

Project Team

Developer **Unico Properties LLC**
Architect **Fish Mackay Architects LLC**
Civil Engineer **KPFF Civil Engineering**
Landscape Architect **Windrose Landscape Architecture**
Traffic Engineer **Heffron Transportation, Inc.**

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Neighborhood Meetings

Interbay Neighborhood Association

October 22, 2010
 December 08, 2010
 February 09, 2011
 March 01, 2011
 July 19, 2011

Queen Anne Community Council

October 18, 2010
 January 24, 2011
 May 16, 2011

Magnolia Community Council

October 19, 2010

Design Review Board

Early Design Guidance

November 03, 2010
 February 16, 2011

Recommendation Meeting

May 18, 2011

Seattle Design Commission

April 21, 2011
 May 5, 2011

Proposed Construction Schedule

Construction Start

December 2011

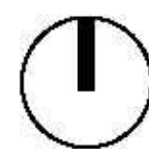
Construction Completion

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

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

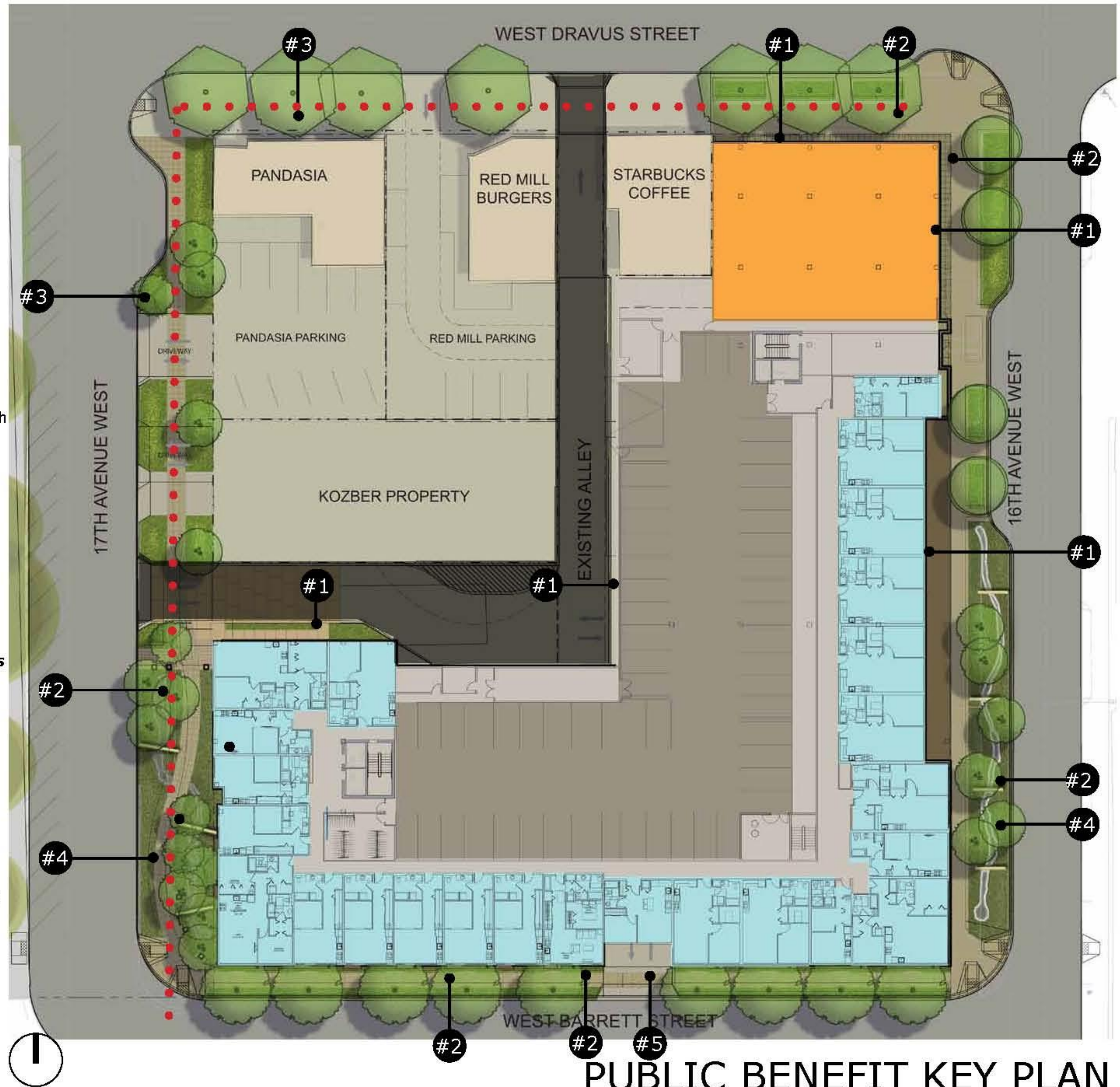
- Daylit raingardens & enhanced plantings at 16th & 17th

