



# 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



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

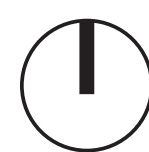
June 2013

# PROJECT TIMELINE





- |                              |                           |                   |
|------------------------------|---------------------------|-------------------|
| 1 INTERBAY VETERINARY CLINIC | Industrial                | Site              |
| 2 BENLA SERVICE              | Retail/Restaurants        | Bicycle routes    |
| 3 STARBUCKS                  | Office                    | Pedestrian routes |
| 4 RED MILL                   | Civic                     | Vehicle traffic   |
| 5 PANDASIA                   | Parks                     | Bus stop          |
| 6 PAGLIACCI PIZZA            | Residential- Multi-family |                   |
| 7 DICKINSON EQUIPMENT CO.    |                           |                   |



## SITE ANALYSIS



## 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





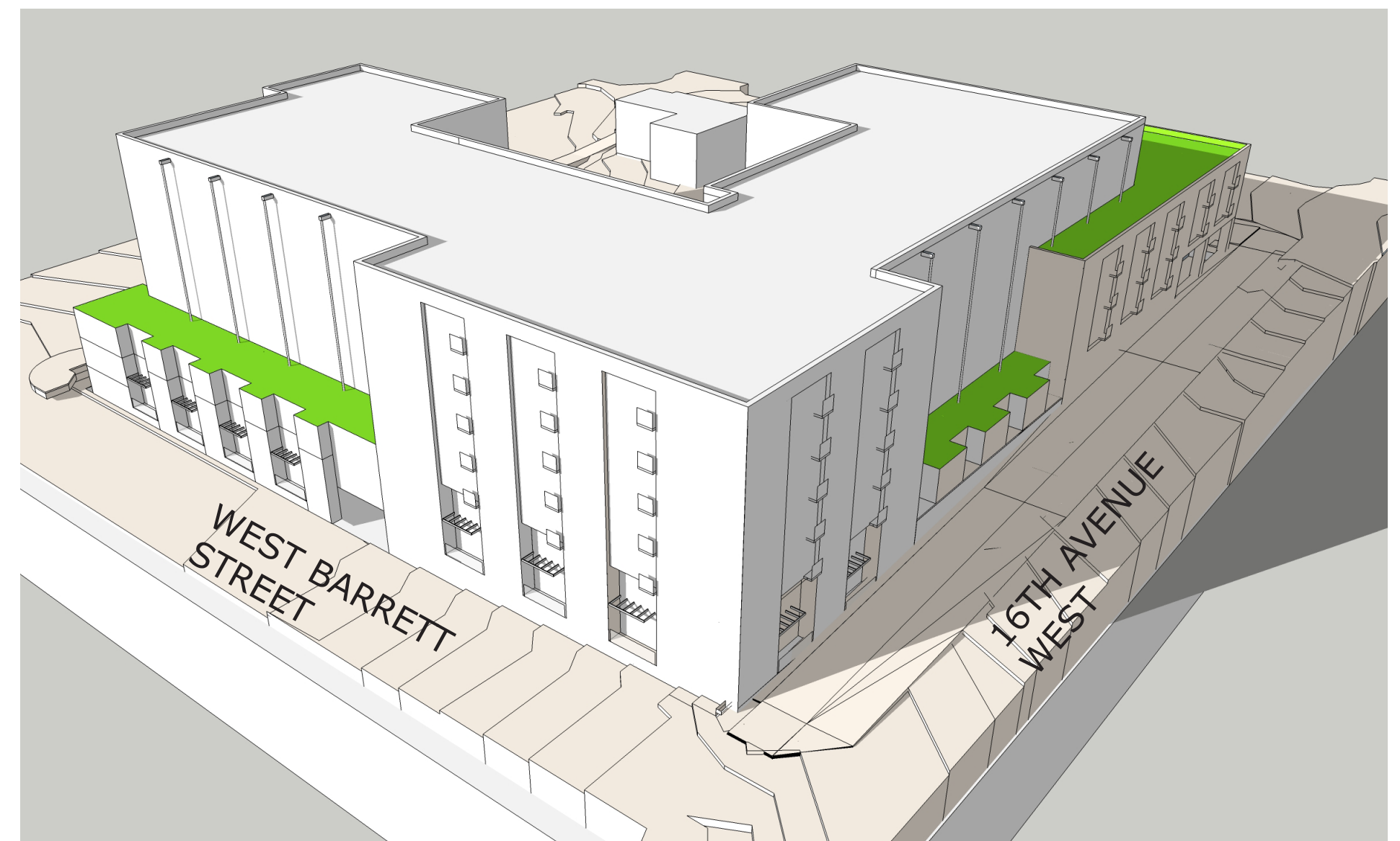
