico Properties LLC
Architect: Fish Mackay Architects LLC
Civil Engineer: KPFF Civil Engineering
Landscape Architect: Windrose Landscape Architecture
## Neighborhood Meetings

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>Date(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interbay Neighborhood Assn</td>
<td>October 22, 2010</td>
</tr>
<tr>
<td></td>
<td>December 08, 2010</td>
</tr>
<tr>
<td></td>
<td>February 09, 2011</td>
</tr>
<tr>
<td>Queen Anne Community Council</td>
<td>October 18, 2010</td>
</tr>
<tr>
<td></td>
<td>January 24, 2011</td>
</tr>
</tbody>
</table>

## Design Review Board

<table>
<thead>
<tr>
<th>Board</th>
<th>Date(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Magnolia Community Council</td>
<td>October 19, 2010</td>
</tr>
<tr>
<td>Early Design Guidance</td>
<td>November 03, 2010</td>
</tr>
<tr>
<td></td>
<td>February 16, 2011</td>
</tr>
<tr>
<td>Seattle Design Commission</td>
<td>April 21, 2011</td>
</tr>
<tr>
<td></td>
<td>May 5, 2011</td>
</tr>
</tbody>
</table>

## Proposed Construction Schedule

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Start</td>
<td>December 2011</td>
</tr>
<tr>
<td>Construction Completion</td>
<td>June 2013</td>
</tr>
</tbody>
</table>

---

**PROJECT TIMELINE**

Interbay Apartments
Seattle Design Commission Meeting #2: May 5, 2011
Approximate Development Objectives
- 234 Residential units
- 194 Parking stalls
- 5,500 sf Commercial space

Project Goals
- Reconfigure alley to provide more functionality to proposed building as well as neighboring owners and businesses
- Provide a safe, functional, attractive pedestrian environment where none exists
- Use efficiency achieved through vacation to create a building with articulation and street uses that promote a human-scaled pedestrian environment

Alley Vacation Notes
- Existing alley provides no continuity to other blocks or grid
- Other property owners and businesses adjacent to the existing alley served by reconfigured and improved alley
- Allows pedestrian link from ballfields to Dravus

ALLEY VACATION SUMMARY
With Vacation
• No increase in developable area
• Alley vacation creates Project efficiency and will allow upper-level setbacks to reduce bulk and scale of building
• Project efficiency through alley vacation allows Project to wrap Barrett Street frontage with street-related residential units
Public Benefits

1. **Voluntary Building Setbacks**
   - Setbacks along alley
   - Street-level setbacks
   - Upper-level setbacks

2. **Streetscape Amenities**
   - a. Public bike racks
   - b. Canopy lighting at 16th/Dravus and Lobby
   - c. Pedestrian street lights at Barrett
   - d. Building-mounted alley light fixtures
   - e. Upgrade stadium light fixtures at sidewalk level
   - f. Upgraded alley paving at 17th Ave.
   - g. Dog bag dispenser on Barrett
   - h. Weather protection over sidewalk at Dravus & 16th
   - i. Greenscreen/landscape enhancement at alley
   - j. Street trees
   - k. Street tree size
   - l. Planting improvements in R.O.W.
   - m. Pedestrian wayfinding elements at Dravus
   - n. Waste receptacles at each entry
   - o. Seating elements at Dravus
   - p. Seating elements at 17th

3. **Street Improvements at Neighboring Properties**
   - a. Street tree replacement on Dravus
   - b. Street trees on 17th north of Alley
   - c. Sidewalk replacement on 17th north of Alley
   - d. Planting improvements on 17th north of Alley

4. **Sustainable Stormwater Controls**
   - Daylit raingardens & enhanced plantings at 16th & 17th

5. **Reduce Curb Cuts around Site**
   - Increase continuous pedestrian frontage by reducing curbcuts around the site