#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



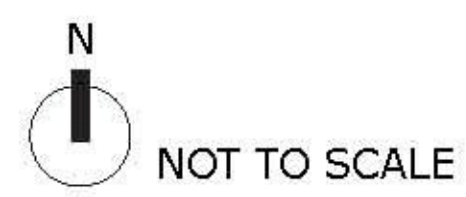
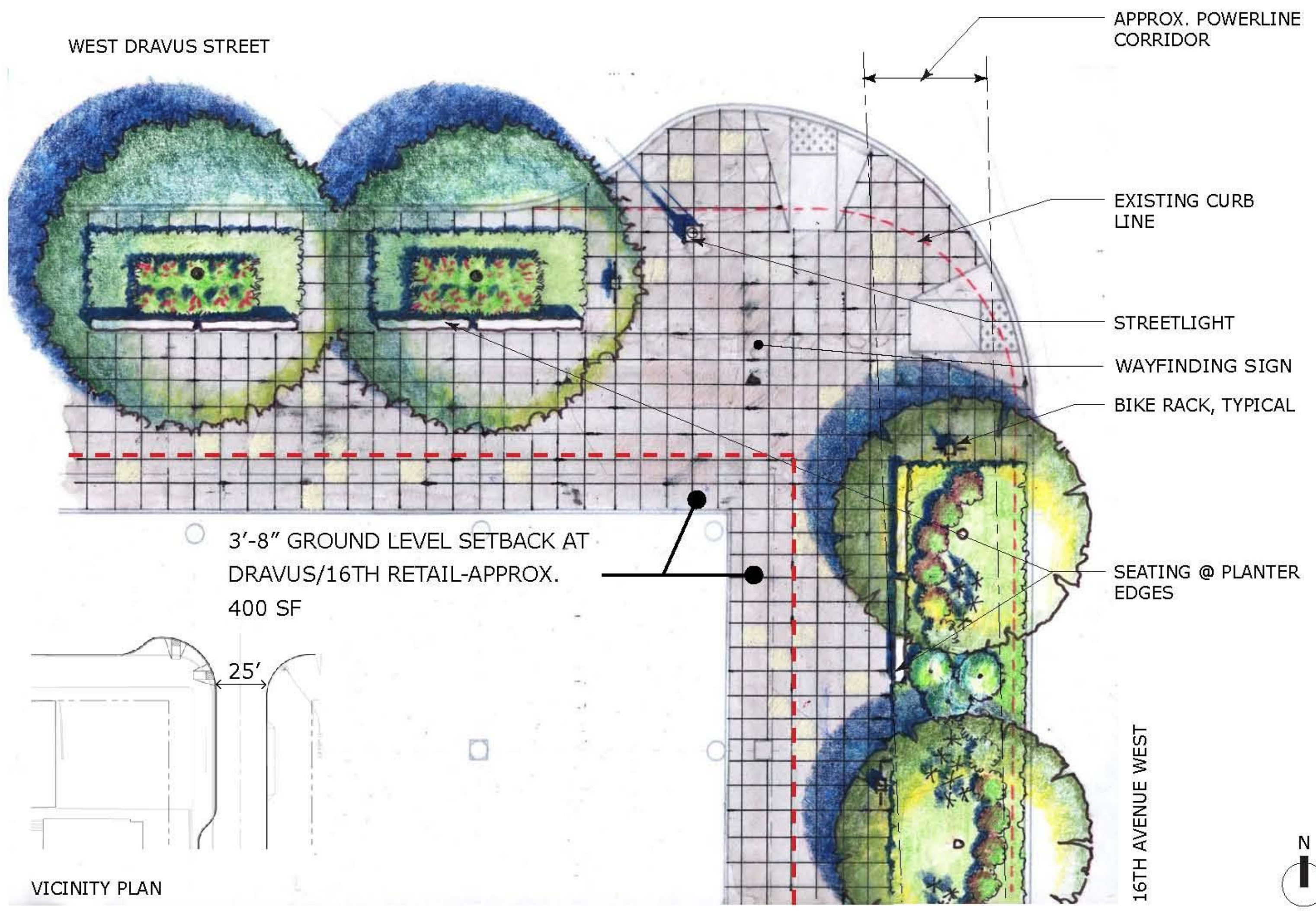
PUBLIC BENEFIT KEY PLAN

Public Benefit	Description	Existing	Required	Proposed
#1	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	