VIEW FROM SOUTHWEST



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



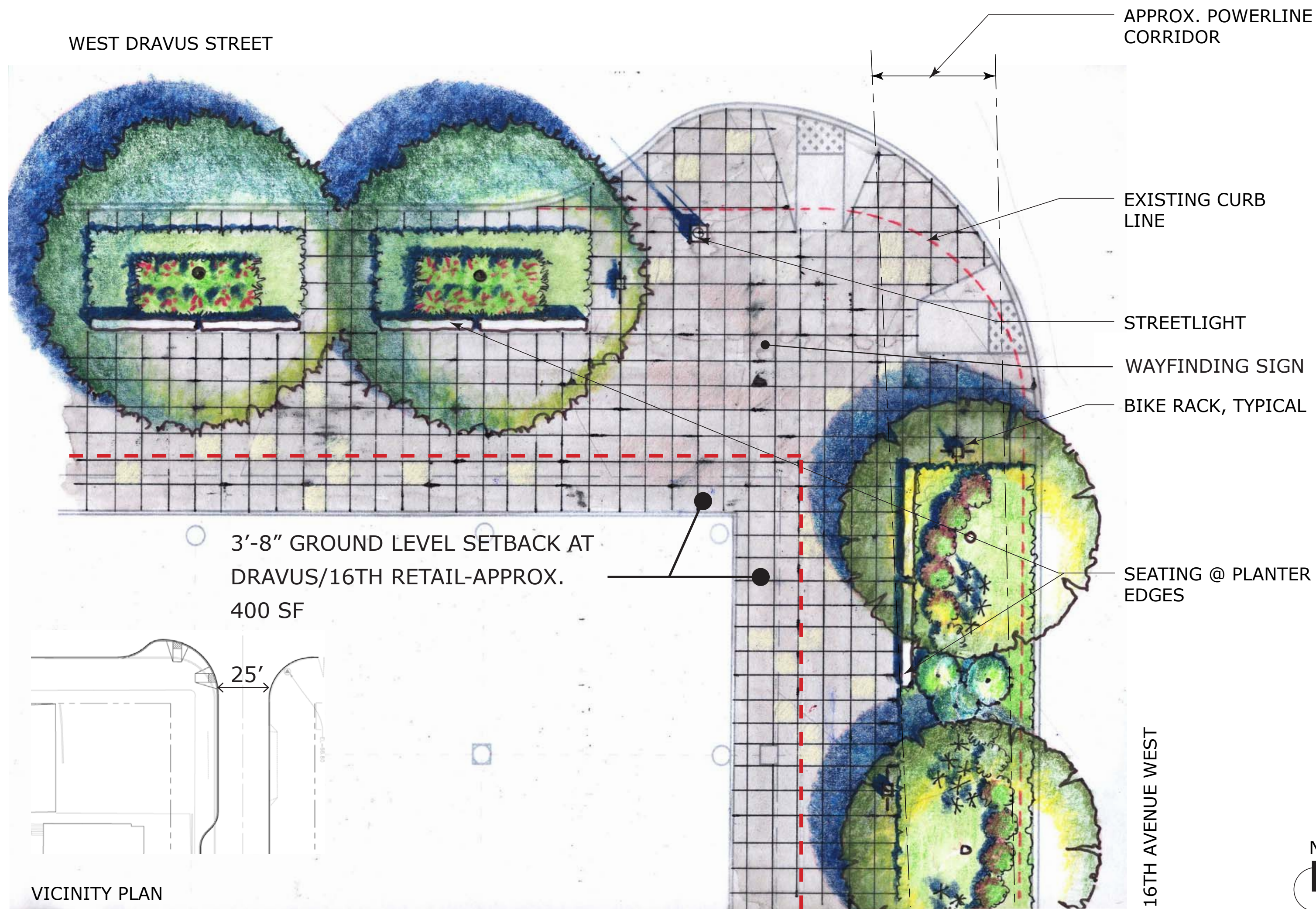
## PUBLIC BENEFIT KEY PLAN



Public Benefit	Description	Existing	Required	Proposed
#1	<b>Voluntary Building Setbacks</b>	n/a		
	Setbacks along alley		0 sf	659 sf
	Street-level setbacks		0 sf	502 sf
	Upper-level setbacks		0 sf	8822 sf
#2	<b>Streetscape Amenities</b>			
	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	<b>Street Improvements at Neighboring Properties</b>			
	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
#4	d. Planting improvements on 17th north of Alley	0	0	1800 sf
#4	<b>Sustainable Stormwater Controls</b>			
	Daylit raingardens & enhanced plantings at 16th & 17th	0 sf	0 sf	3400 sf
#5	<b>Reduce Curb Cuts around Site</b>			
	Increase continuous pedestrian frontage by reducing curbcuts around the site	4	n/a	1
#6	<b>Screening of Parking Garage</b>			
	Screen parking garage from street with commercial and residential uses, above 30% code requirement	n/a	214 lf	618 lf

