Interbay Apartments

Project Team

Developer	**Unico Properties LLC**
Architect	**Fish Mackay Architects LLC**
Civil Engineer	**KPFF Civil Engineering**
Landscape Architect	**Windrose Landscape Architecture**

FISH
MACKAY
ARCHITECTS LLC

UNICO

Seattle Design Commission Meeting #2

May 5, 2011
3040 17th Avenue West

Neighborhood Meetings

Interbay Neighborhood Association

October 22, 2010

December 08, 2010

February 09, 2011

Queen Anne Community Council

October 18, 2010

January 24, 2011

Magnolia Community Council

October 19, 2010

Design Review Board

Early Design Guidance

November 03, 2010

February 16, 2011

Seattle Design Commission

April 21, 2011

May 5, 2011

Proposed Construction Schedule

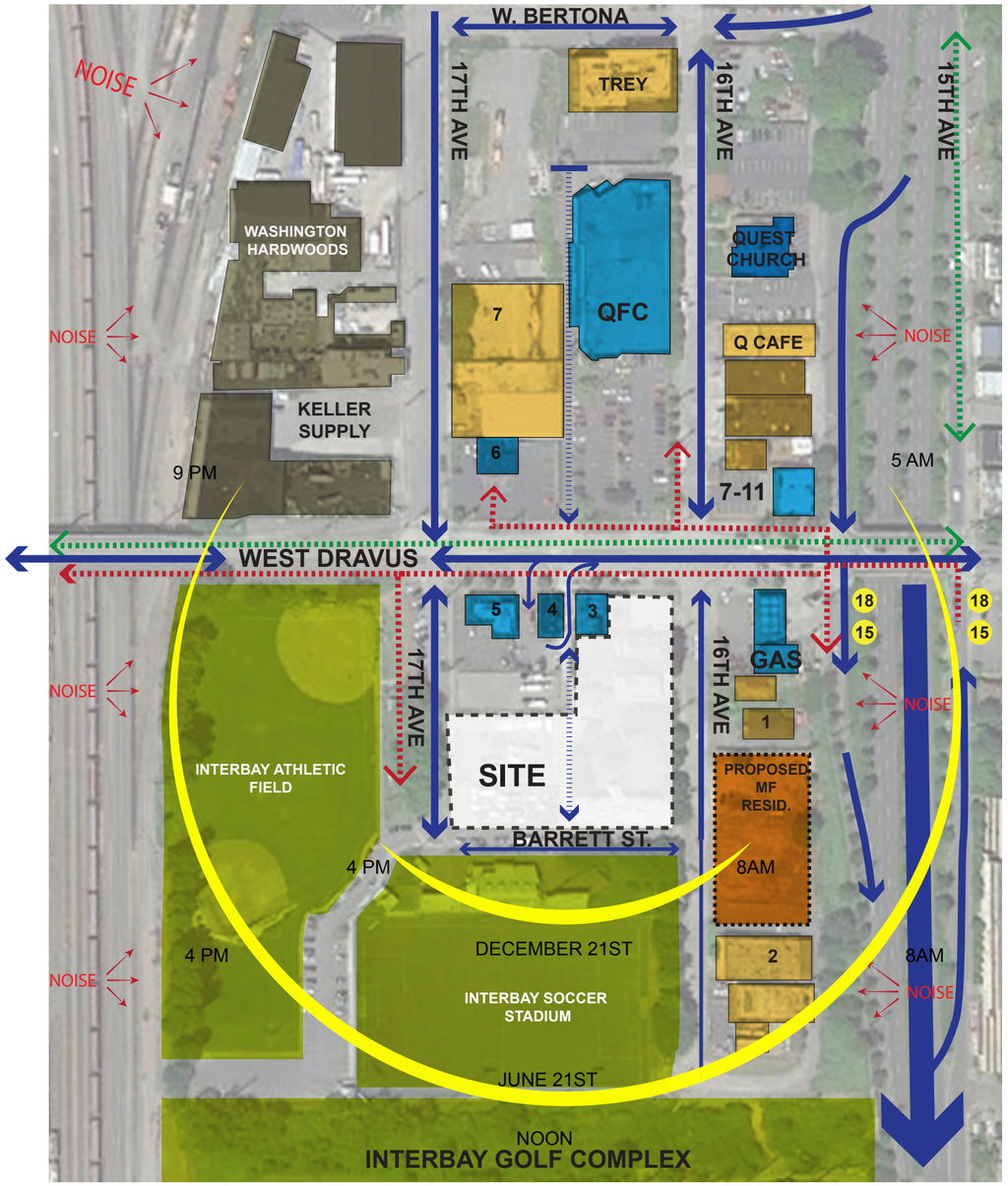
Construction Start

December 2011

Construction Completion

June 2013

PROJECT TIMELINE



1 INTERBAY VETERINARY CLINIC
2 BENLA SERVICE
3 STARBUCKS
4 RED MILL
5 PANDASIA
6 PAGLIACCI PIZZA
7 DICKINSON EQUIPMENT CO.