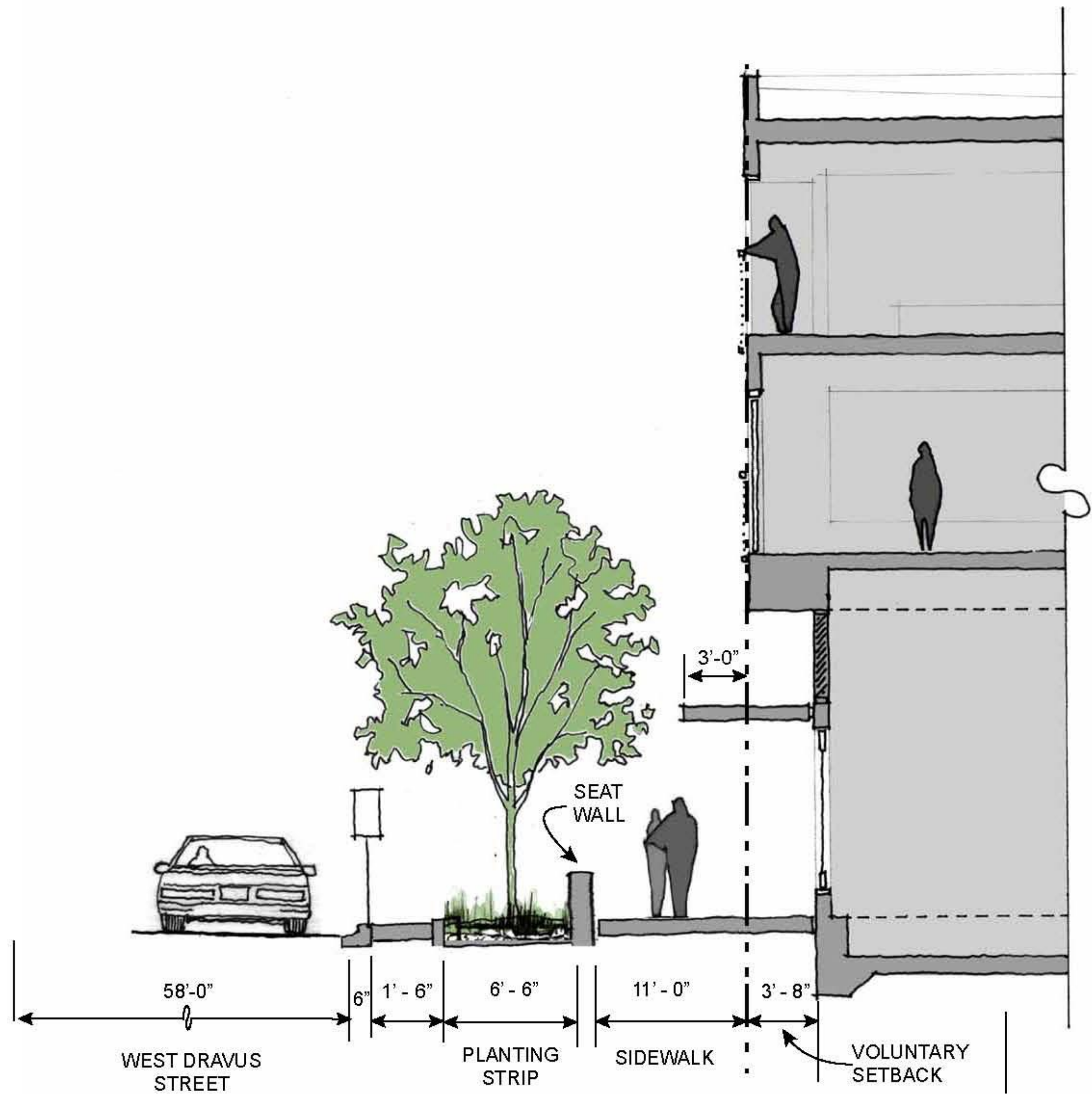
PUBLIC BENEFIT SUMMARY



STREETSCAPE VIEW AT DRAWUS & 16TH



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



STREET SECTION AT DRAVUS

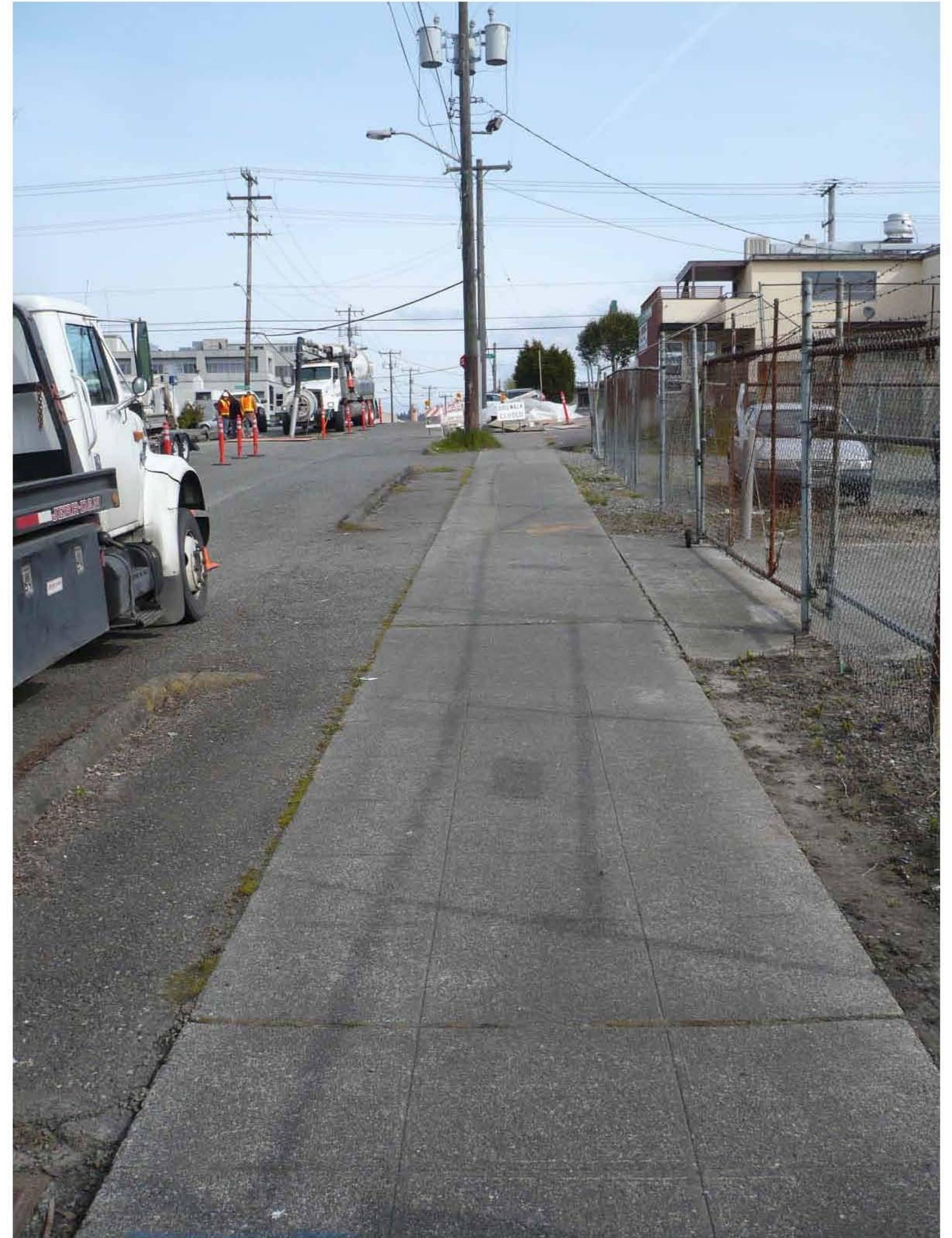
WEST DRAVUS STREET SECTION

Interbay Apartments

Council Transportation Committee Presentation: July 26, 2011



