



# 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 | 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





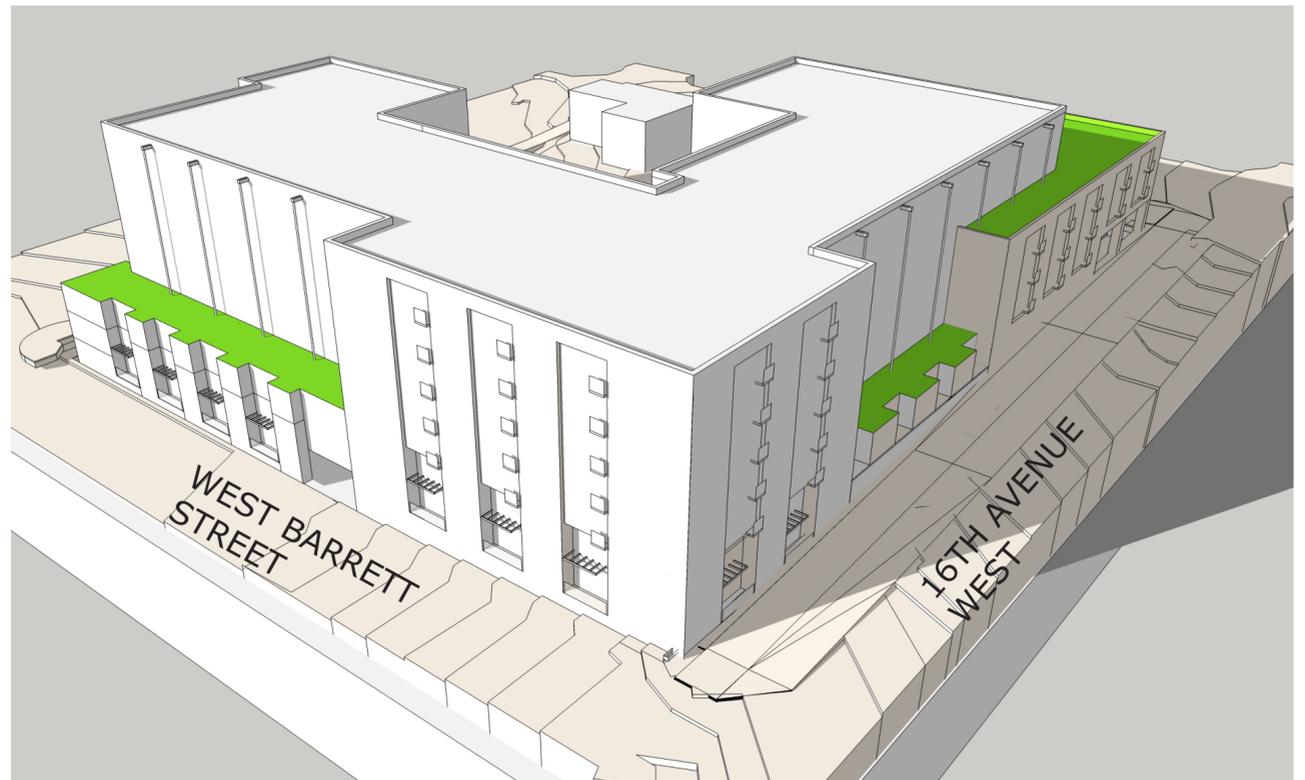
VIEW FROM SOUTHWEST



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

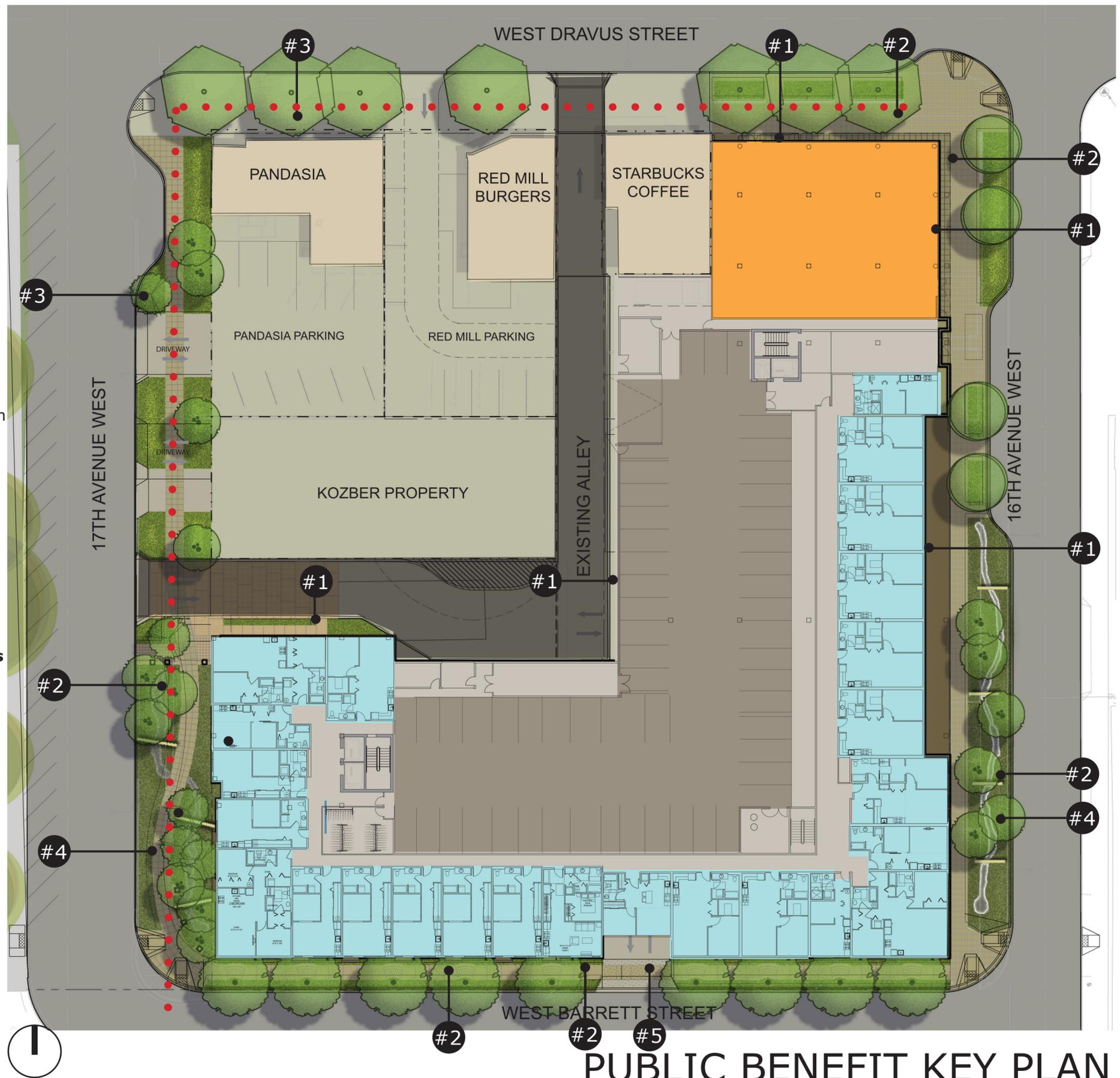
- Daylit raingardens & enhanced plantings at 16th & 17th