Industrial
Retail/Restaurants
Office
Civic
Parks
Residential- Multi-family

Site
Bicycle routes
Pedestrian routes
Vehicle traffic
Bus stop

SITE ANALYSIS

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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 envirionment where none exists
- Use efficiency achieved through vacation to create a buildiing 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

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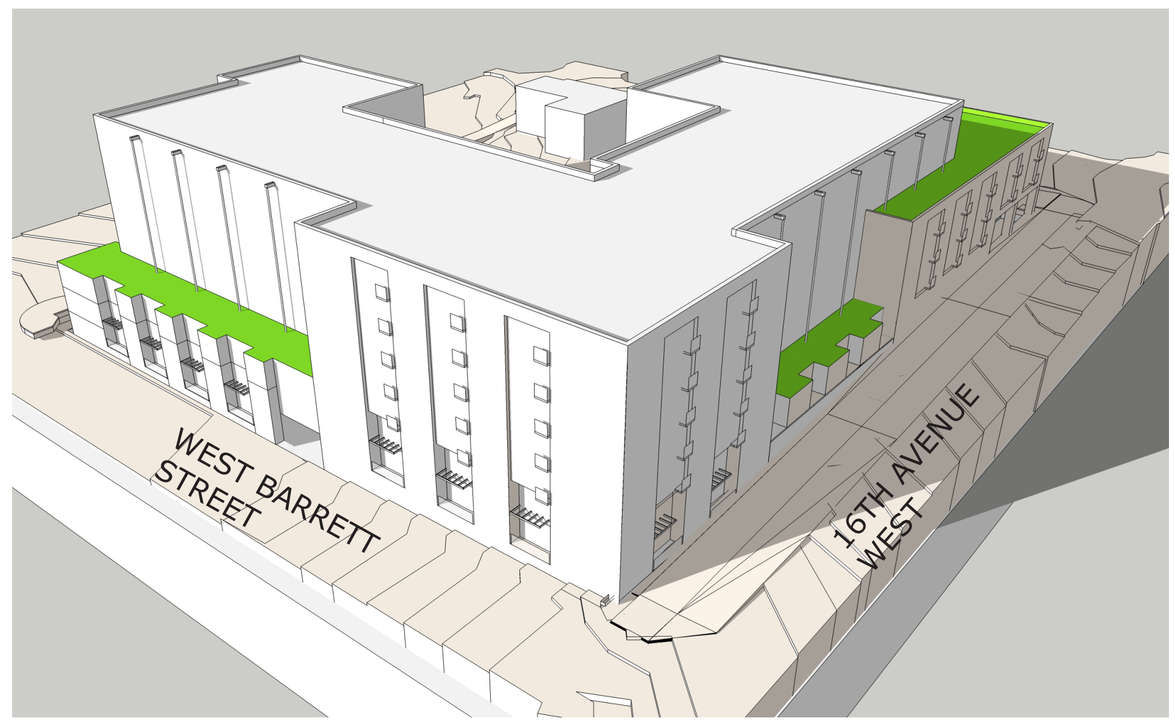
VIEW FROM SOUTHWEST

VIEW FROM NORTHEAST

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



VIEW FROM SOUTHEAST

WITH VACATION PREFERRED SCHEME

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

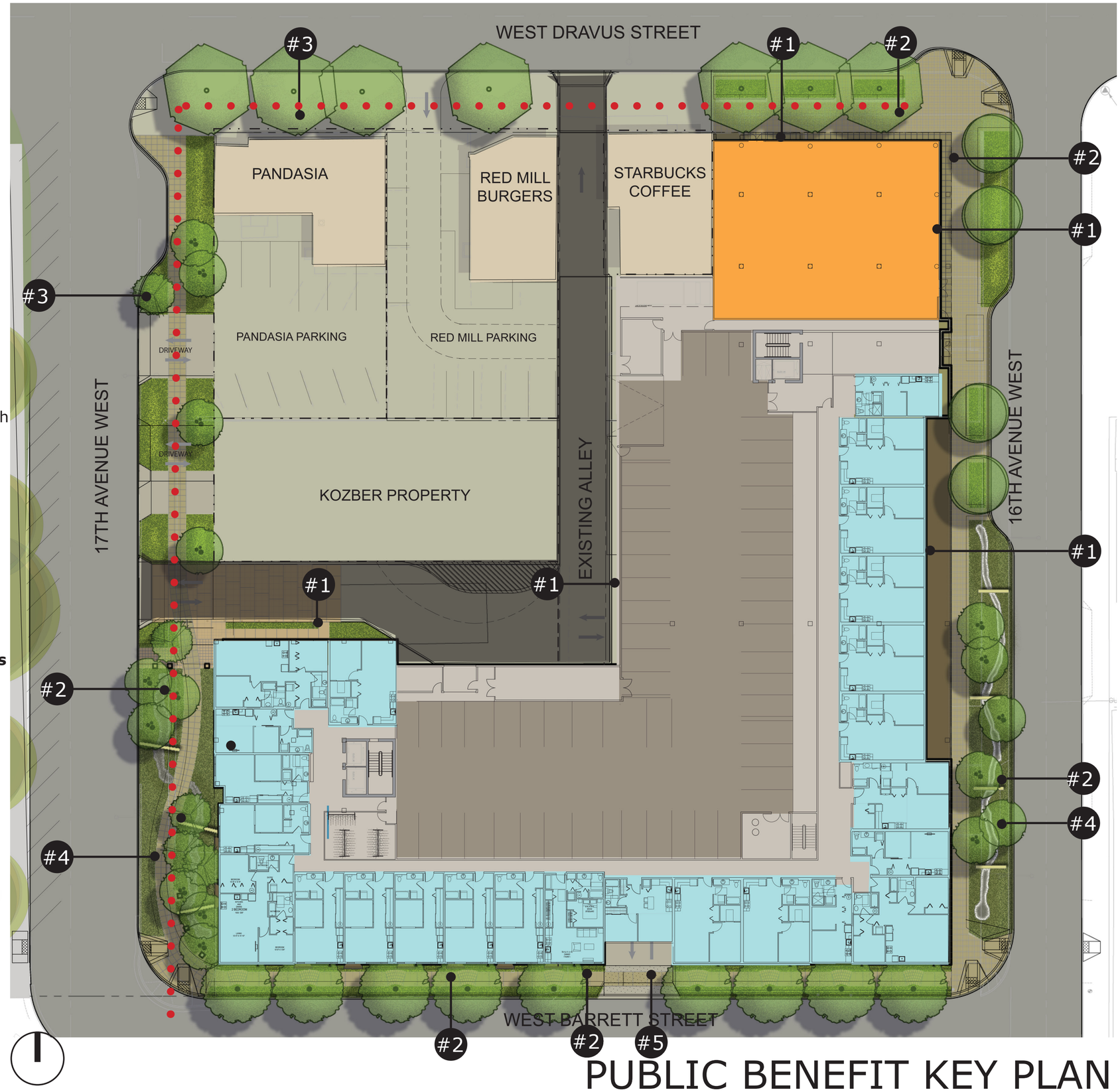
Daylit raingardens & enhanced plantings at 16th & 17th