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

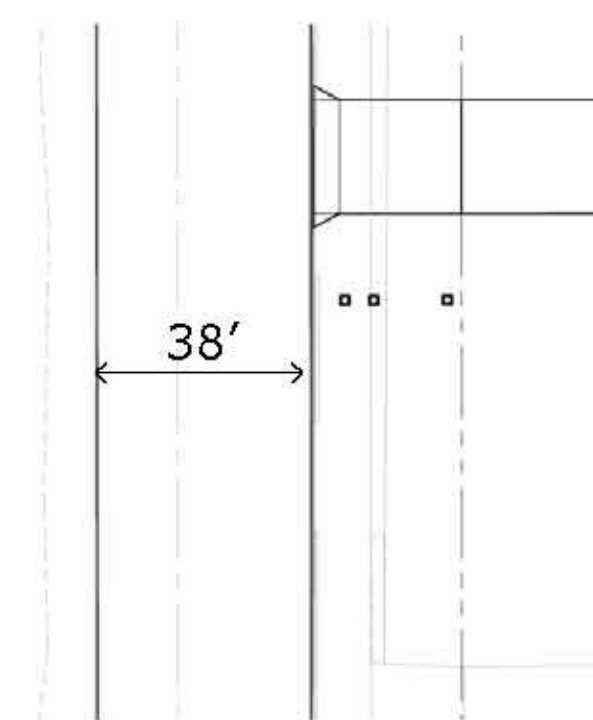


VIEW OF 17TH STREETSCAPE LOOKING NORTH TO DRAVUS

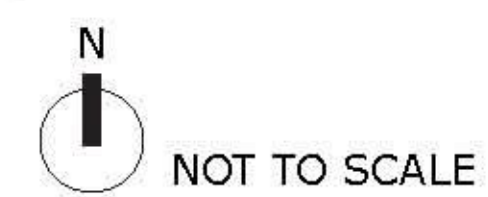
EXISTING STREET CONDITION AT DRAVUS & 17TH



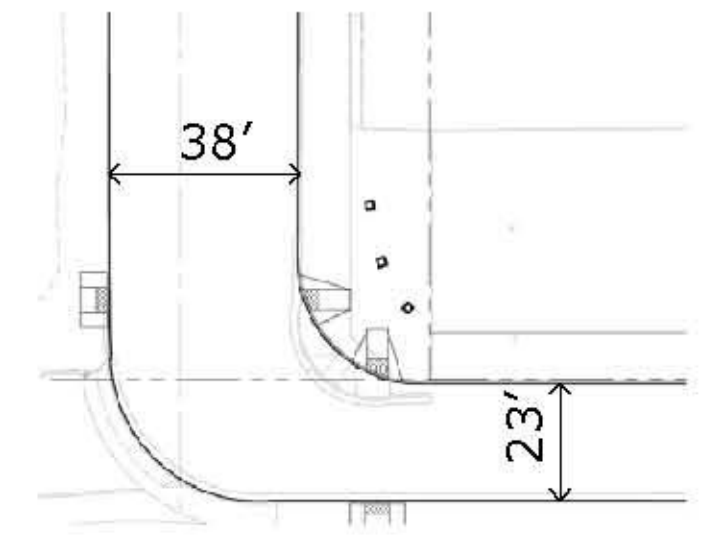
ENLARGED STREETSCAPE PLAN: DRAVUS & 17TH