### #5 Reduce Curb Cuts around Site

- Increase continuous pedestrian frontage by reducing curbcuts around the site

### #6 Screening of Parking Garage

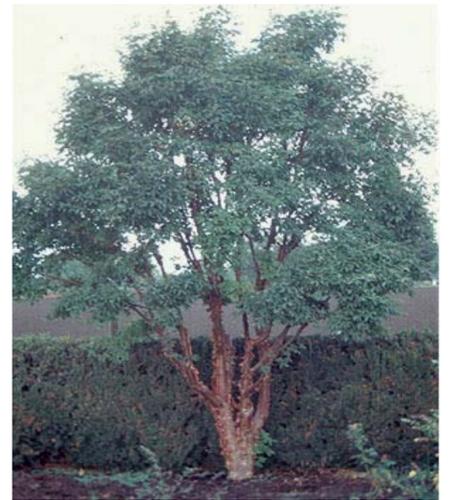
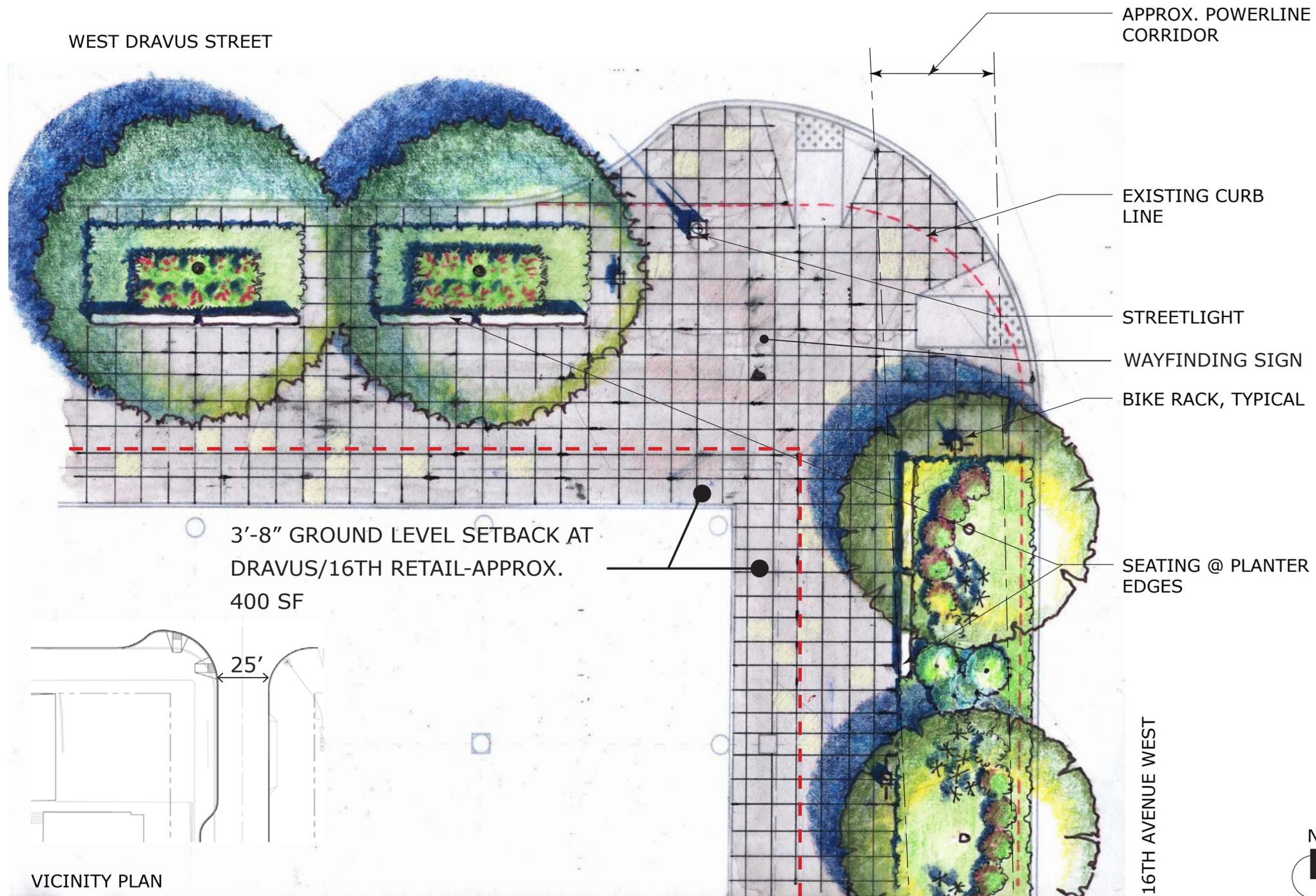
- Screen parking garage from street with commercial and residential uses, above 30% code requirement