#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



PUBLIC BENEFIT KEY PLAN

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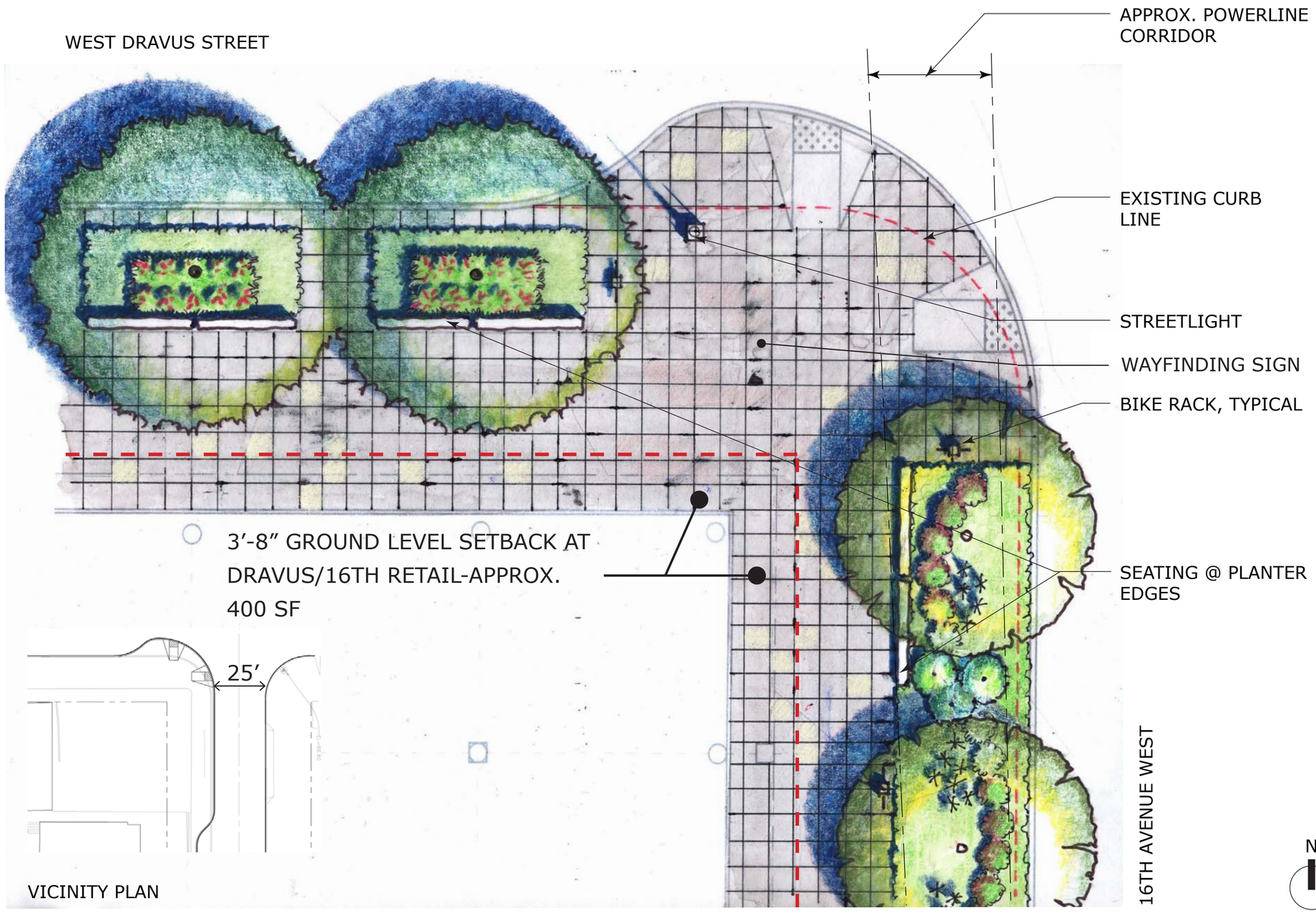
Public Benefit	Description	Existing	Required	Proposed
#1	**Voluntary Building Setbacks**	**n/a**		
	Setbacks along alley		0 sf	659 sf
	Street-level setbacks		0 sf	502 sf
	Upper-level setbacks		0 sf	8822 sf
#2	**Streetscape Amenities**			
	a. Public bike racks	0	2 spaces	8 spaces
	b. Canopy lighting at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