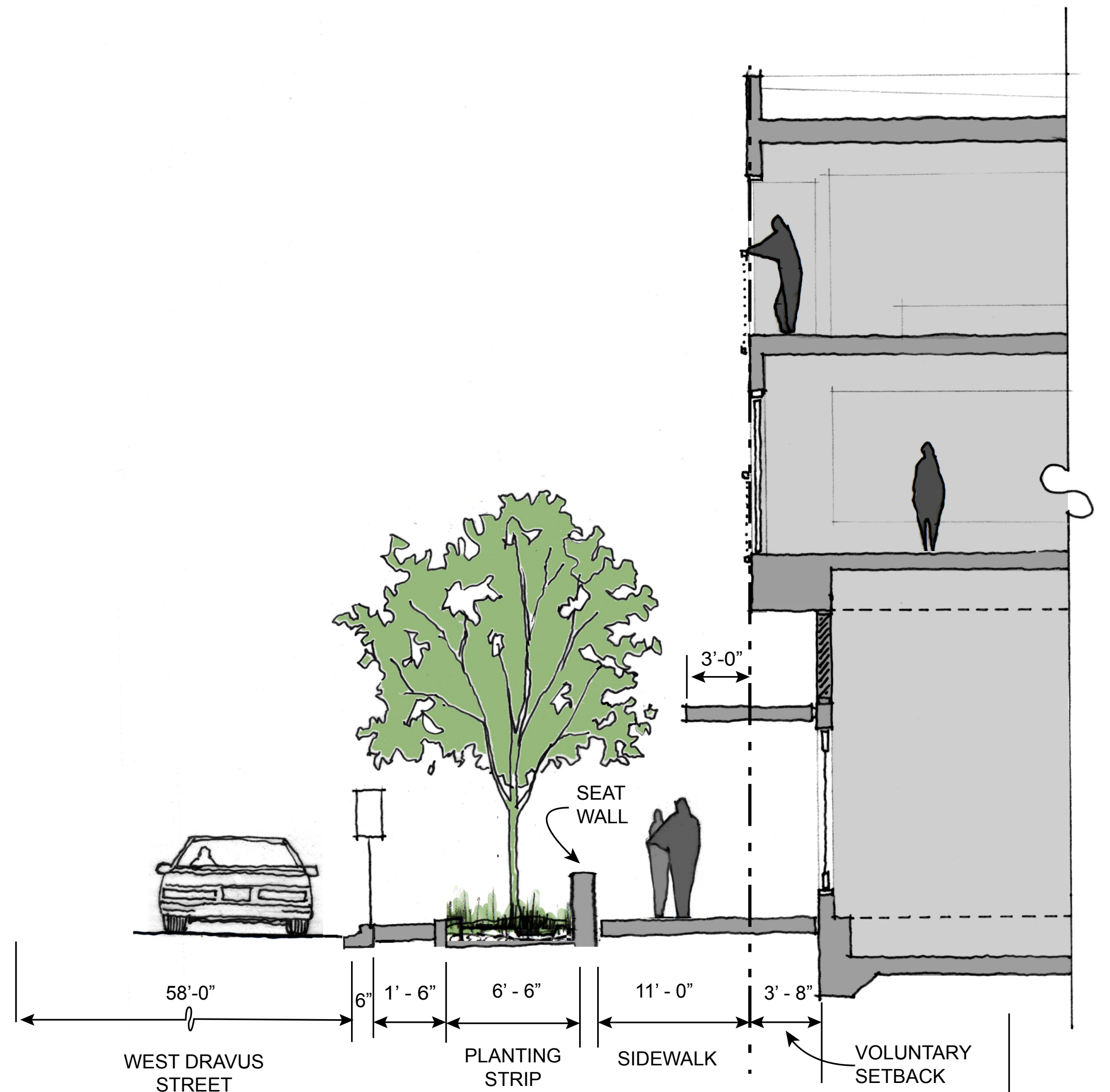
## PUBLIC BENEFIT SUMMARY





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





STREET SECTION AT DRAVUS  
**WEST DRAVUS STREET SECTION**

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## STREETSCAPE VIEW AT DRAVUS & 16TH