6. **Screening of Parking Garage**
   - Screen parking garage from street with commercial and residential uses, above 30% code requirement
<table>
<thead>
<tr>
<th>Public Benefit</th>
<th>Description</th>
<th>Existing</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td>Voluntary Building Setbacks</td>
<td>n/a</td>
<td>0 sf</td>
<td>659 sf</td>
</tr>
<tr>
<td></td>
<td>Setbacks along alley</td>
<td></td>
<td>0 sf</td>
<td>502 sf</td>
</tr>
<tr>
<td></td>
<td>Street-level setbacks</td>
<td></td>
<td>0 sf</td>
<td>8822 sf</td>
</tr>
<tr>
<td></td>
<td>Upper-level setbacks</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>#2</td>
<td>Streetscape Amenities</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>a. Public bike racks</td>
<td>0</td>
<td>2 spaces</td>
<td>8 spaces</td>
</tr>
<tr>
<td></td>
<td>b. Canopy lighting at 16th/Dravus and Lobby</td>
<td>0</td>
<td>0</td>
<td>10</td>
</tr>
<tr>
<td></td>
<td>c. Pedestrian street lights at Barrett</td>
<td>0</td>
<td>0</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>d. Building-mounted alley light fixtures</td>
<td>0</td>
<td>0</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>e. Upgrade stadium light fixtures at sidewalk level</td>
<td>0</td>
<td>0</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>f. Upgraded alley paving at 17th Ave.</td>
<td>0</td>
<td>0</td>
<td>1000 sf</td>
</tr>
<tr>
<td></td>
<td>g. Dog bag dispenser on Barrett</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>h. Weather protection over sidewalk at Dravus &amp; 16th</td>
<td>0</td>
<td>0</td>
<td>600 sf</td>
</tr>
<tr>
<td></td>
<td>i. Greenscreen/landscape enhancement at alley</td>
<td>0</td>
<td>0</td>
<td>500 sf</td>
</tr>
<tr>
<td></td>
<td>j. Street trees</td>
<td>2</td>
<td>28</td>
<td>31</td>
</tr>
<tr>
<td></td>
<td>k. Street tree size</td>
<td>&lt;2” Caliper</td>
<td>2-2.5” Caliper</td>
<td>3” Caliper</td>
</tr>
<tr>
<td></td>
<td>l. Planting improvements in R.O.W.</td>
<td>0</td>
<td>700 sf</td>
<td>3100 sf</td>
</tr>
<tr>
<td></td>
<td>m. Pedestrian wayfinding elements at Dravus</td>
<td>0</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>n. Waste receptacles at each entry</td>
<td>0</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>o. Seating elements at Dravus</td>
<td>0</td>
<td>0</td>
<td>48 lf</td>
</tr>
<tr>
<td></td>
<td>p. Seating elements at 17th</td>
<td>0</td>
<td>0</td>
<td>10 seats</td>
</tr>
<tr>
<td>#3</td>
<td>Street Improvements at Neighboring Properties</td>
<td>n/a</td>
<td>0</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td>a. Street tree replacement on Dravus</td>
<td>0</td>
<td>0</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td>b. Street trees on 17th north of Alley</td>
<td>n/a</td>
<td>0</td>
<td>800 sf</td>
</tr>
<tr>
<td></td>
<td>c. Sidewalk replacement on 17th north of Alley</td>
<td>n/a</td>
<td>0</td>
<td>1800 sf</td>
</tr>
<tr>
<td>#4</td>
<td>Sustainable Stormwater Controls</td>
<td></td>
<td>0 sf</td>
<td>3400 sf</td>
</tr>
<tr>
<td></td>
<td>Daylit raingardens &amp; enhanced plantings at 16th &amp; 17th</td>
<td></td>
<td>0 sf</td>
<td></td>
</tr>
<tr>
<td>#5</td>
<td>Reduce Curb Cuts around Site</td>
<td>4</td>
<td>n/a</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Increase continuous pedestrian frontage by reducing curbcuts around the site</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>#6</td>
<td>Screening of Parking Garage</td>
<td>n/a</td>
<td>214 lf</td>
<td>618 lf</td>
</tr>
<tr>
<td></td>
<td>Screen parking garage from street with commercial and residential uses, above 30% code requirement</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**PUBLIC BENEFIT SUMMARY**