PUBLIC BENEFIT SUMMARY



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NOT TO SCALE

ENLARGED STREETSCAPE PLAN: WEST DRAVUS ST & 16TH AVE WEST

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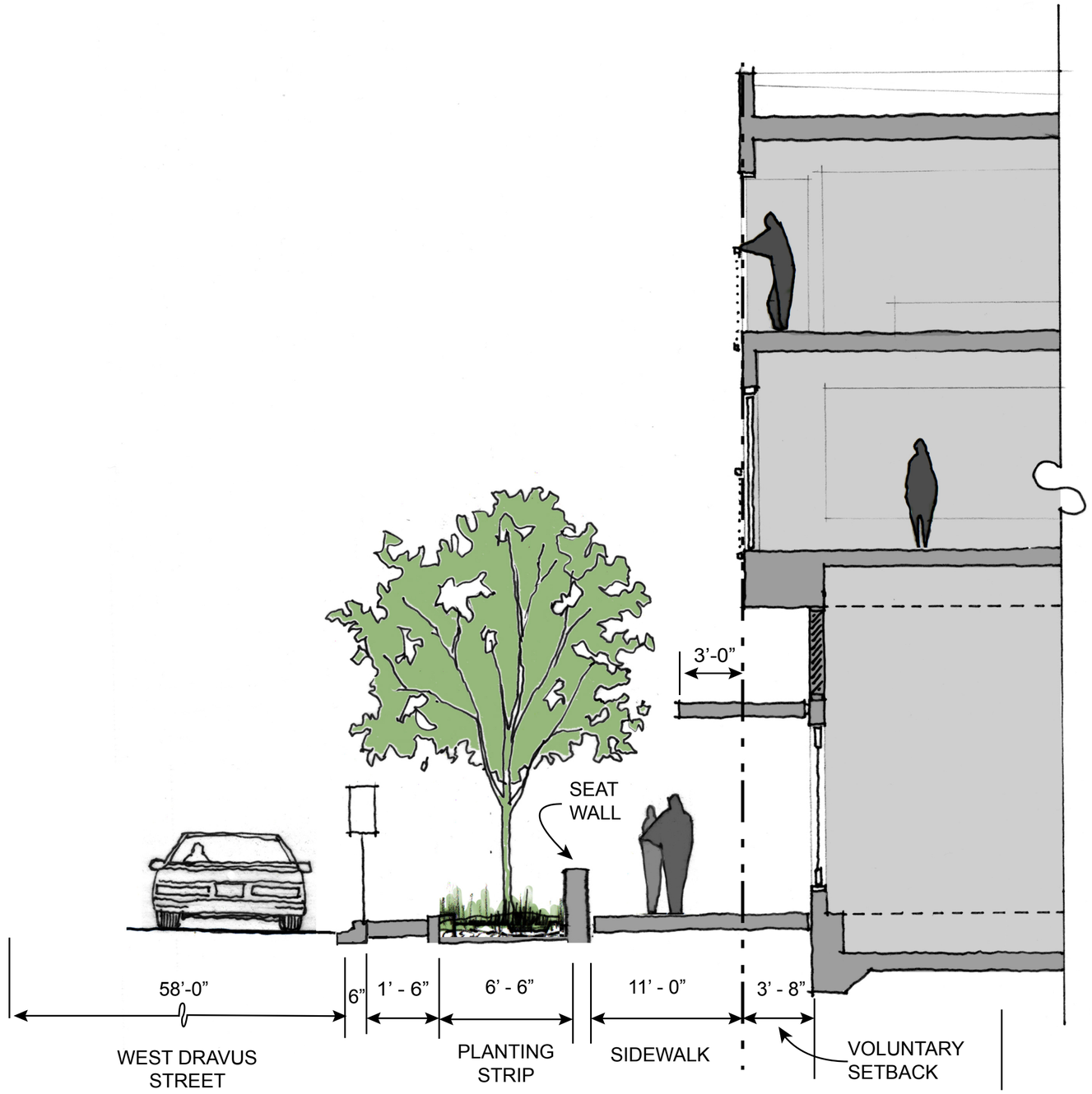

STREET SECTION AT DRAVUS

WEST DRAVUS STREET SECTION

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STREETSCAPE VIEW AT DRAVUS & 16TH

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ENLARGED STREETSCAPE PLAN: DRAVUS & 17TH

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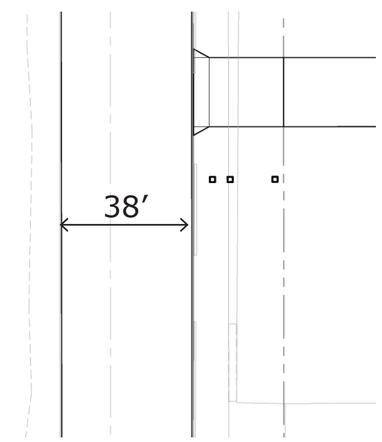
17TH AVE AT PANDASIA. FACE OF BUILDING IS AT PROPERTY LINE

VIEW OF 17TH STREETSCAPE LOOKING NORTH TO DRAVUS

EXISTING STREET CONDITION AT DRAVUS & 17TH



VICINITY PLAN

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ENLARGED STREETSCAPE PLAN: 17TH AND ALLEY