## ENLARGED STREETSCAPE PLAN: DRAVUS & 17TH





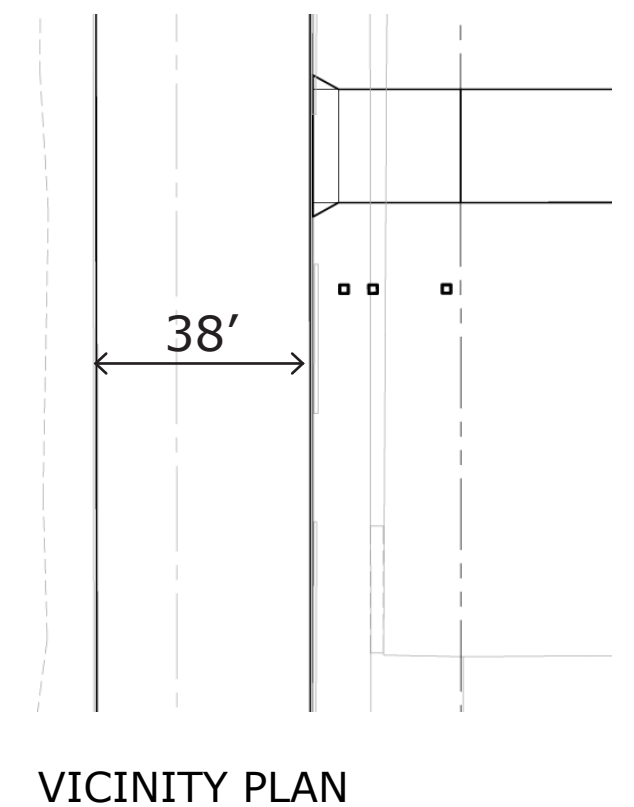
17TH AVE AT PANDASIA. FACE OF BUILDING IS AT PROPERTY LINE



VIEW OF 17TH STREETSCAPE LOOKING NORTH TO DRAVUS

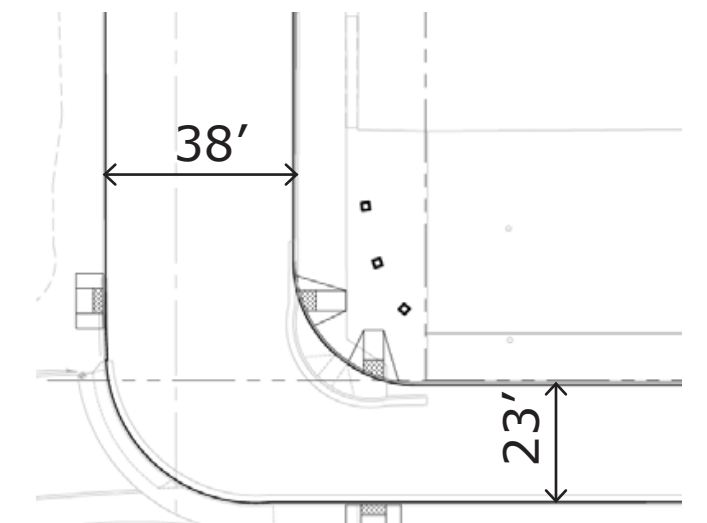
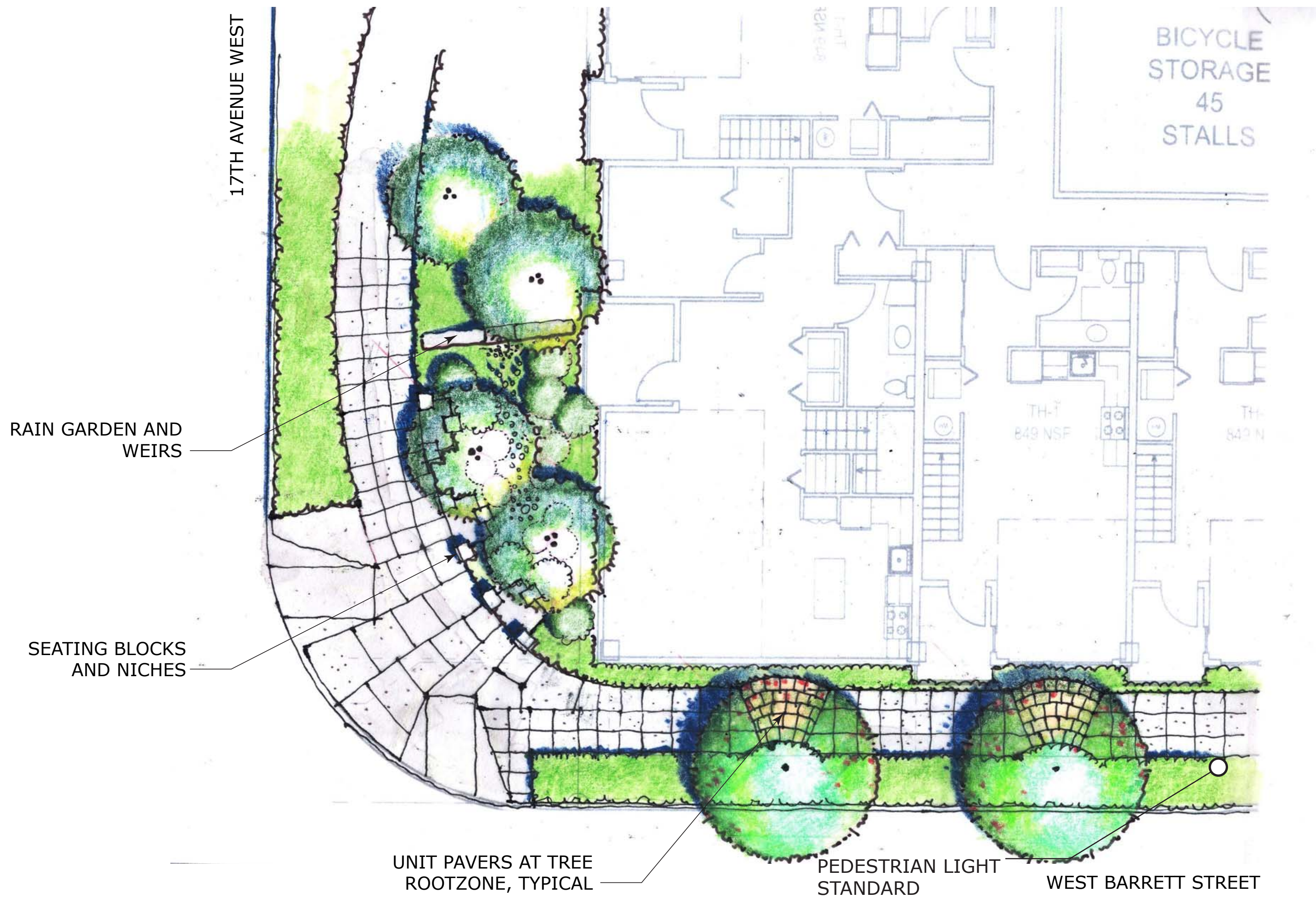
# EXISTING STREET CONDITION AT DRAVUS & 17TH