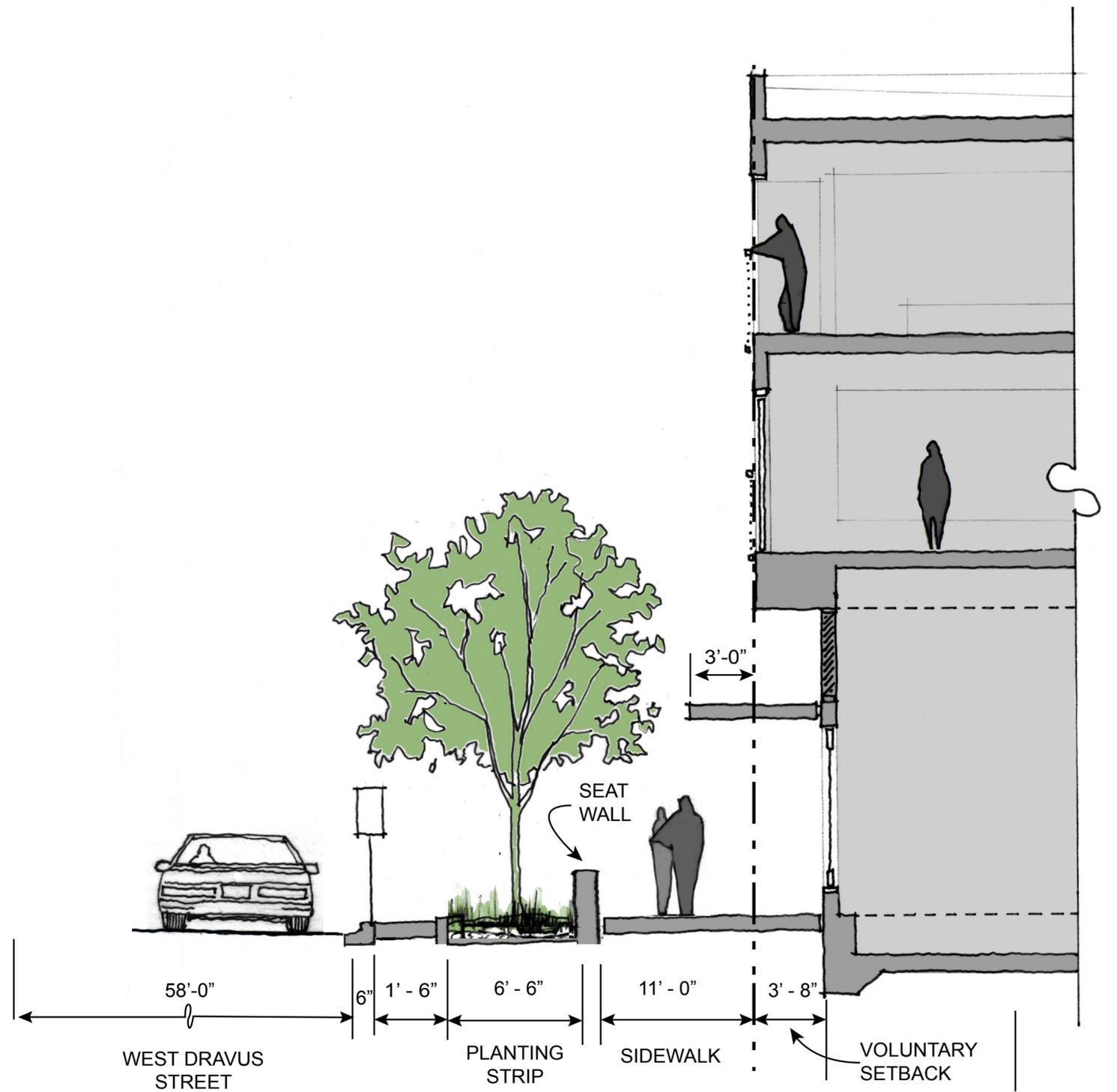
## PUBLIC BENEFIT KEY PLAN

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
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**