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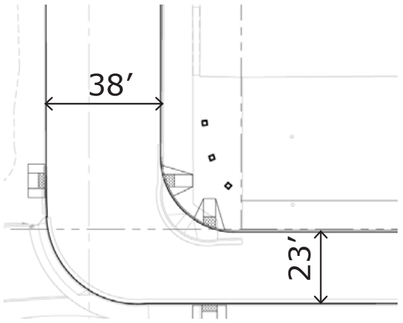

VICINITY PLAN

N

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ENLARGED STREETSCAPE PLAN: 17TH & BARRETT

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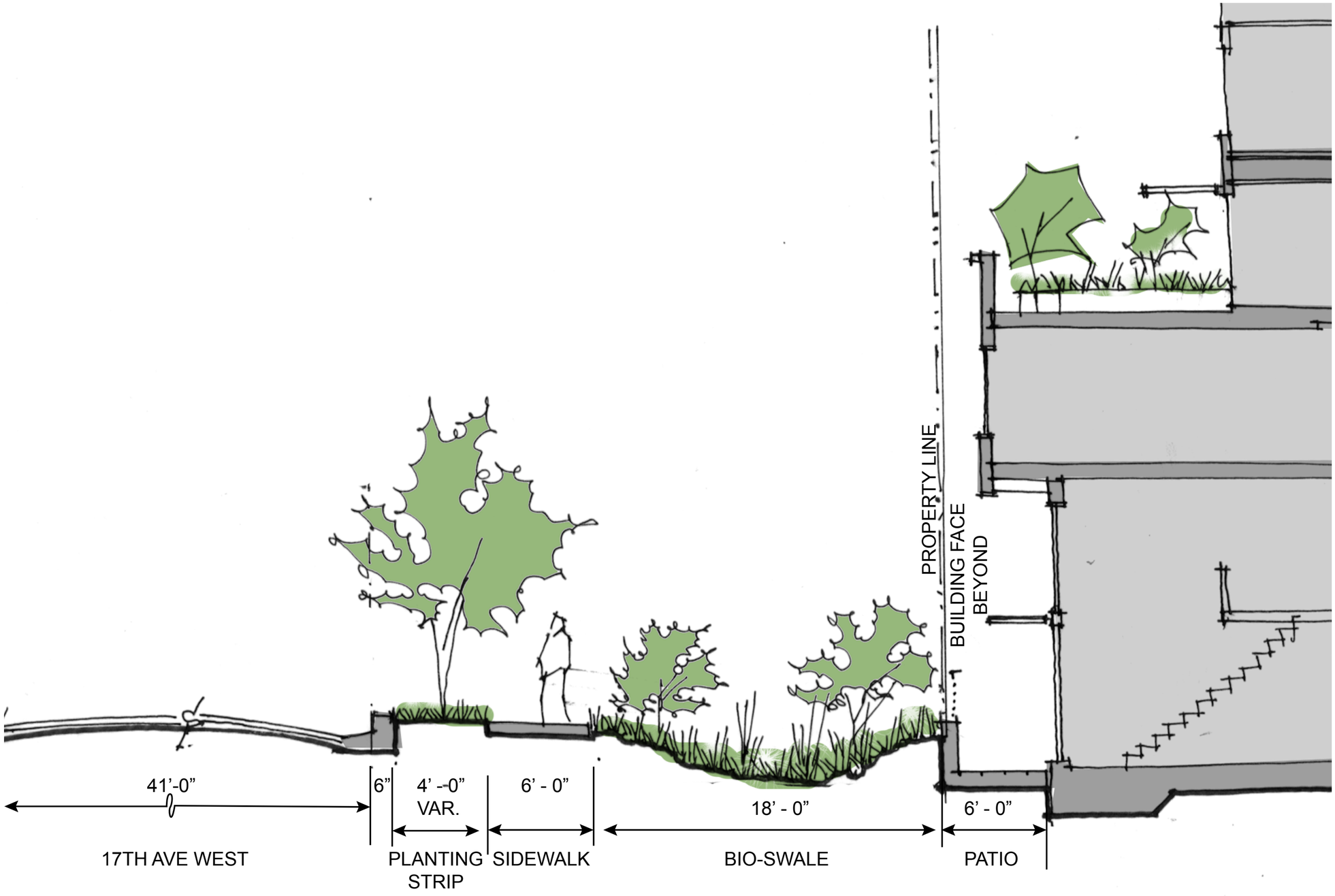

STREET SECTION AT 17TH AVE

17TH AVE WEST STREET SECTION

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MAIN ENTRANCE LOBBY AT 17TH AVE

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STREETSCAPE AT 17TH & BARRETT