## ENLARGED STREETSCAPE PLAN: 17TH AND ALLEY



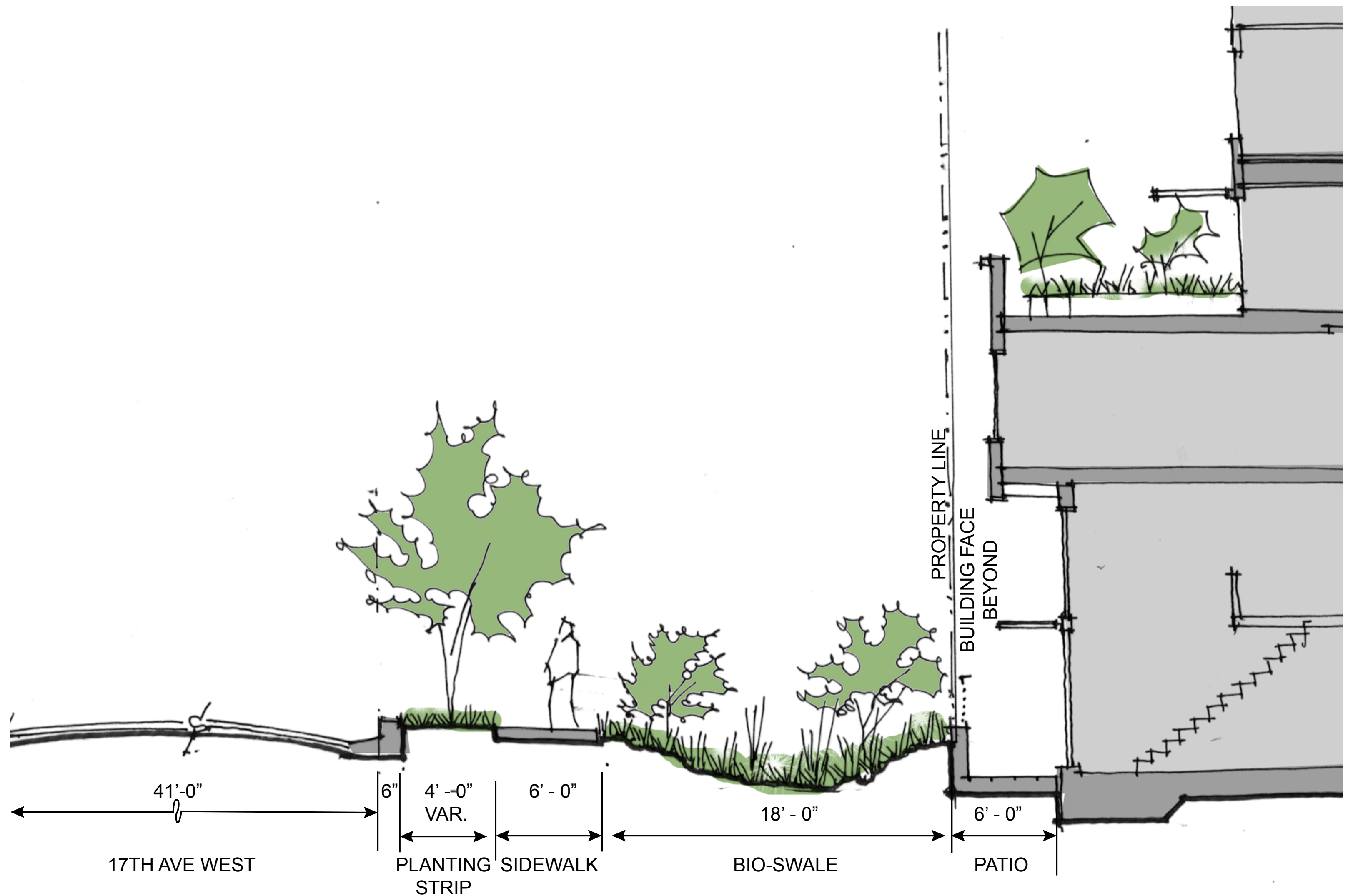


VICINITY PLAN



## ENLARGED STREETScape PLAN: 17TH & BARRETT





STREET SECTION AT 17TH AVE

## 17TH AVE WEST STREET SECTION





## MAIN ENTRANCE LOBBY AT 17TH AVE





## STREETSCAPE AT 17TH & BARRETT

**FISH  
MACKAY**  
ARCHITECTS LLC

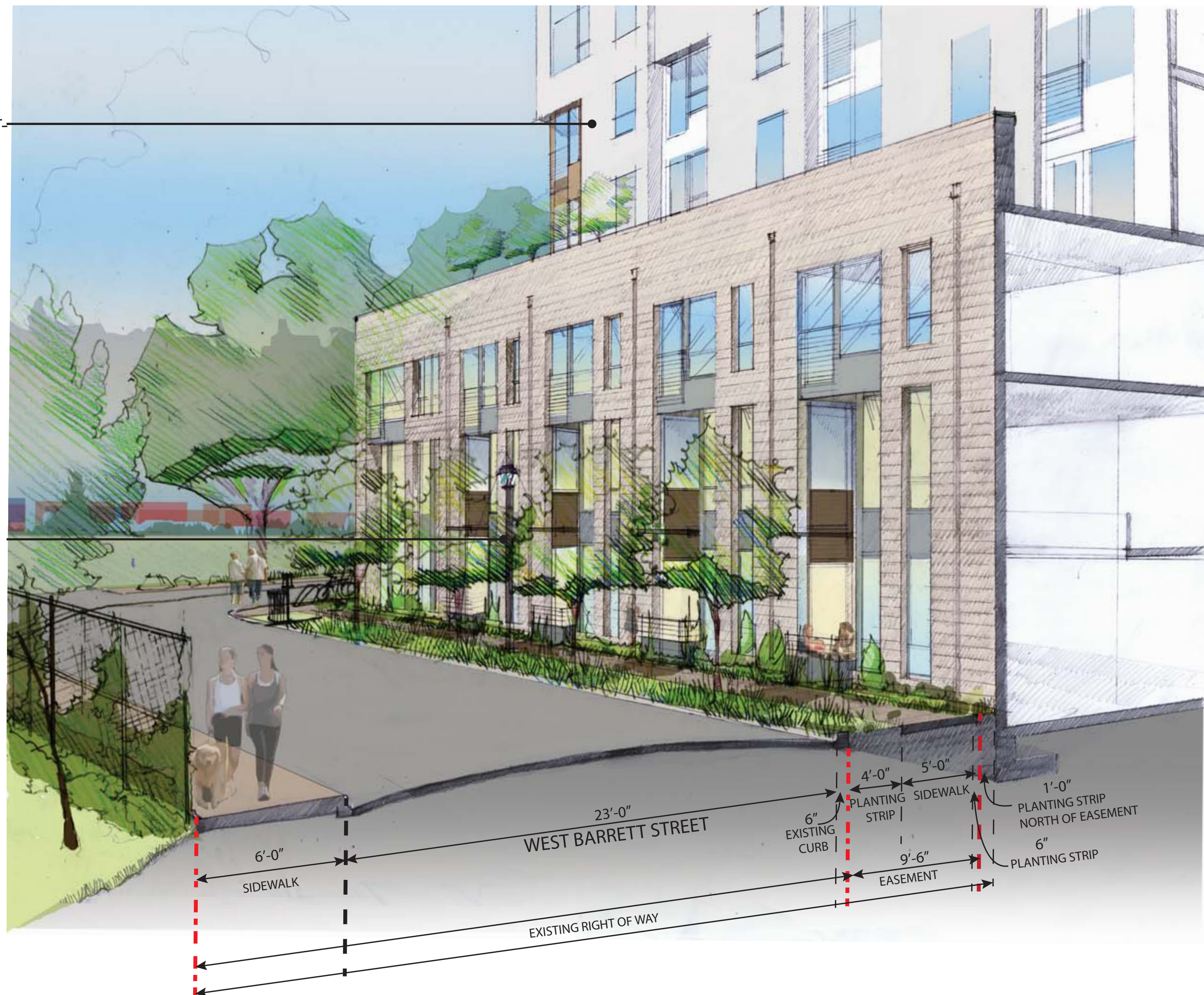
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15' UPPER LEVEL SET-  
BACK