**Interbay Apartments**

Seattle Design Commission Meeting #2: May 5, 2011



## STREETSCAPE VIEW AT DRAVUS & 16TH



# ENLARGED STREETSCAPE PLAN: DRAVUS & 17TH

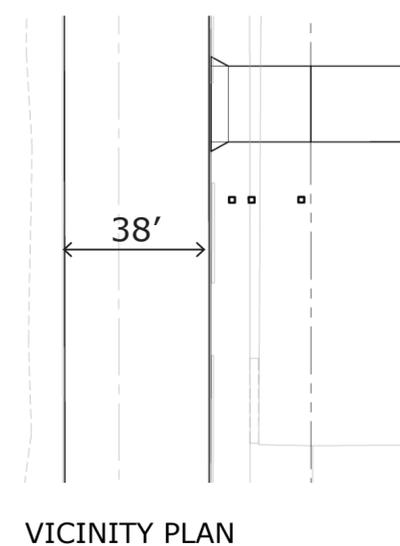
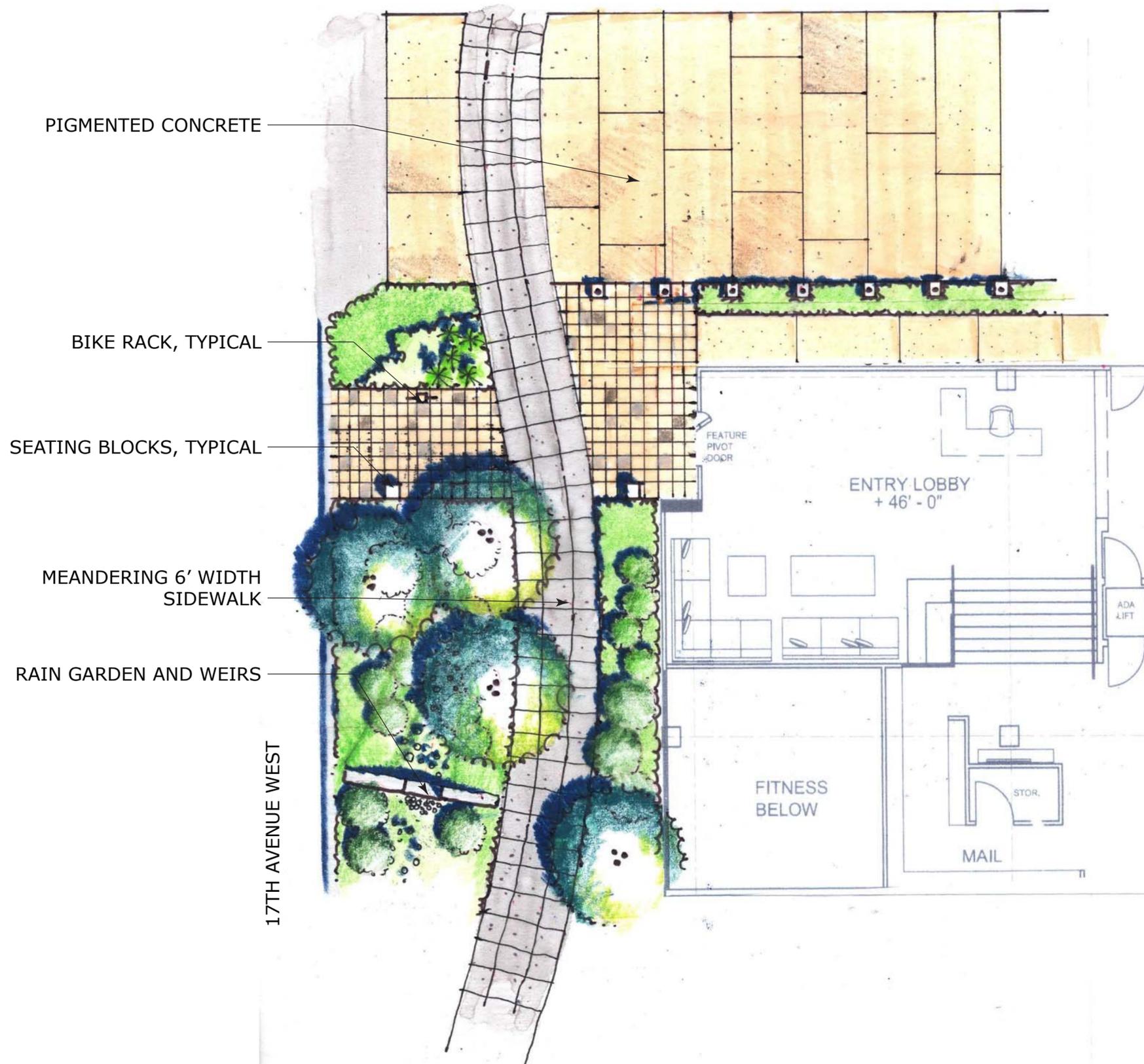