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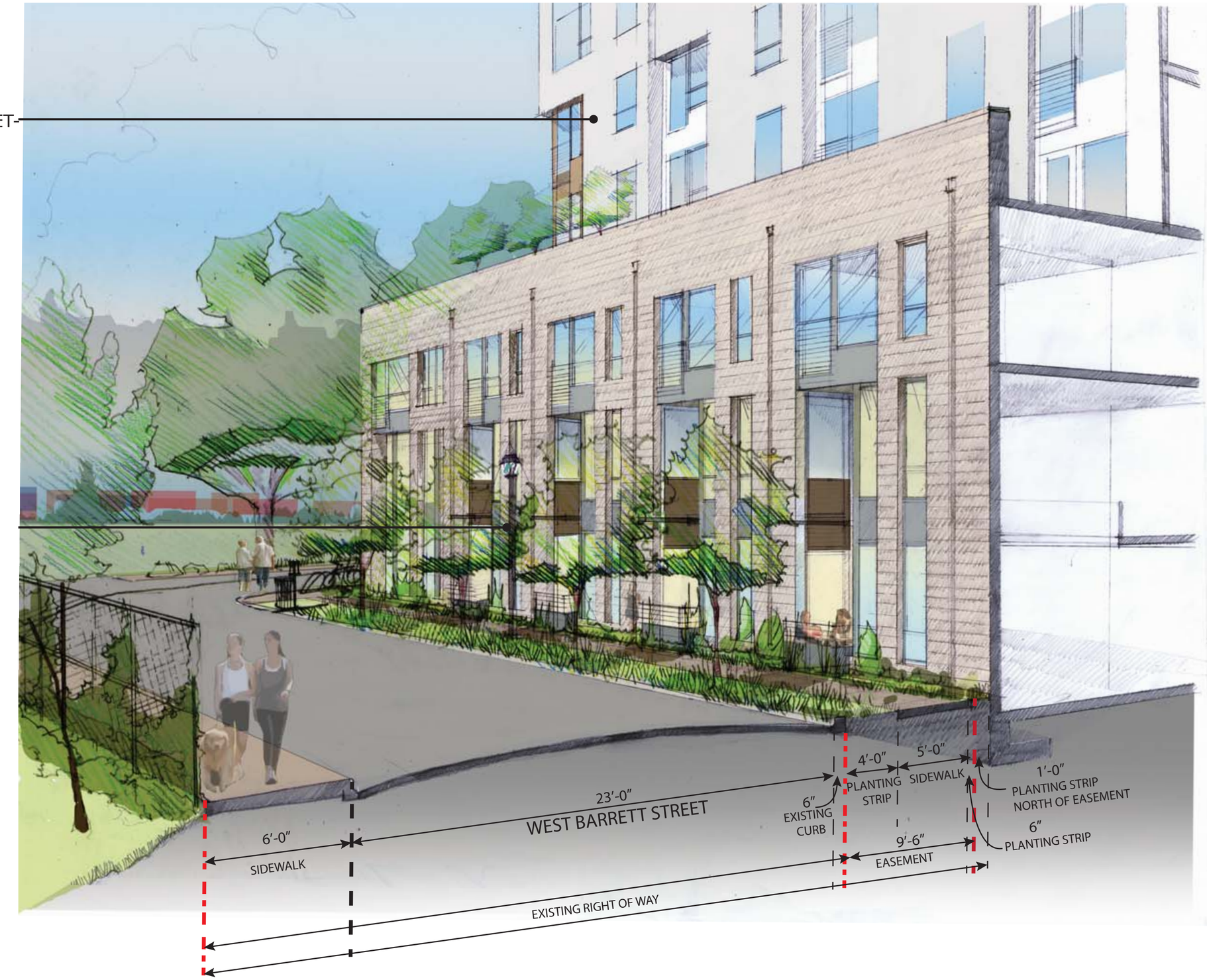

VIEW OF STREET-LEVEL RESIDENTIAL UNITS AT BARRETT

WEST BARRETT STREET SECTION

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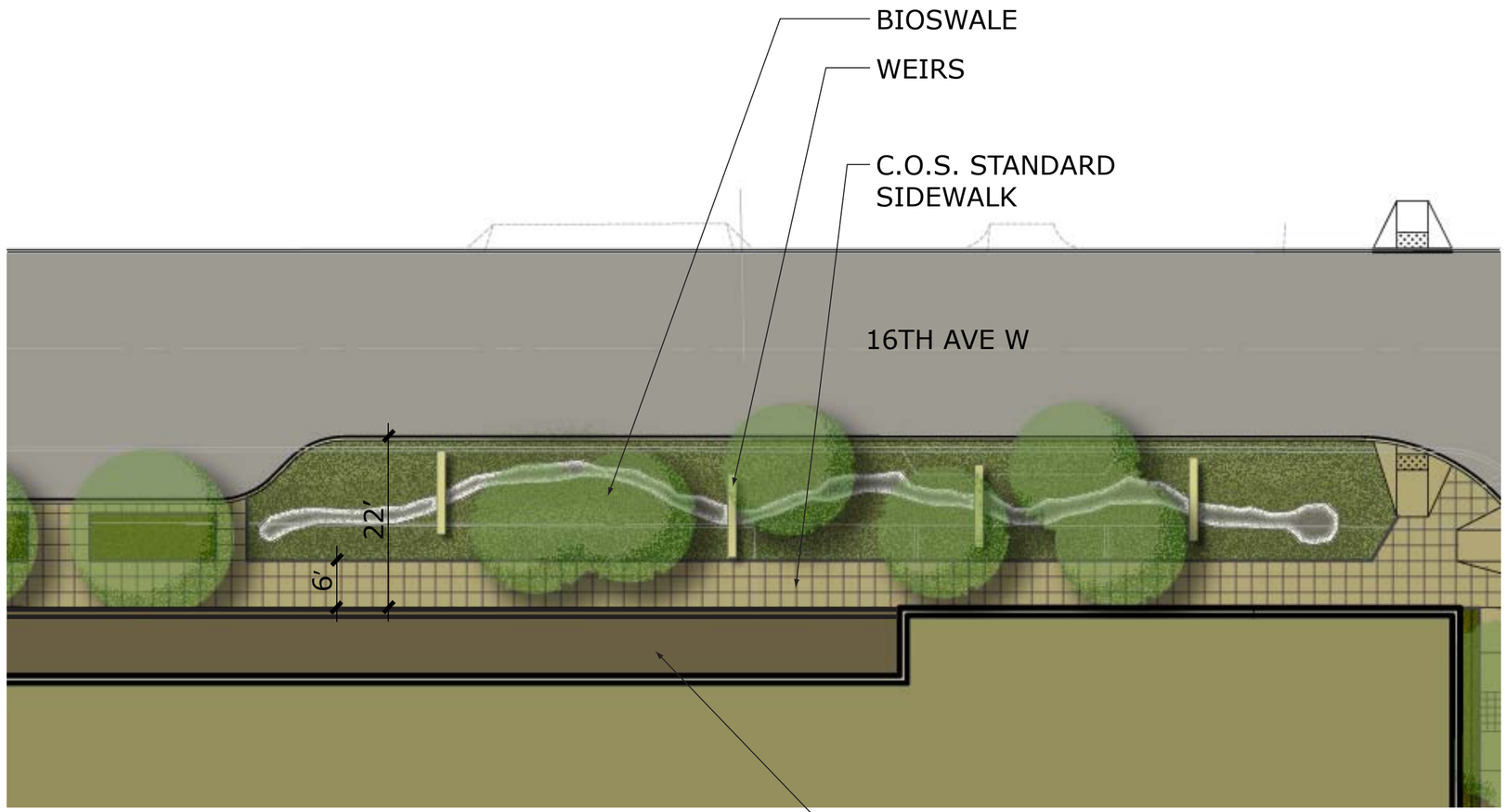
HIGH PRESSURE SODIUM FIXTURES AT TICKET BOOTH AND STADIUM BUIDING TO BE REPLACED WITH LED FIXTURES