PEDESTRIAN LIGHT  
STANDARD



## VIEW OF STREET-LEVEL RESIDENTIAL UNITS AT BARRETT WEST BARRETT STREET SECTION

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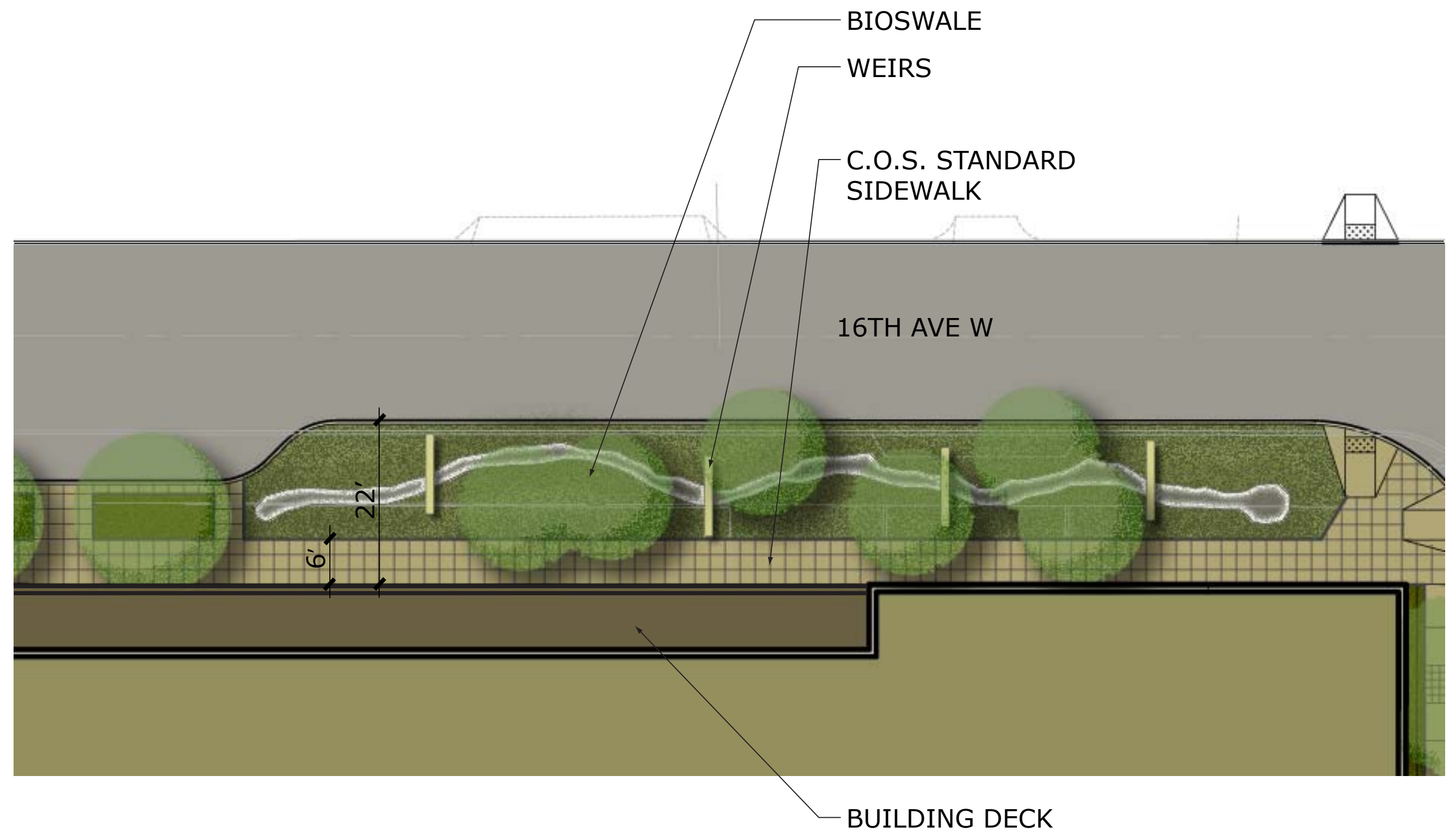