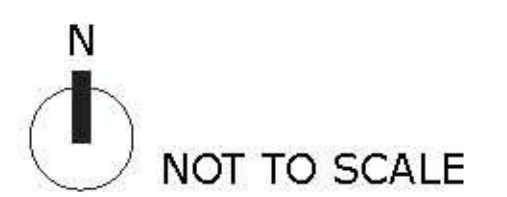
VICINITY PLAN



ENLARGED STREETScape PLAN: 17TH AND ALLEY



VICINITY PLAN



ENLARGED STREETScape PLAN: 17TH & BARRETT

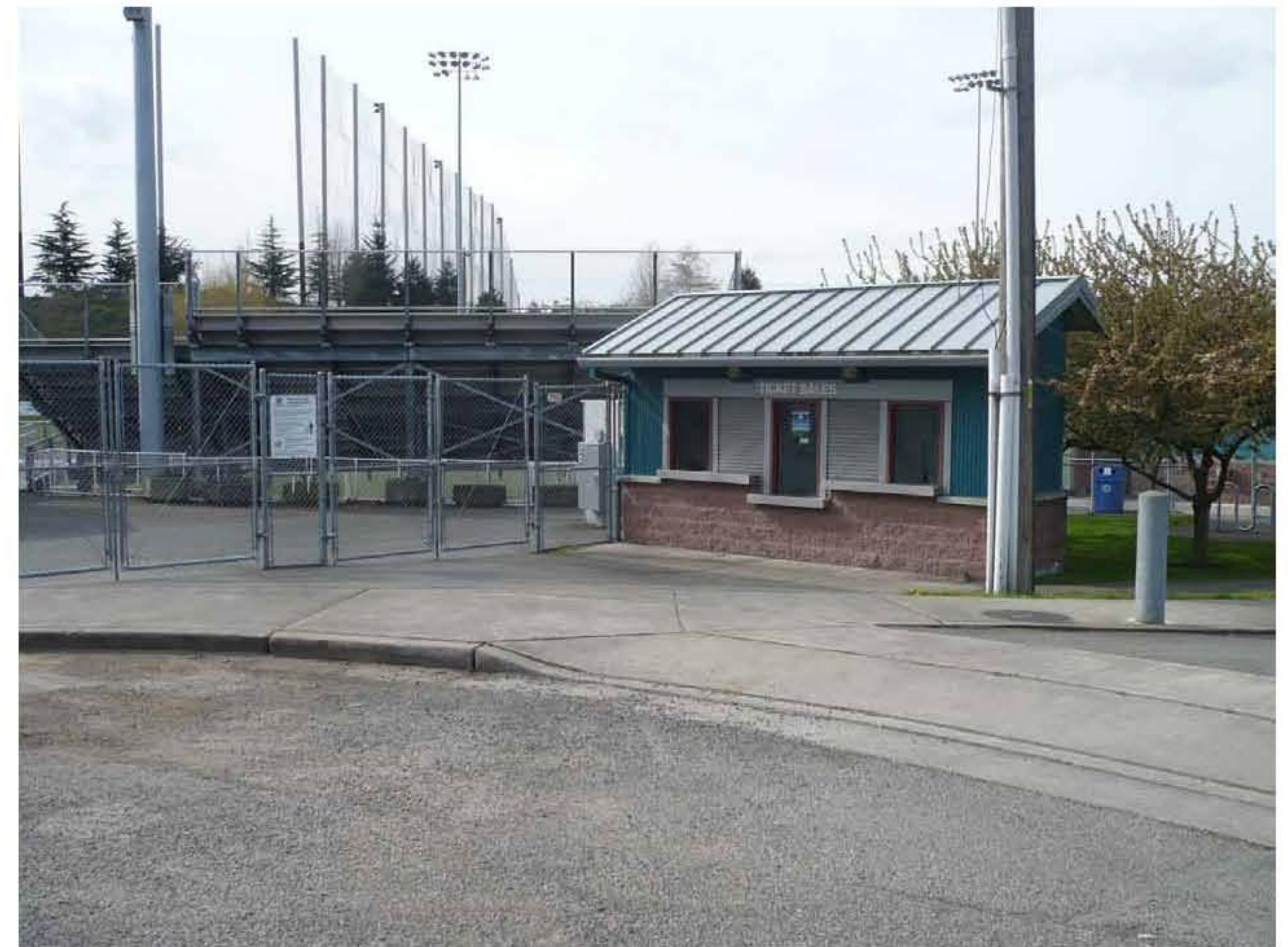
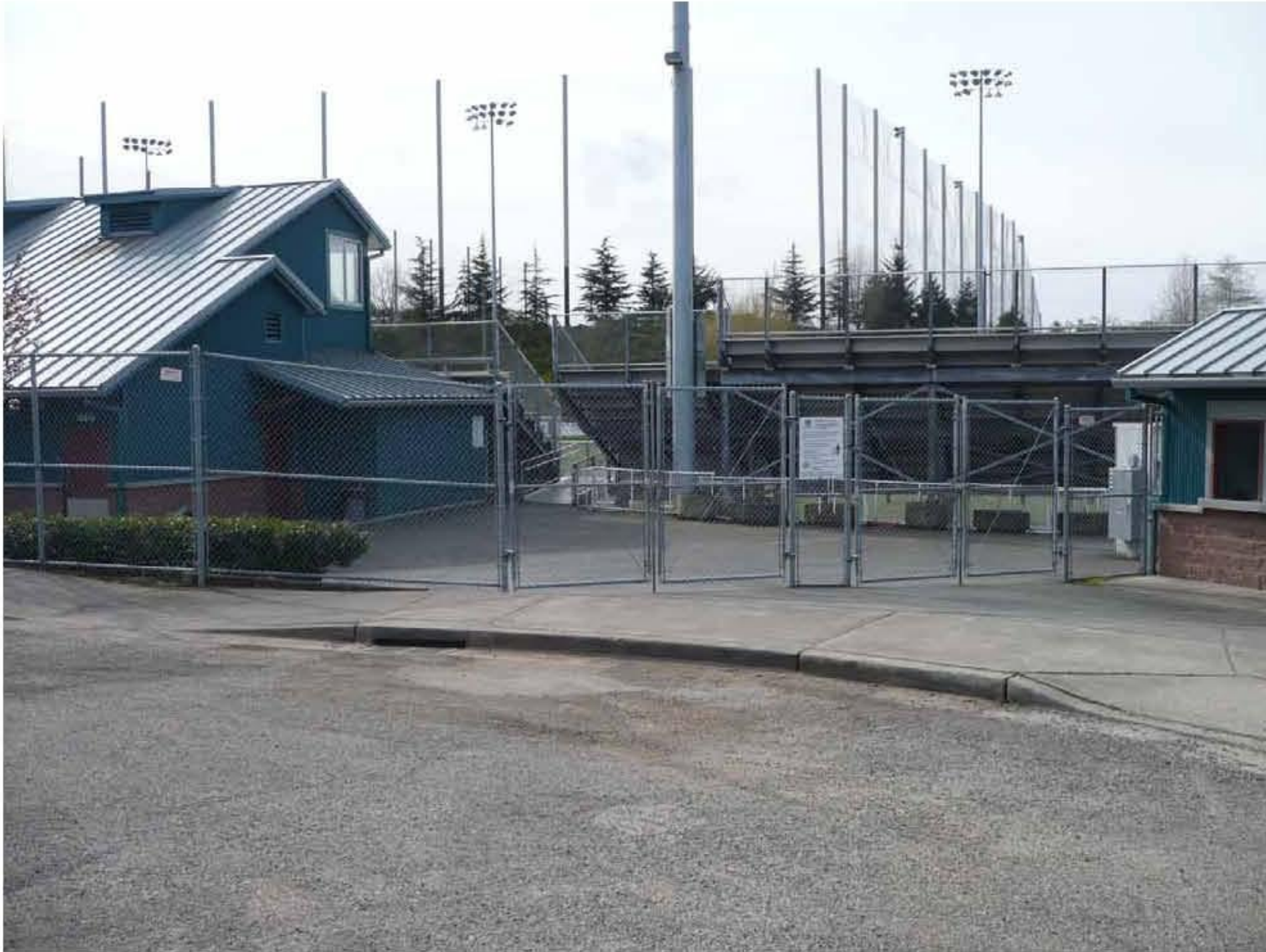