LIGHT FIXTURE REPLACEMENT AT SOCCER STADIUM



KEY PLAN (NTS)

N

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ENLARGED STREETSCAPE PLAN: WEST BARRETT ST & 16TH AVE WEST

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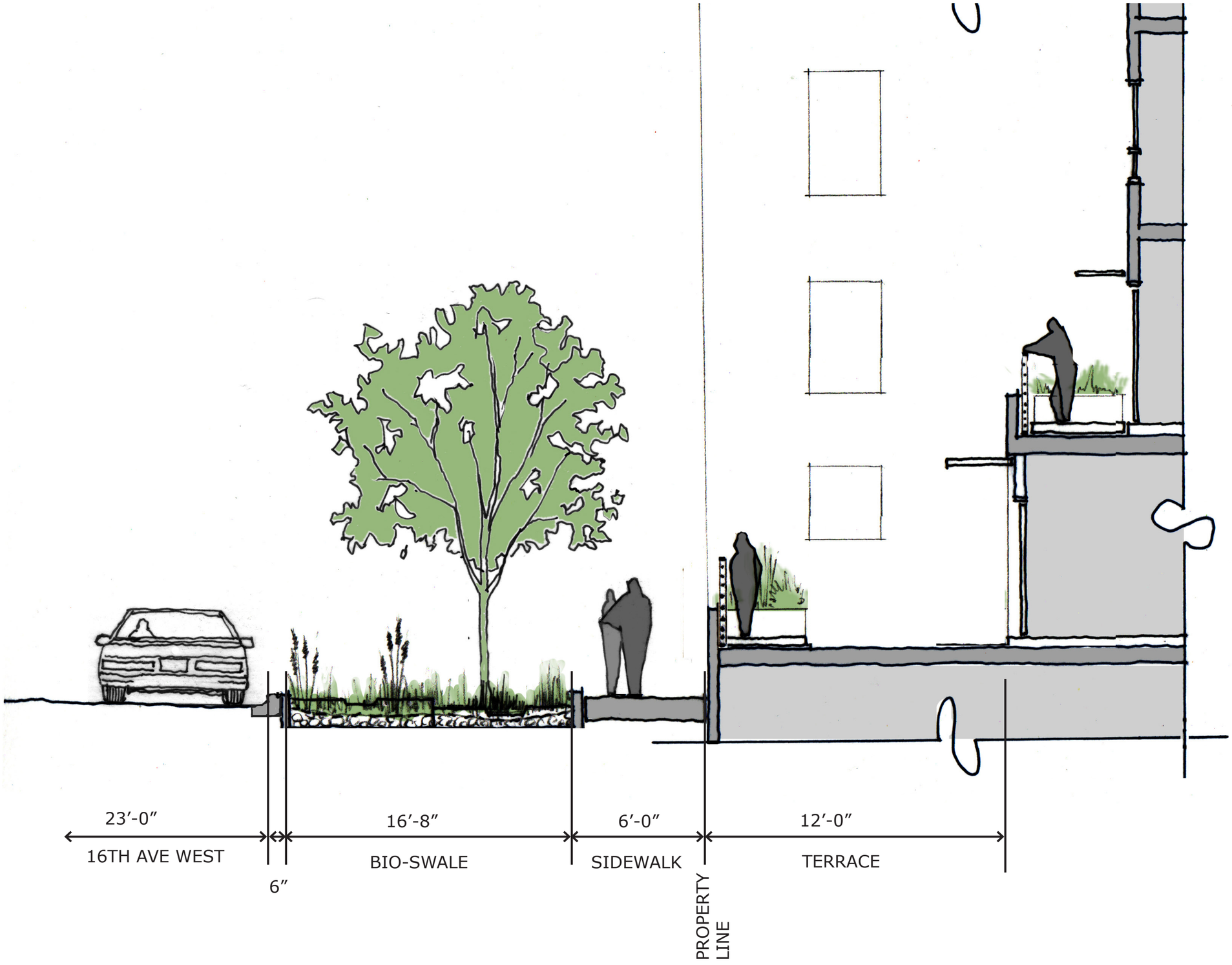