HIGH PRESSURE SODIUM FIXTURES AT TICKET BOOTH AND STADIUM BUILDING TO BE REPLACED WITH LED FIXTURES

## LIGHT FIXTURE REPLACEMENT AT SOCCER STADIUM





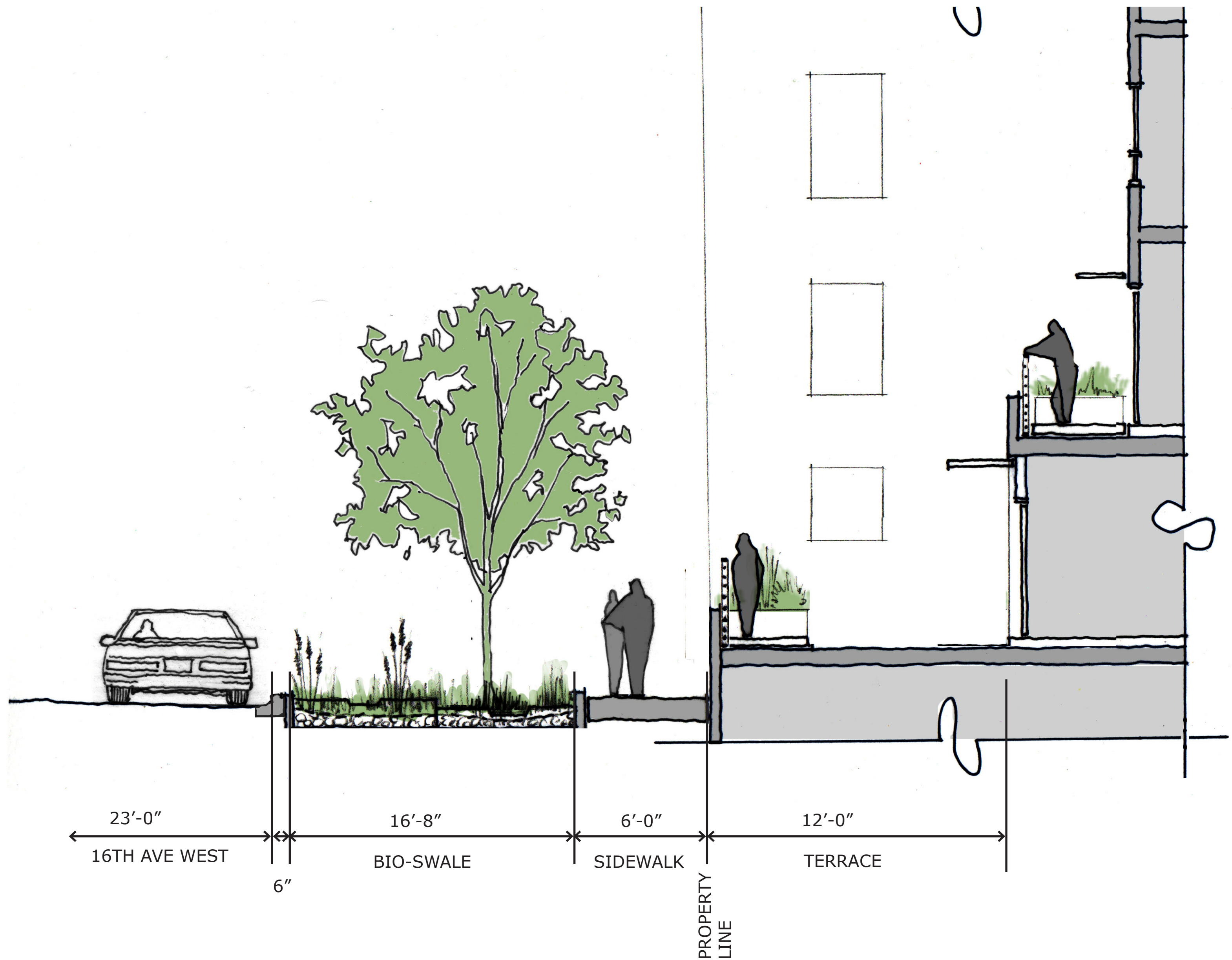
NOT TO SCALE



KEY PLAN (NTS)

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





STREET SECTION AT 16TH AVE