17TH AVE AT PANDASIA. FACE OF BUILDING IS AT PROPERTY LINE



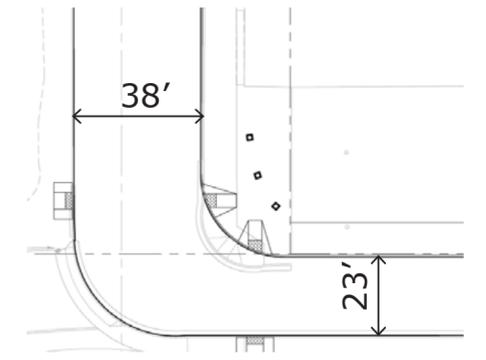
VIEW OF 17TH STREETSCAPE LOOKING NORTH TO DRAVUS

## EXISTING STREET CONDITION AT DRAVUS & 17TH



N  
 NOT TO SCALE

**ENLARGED STREETScape PLAN: 17TH AND ALLEY**



VICINITY PLAN



# ENLARGED STREETSCAPE PLAN: 17TH & BARRETT



STREET SECTION AT 17TH AVE

# 17TH AVE WEST STREET SECTION



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



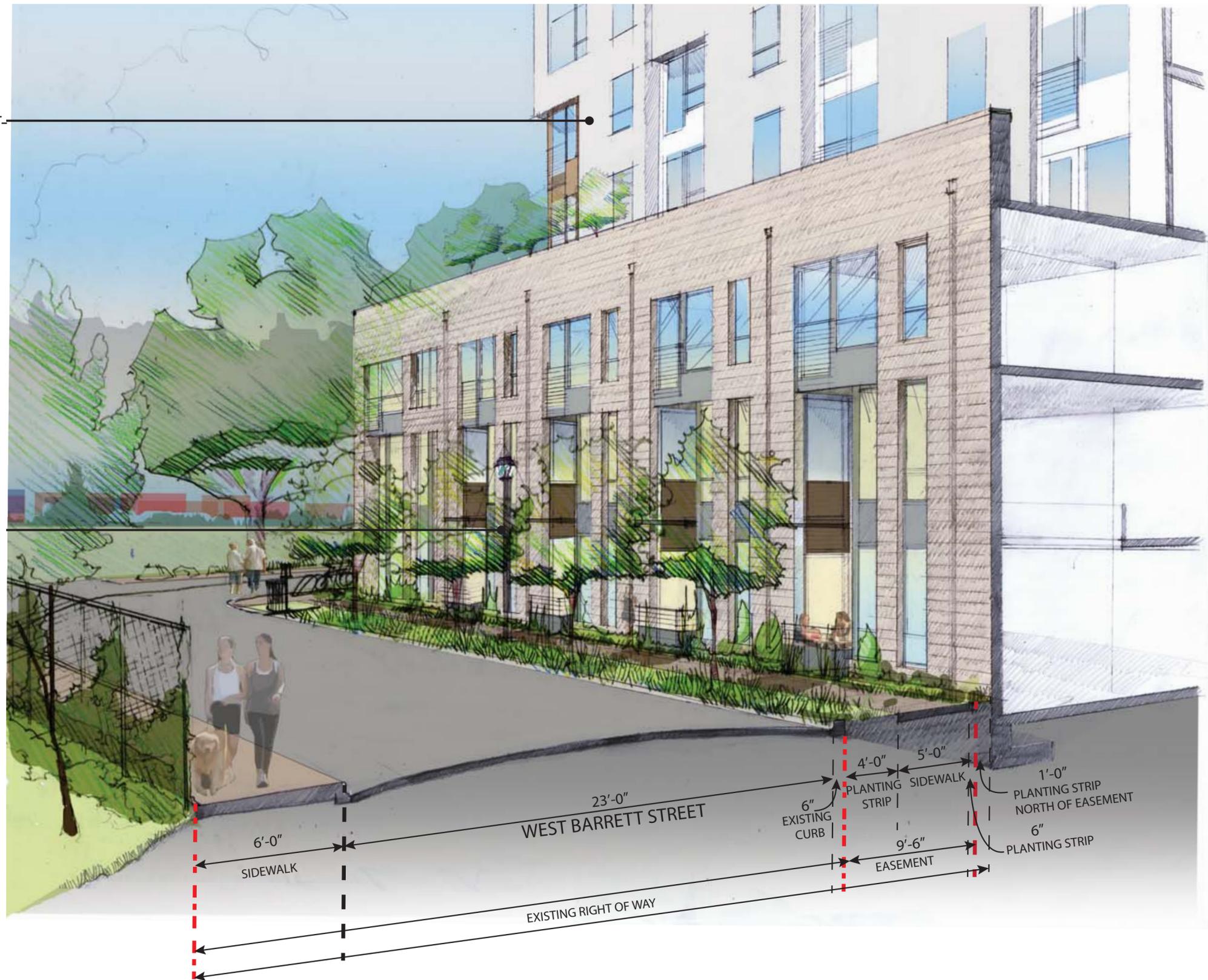
## STREETSCAPE AT 17TH & BARRETT

**Interbay Apartments**

Seattle Design Commission Meeting #2: May 5, 2011

15' UPPER LEVEL SET-  
BACK

PEDESTRIAN LIGHT  
STANDARD

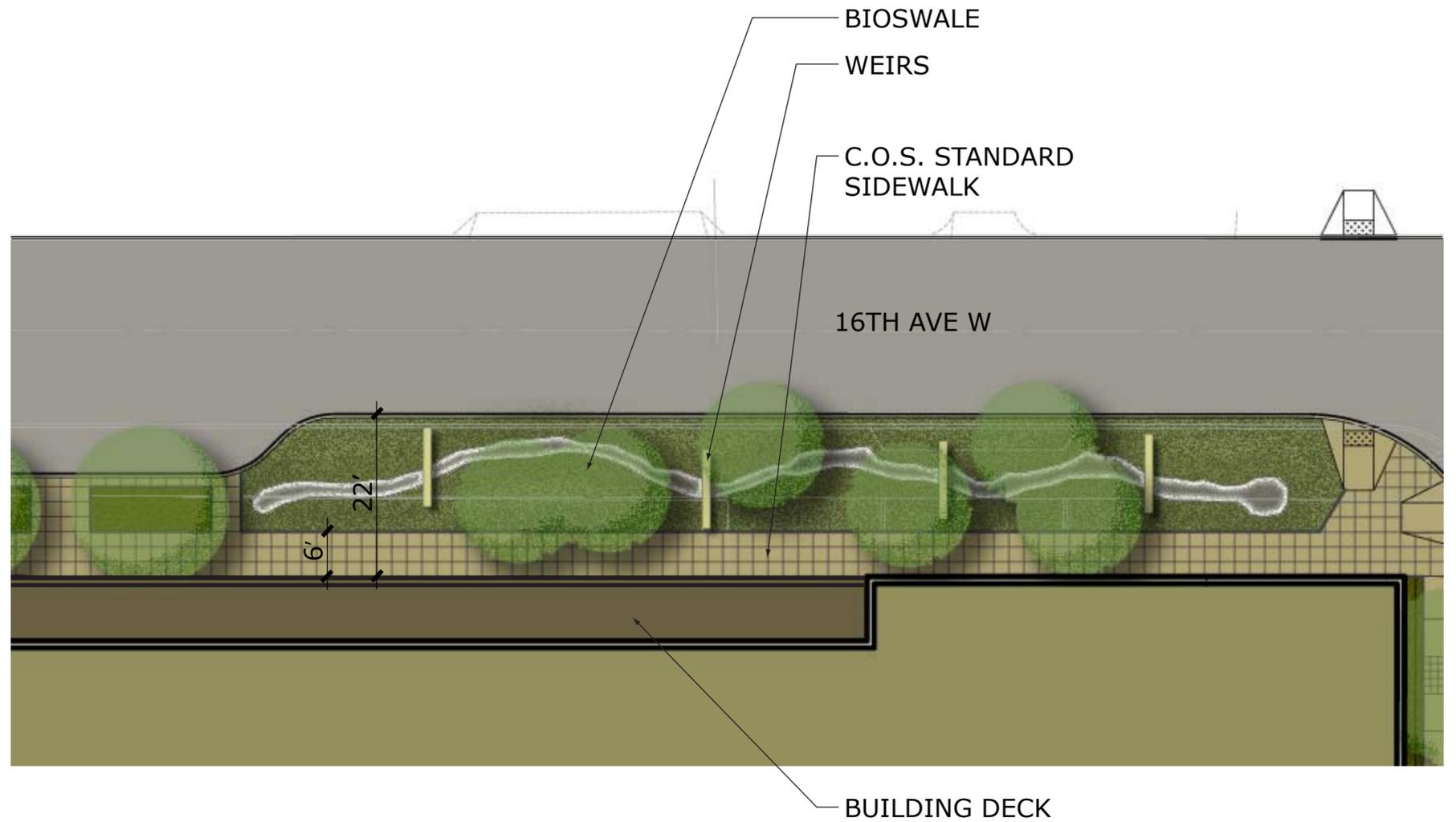


VIEW OF STREET-LEVEL RESIDENTIAL UNITS AT BARRETT  