STREET SECTION AT 16TH AVE

16TH AVE WEST STREET SECTION

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VIEW FROM DRAVUS & 16TH AVE

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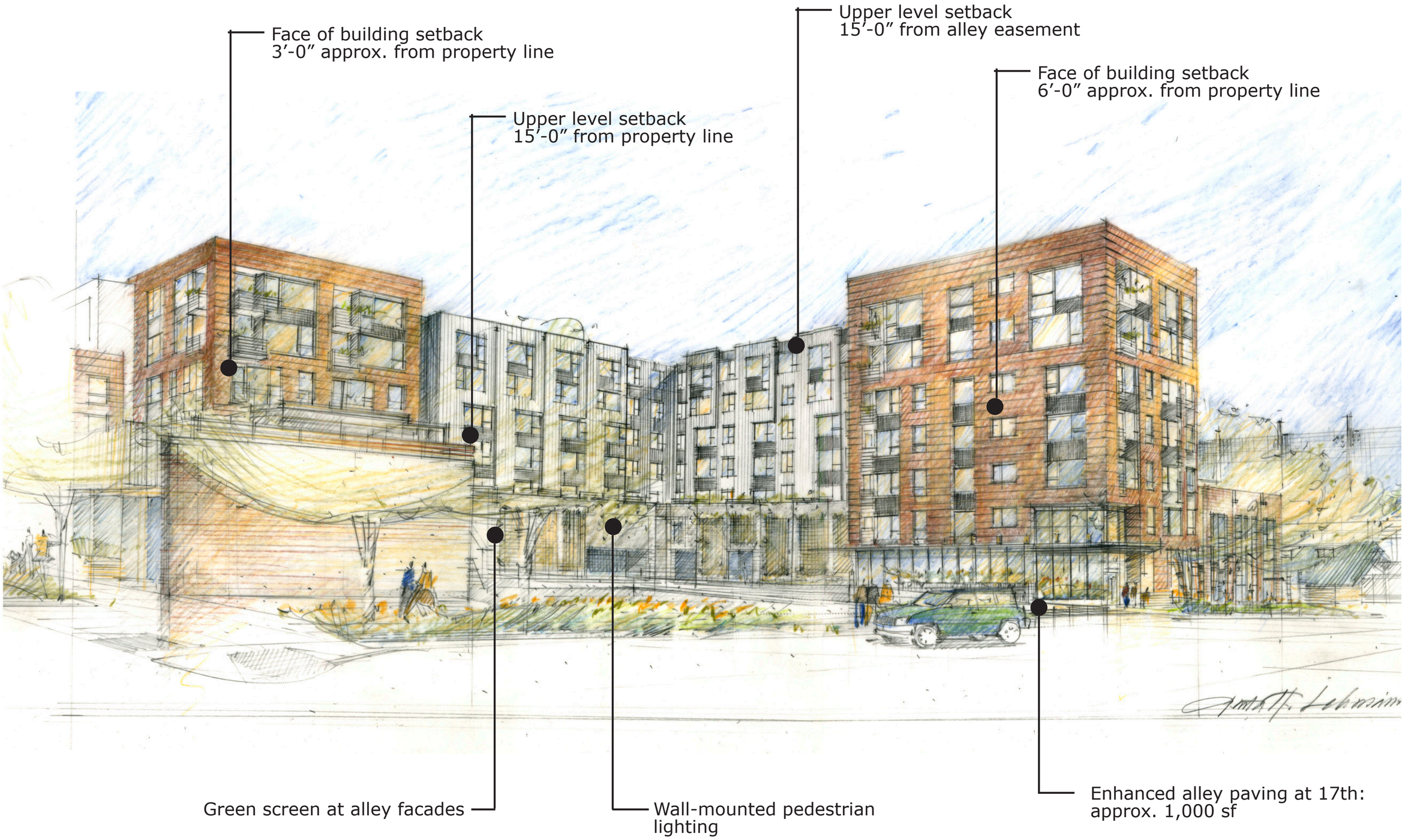

VIEW OF ALLEY FROM DRAVUS & 17TH AVE

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VIEW FROM BARRETT & 17TH AVE

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VIEW FROM BARRETT & 16TH AVE

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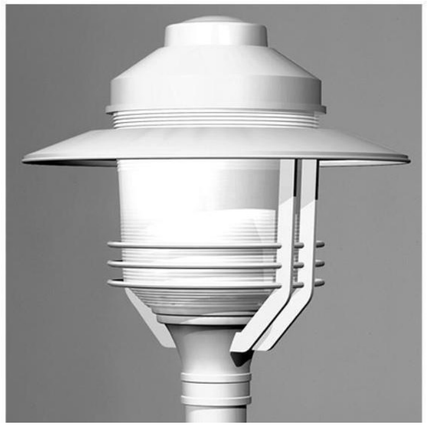

PEDESTRIAN LIGHTING

VERTICAL PLANTING SCREENS

PUBLIC BIKE RACKS

DAYLIT RAINGARDENS WITH ENHANCED PLANTING
PROPOSED FOR 16TH & 17TH AVE

PEDESTRIAN/CYCLIST
WAYFINDING

ENHANCED PLANTING & SEATING ELEMENTS

STREETSCAPE AMENITIES