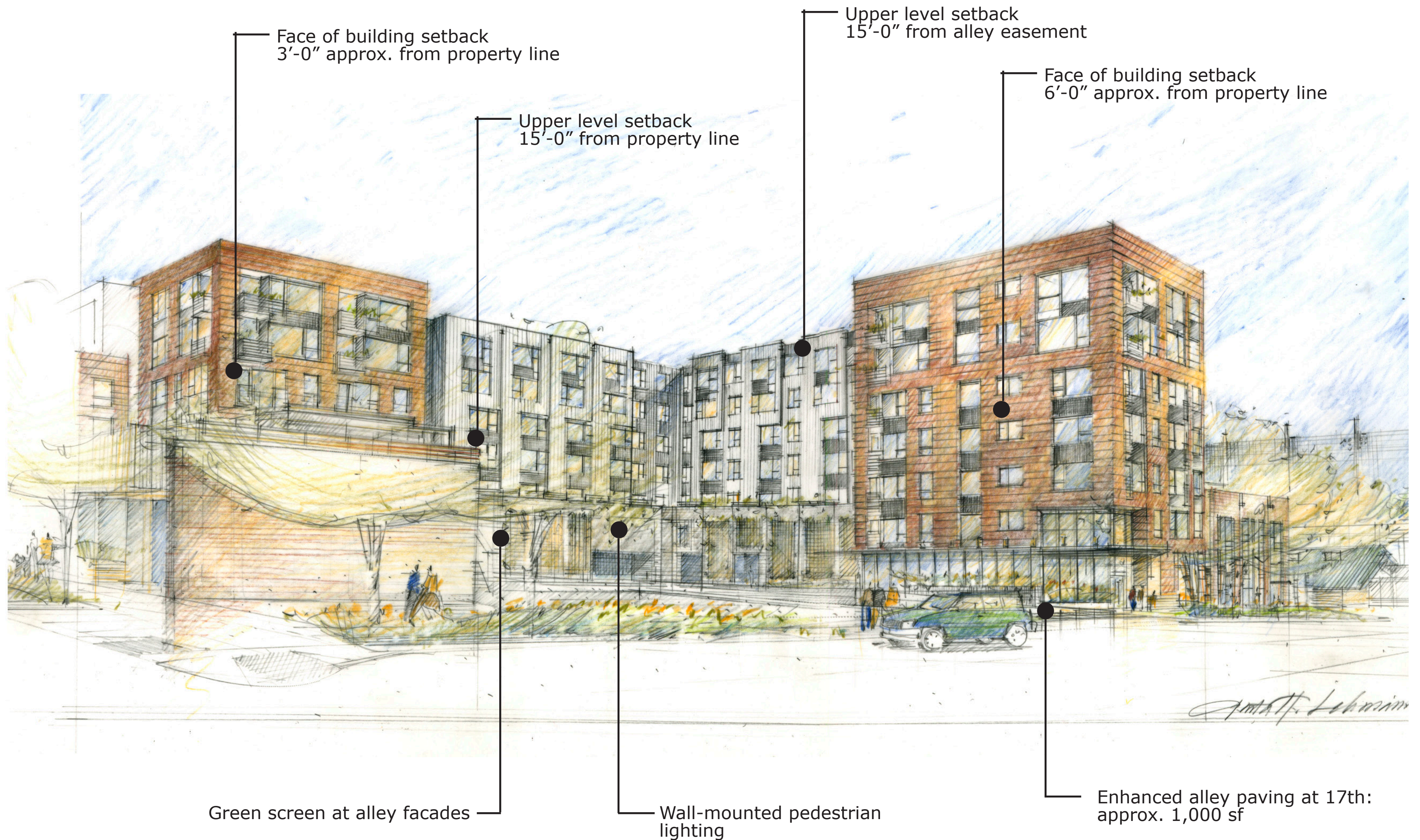
## 16TH AVE WEST STREET SECTION





## VIEW FROM DRAVUS & 16TH AVE





## VIEW OF ALLEY FROM DRAVUS & 17TH AVE





## VIEW FROM BARRETT & 17TH AVE





## VIEW FROM BARRETT & 16TH AVE





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