**WEST BARRETT STREET SECTION**



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

## LIGHT FIXTURE REPLACEMENT AT SOCCER STADIUM

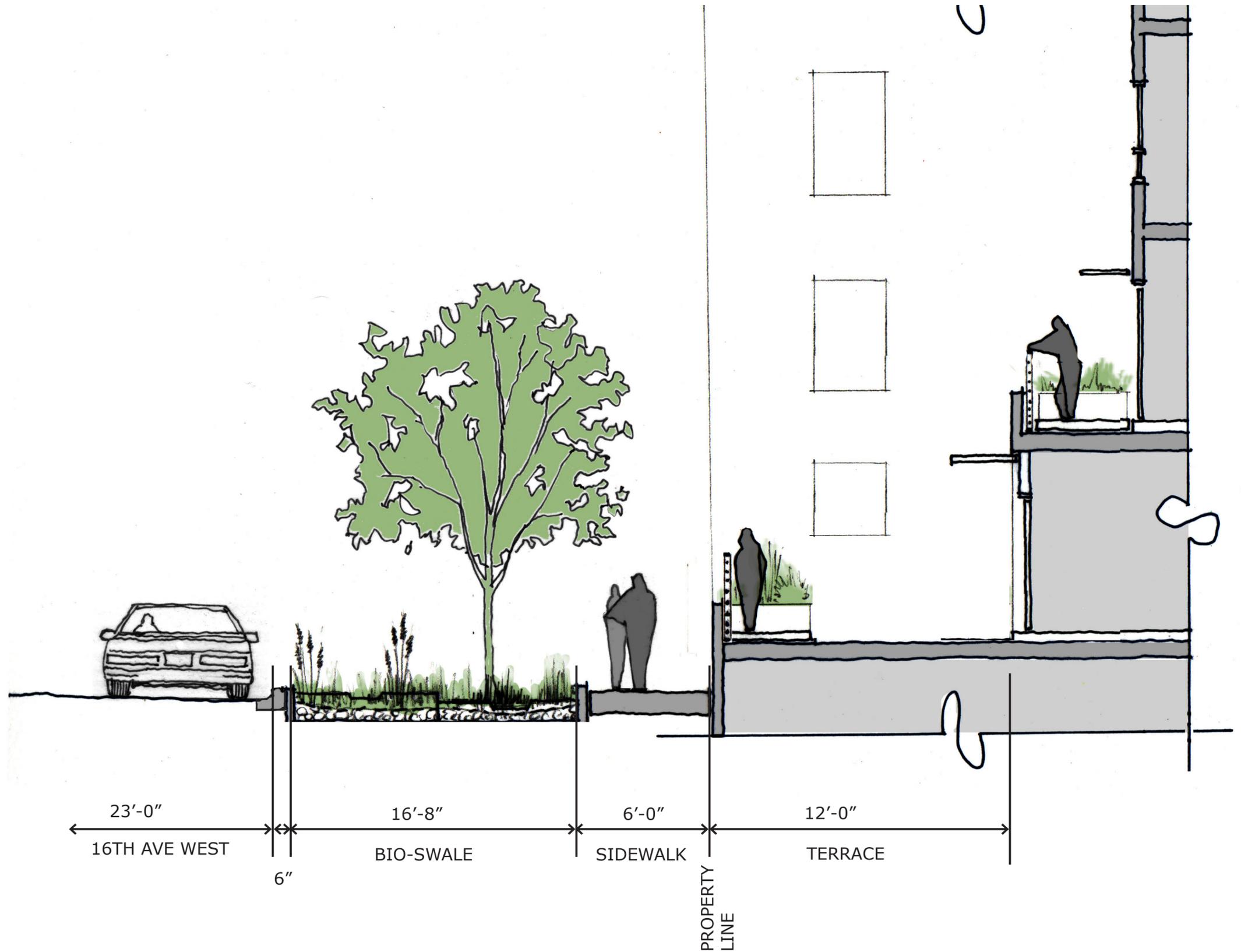


z  NOT TO SCALE



 KEY PLAN (NTS)

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



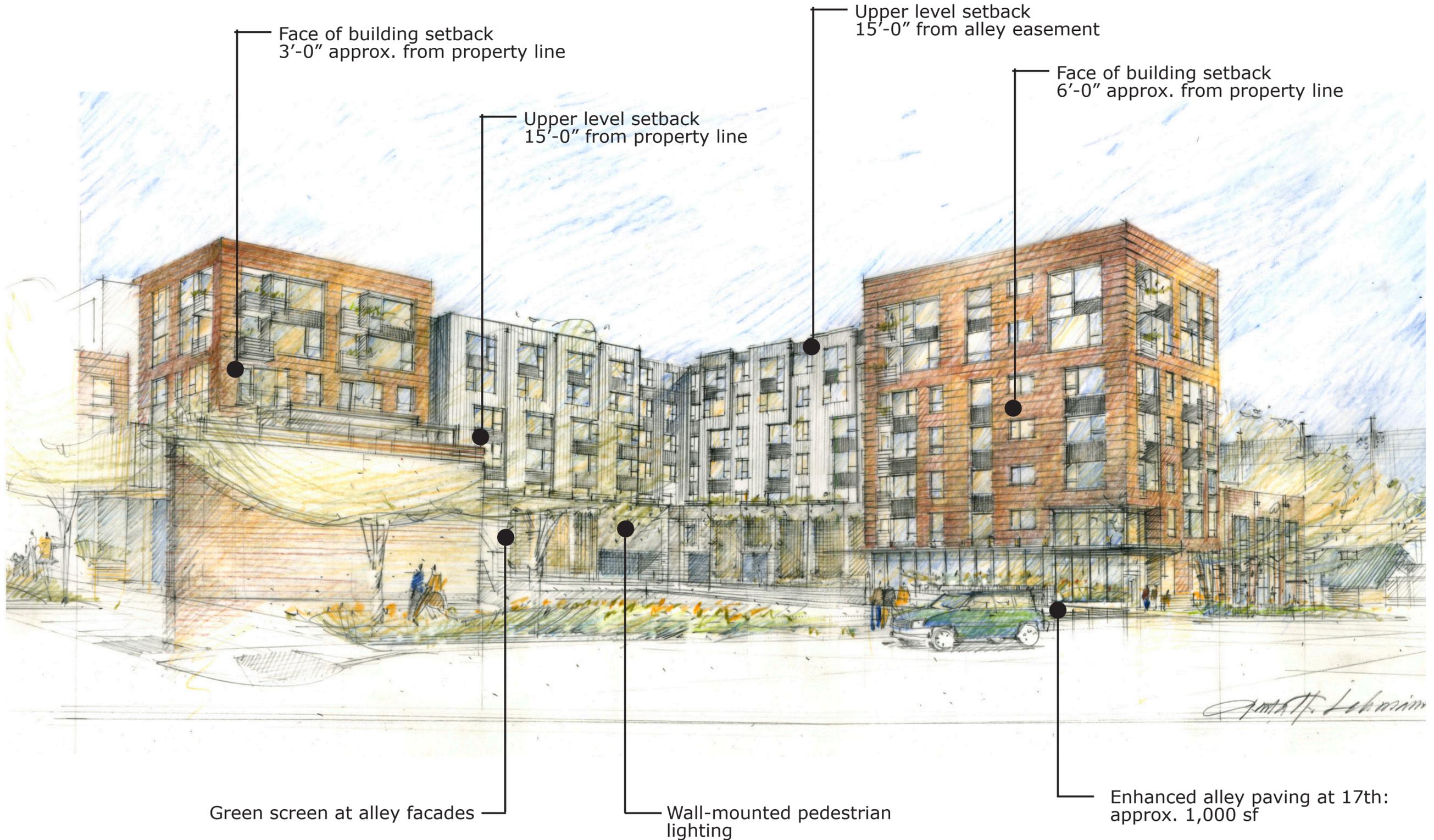
23'-0"  
 16TH AVE WEST  
 6"  
 16'-8"  
 BIO-SWALE  
 6'-0"  
 SIDEWALK  
 PROPERTY LINE  
 12'-0"  
 TERRACE