Interbay Apartments
Seattle Design Commission Meeting #2: May 5, 2011
ENLARGED STREETSCAPE PLAN: WEST DRAVUS ST & 16TH AVE WEST
ENLARGED STREETSCAPE PLAN: DRAVUS & 17TH

Interbay Apartments
Seattle Design Commission Meeting #2: May 5, 2011
17TH AVE AT PANDASIA. FACE OF BUILDING IS AT PROPERTY LINE

VIEW OF 17TH STREETSCAPE LOOKING NORTH TO DRAVUS

EXISTING STREET CONDITION AT DRAVUS & 17TH
ENLARGED STREETSCAPE PLAN: 17TH AND ALLEY

Interbay Apartments
Seattle Design Commission Meeting #2: May 5, 2011

FISH MACKAY ARCHITECTS LLC
ENLARGED STREETSCAPE PLAN: 17TH & BARRETT

RAIN GARDEN AND WEIRS
SEATING BLOCKS AND NICHES
UNIT PAVERS AT TREE ROOTZONE, TYPICAL
PEDESTRIAN LIGHT STANDARD
WEST BARRETT STREET

INTERBAY APARTMENTS
Seattle Design Commission Meeting #2: May 5, 2011
17TH AVE WEST STREET SECTION

Interbay Apartments
Seattle Design Commission Meeting #2: May 5, 2011
Canopy to provide pedestrian weather protection

Wall-mounted pedestrian lighting and landscape screening

Seating elements, raingarden, enhanced planting, and wide sidewalk this location

MAIN ENTRANCE LOBBY AT 17TH AVE
STREETSCAPE AT 17TH & BARRETT

Interbay Apartments

Seattle Design Commission Meeting #2: May 5, 2011
VIEW OF STREET-LEVEL RESIDENTIAL UNITS AT BARRETT

WEST BARRETT STREET SECTION

15’ UPPER LEVEL SET BACK

PEDESTRIAN LIGHT STANDARD

FISH MACKAY ARCHITECTS LLC

Interbay Apartments
Seattle Design Commission Meeting #2: May 5, 2011

18
LIGHT FIXTURE REPLACEMENT AT SOCCER STADIUM

HIGH PRESSURE SODIUM FIXTURES AT TICKET BOOTH AND STADIUM BUILDING TO BE REPLACED WITH LED FIXTURES
ENLARGED STREETSCAPE PLAN: WEST BARRETT ST & 16TH AVE WEST
Canopy to provide pedestrian weather protection

Street-level setback: 3'8"

Public seating elements

Public bike racks this location

VIEW FROM DRAVUS & 16TH AVE

Interbay Apartments

Seattle Design Commission Meeting #2: May 5, 2011
VIEW OF ALLEY FROM DRAVUS & 17TH AVE

Face of building setback
3'-0" approx. from property line

Upper level setback
15'-0" from property line

Face of building setback
6'-0" approx. from property line

Upper level setback
15'-0" from alley easement

Green screen at alley facades

Wall-mounted pedestrian lighting

Enhanced alley paving at 17th:
approx. 1,000 sf
Upper level setback
12'-0" from property line

15' Upper level setback

Enhanced streetscape: wide sidewalks, raingarden, & seating elements this location

VIEW FROM BARRETT & 17TH AVE

Interbay Apartments
Seattle Design Commission Meeting #2: May 5, 2011
15’ Upper level setback
STREETSCAPE AMENITIES

Interbay Apartments
Seattle Design Commission Meeting #2: May 5, 2011

PEDESTRIAN LIGHTING
VERTICAL PLANTING SCREENS
PUBLIC BIKE RACKS
DAYLIT RAINGARDENS WITH ENHANCED PLANTING PROPOSED FOR 16TH & 17TH AVE
PEDESTRIAN/CYCLIST WAYFINDING
ENHANCED PLANTING & SEATING ELEMENTS