STREET SECTION AT 17TH AVE

17TH AVE WEST STREET SECTION

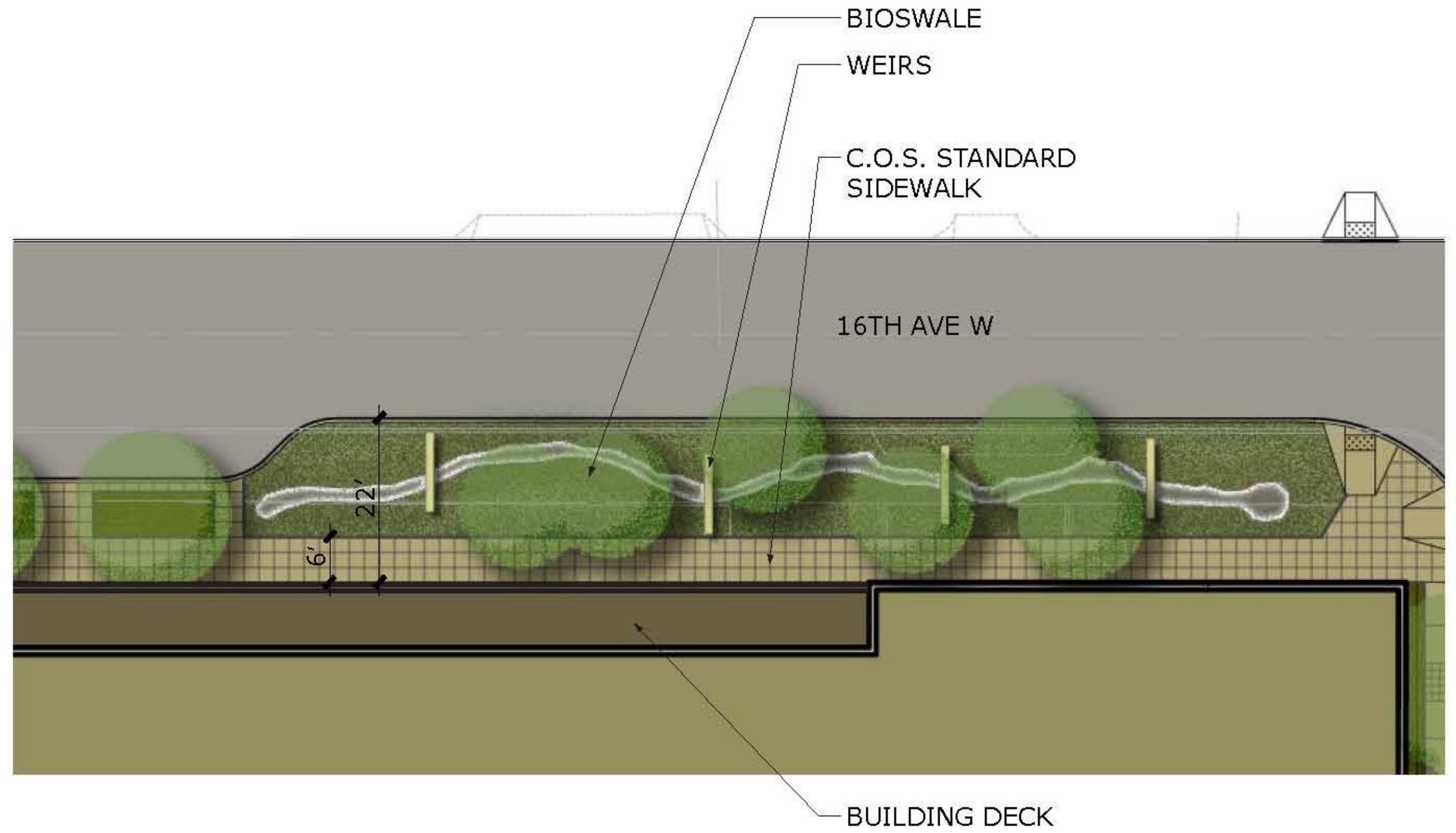


STREETScape AT 17TH & BARRETT



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

LIGHT FIXTURE REPLACEMENT AT SOCCER STADIUM

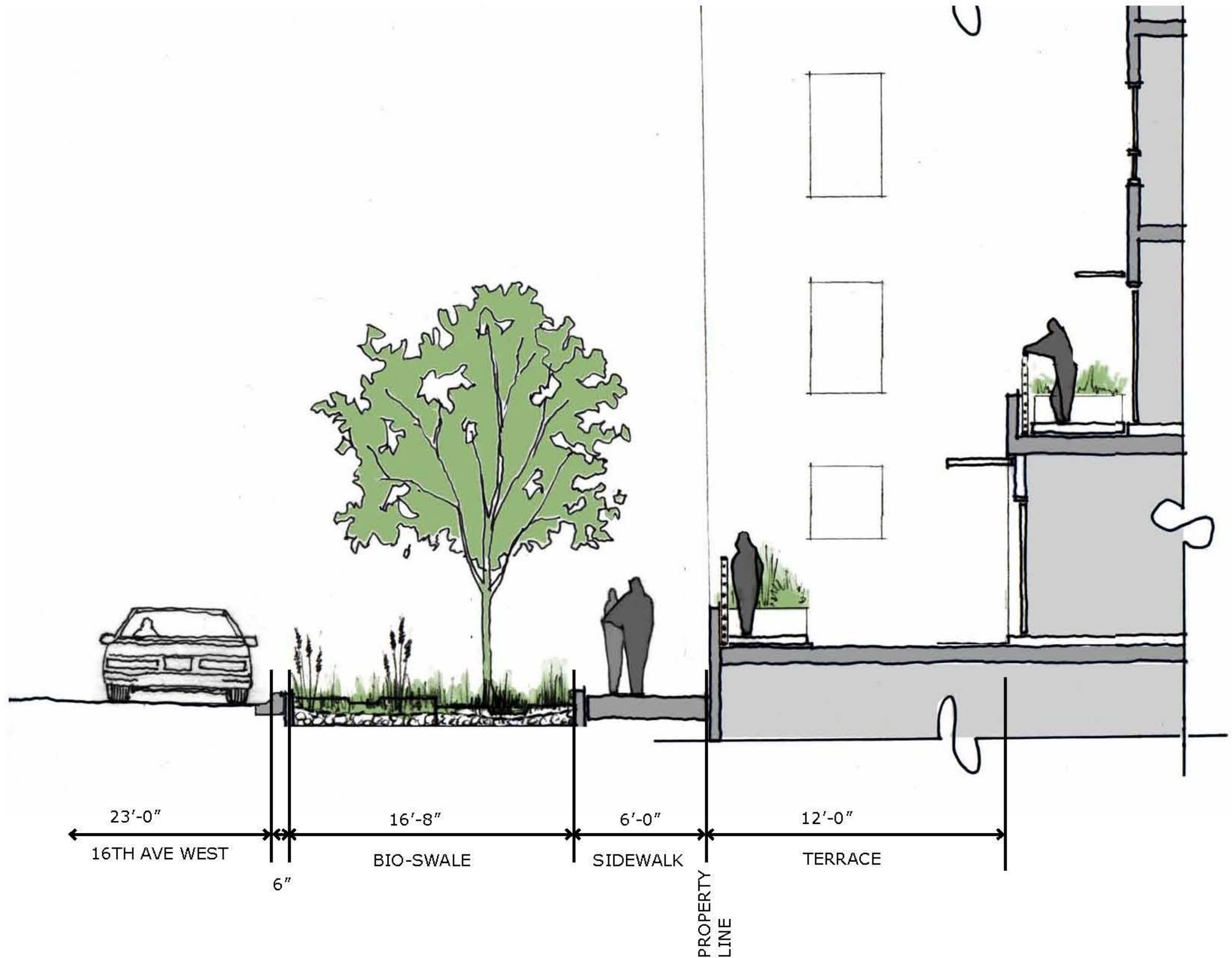


N  NOT TO SCALE



 KEY PLAN (NTS)

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