STREET SECTION AT 16TH AVE

# 16TH AVE WEST STREET SECTION



## VIEW FROM DRAVUS & 16TH AVE



## VIEW OF ALLEY FROM DRAVUS & 17TH AVE



Upper level setback  
12'-0" from property line

15' Upper level setback

Enhanced streetscape: wide sidewalks,  
rain garden, & seating elements  
this location

## VIEW FROM BARRETT & 17TH AVE



## VIEW FROM BARRETT & 16TH AVE



PEDESTRIAN LIGHTING



VERTICAL PLANTING SCREENS



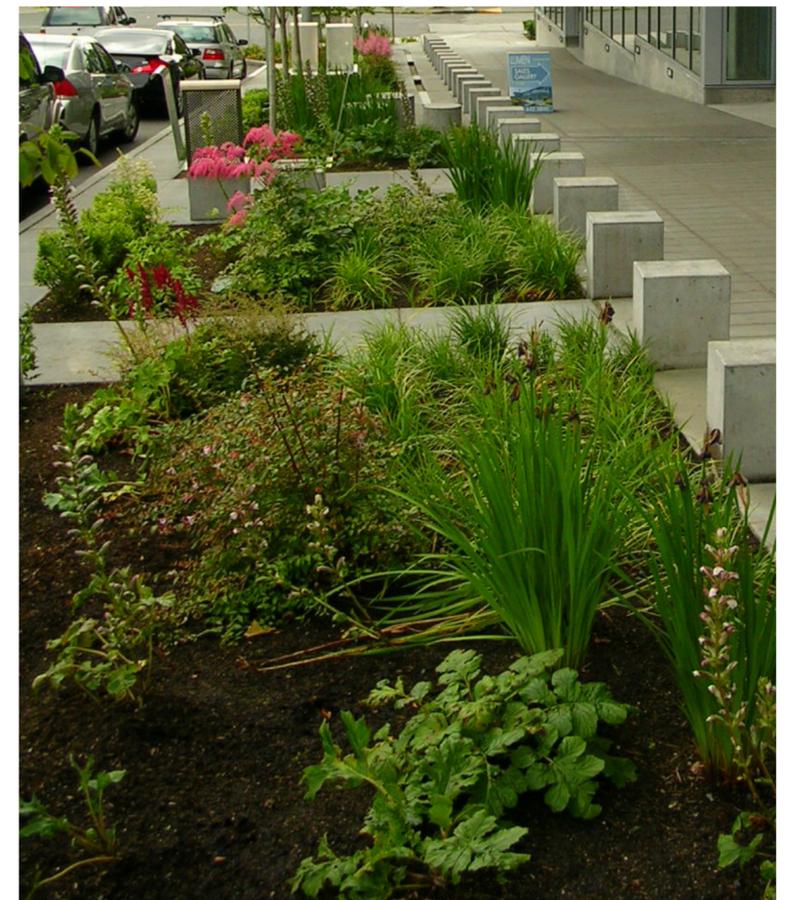
PUBLIC BIKE RACKS



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



PEDESTRIAN/CYCLIST  
WAYFINDING



ENHANCED PLANTING & SEATING ELEMENTS

## STREETScape AMENITIES