STREET SECTION AT 16TH AVE

16TH AVE WEST STREET SECTION



PEDESTRIAN LIGHTING



VERTICAL PLANTING SCREENS



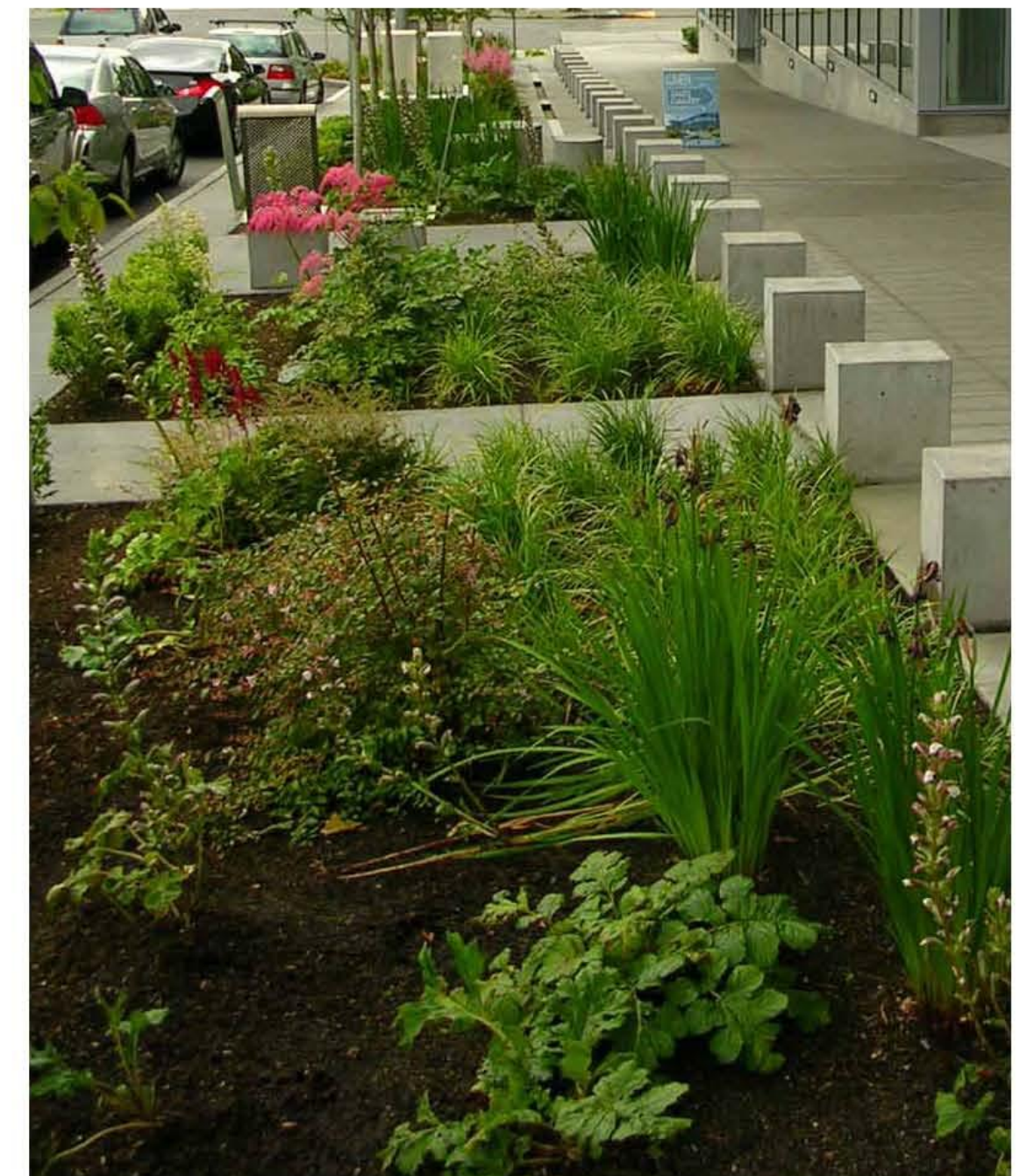
PUBLIC BIKE RACKS



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



PEDESTRIAN/CYCLIST
WAYFINDING



ENHANCED PLANTING & SEATING ELEMENTS

STREETScape AMENITIES