



LIBERTY BANK BUILDING



Open Community Meeting
October 21, 2021



STATION HOUSE





WHITE CENTER HUB



sw Alaska st

KeyBank

WEST SEATTLE JUNCTION - FEASIBILITY STUDY FOR FOUR SITES

COMMUNITY ROOTS HOUSING | WEST SEATTLE JUNCTION ASSOCIATION

OCTOBER 21, 2021 - OPEN COMMUNITY MEETING

Architecture Interiors Planning Brand
ankrommoisan.com
© Ankrom Moisan Architects, Inc



Table of Contents

ZONING AND SITE CONSTRAINTS	3
SITE OBSERVATIONS AND CONCEPTS	4
AERIAL PHOTO	5
DESIGN CONCEPTS	6
SITE PLANS - OVERALL	10
SITE SUMMARIES AND PLANS	13
CONCEPT SKETCH	16

CONTACT INFORMATION

ARCHITECT

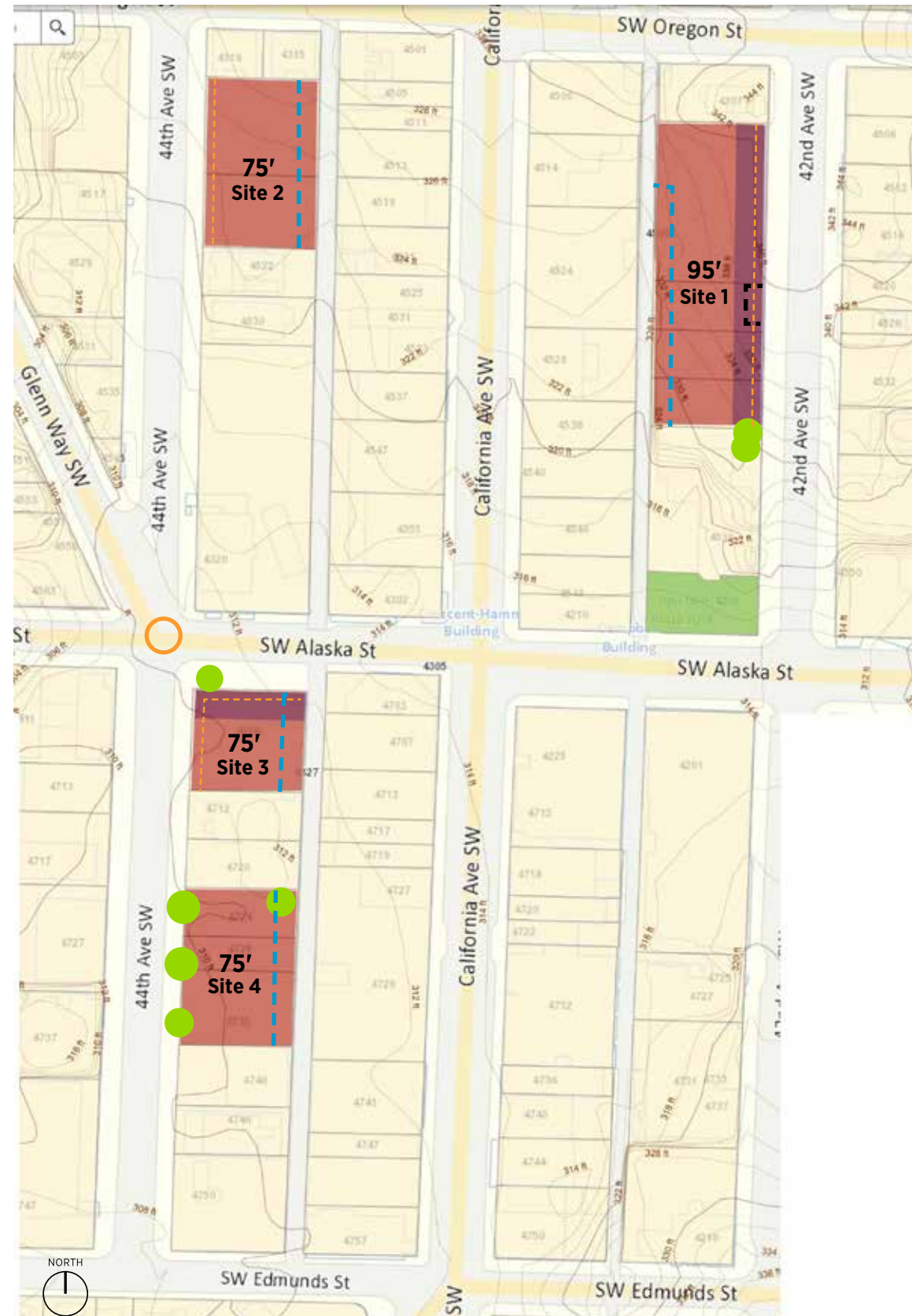
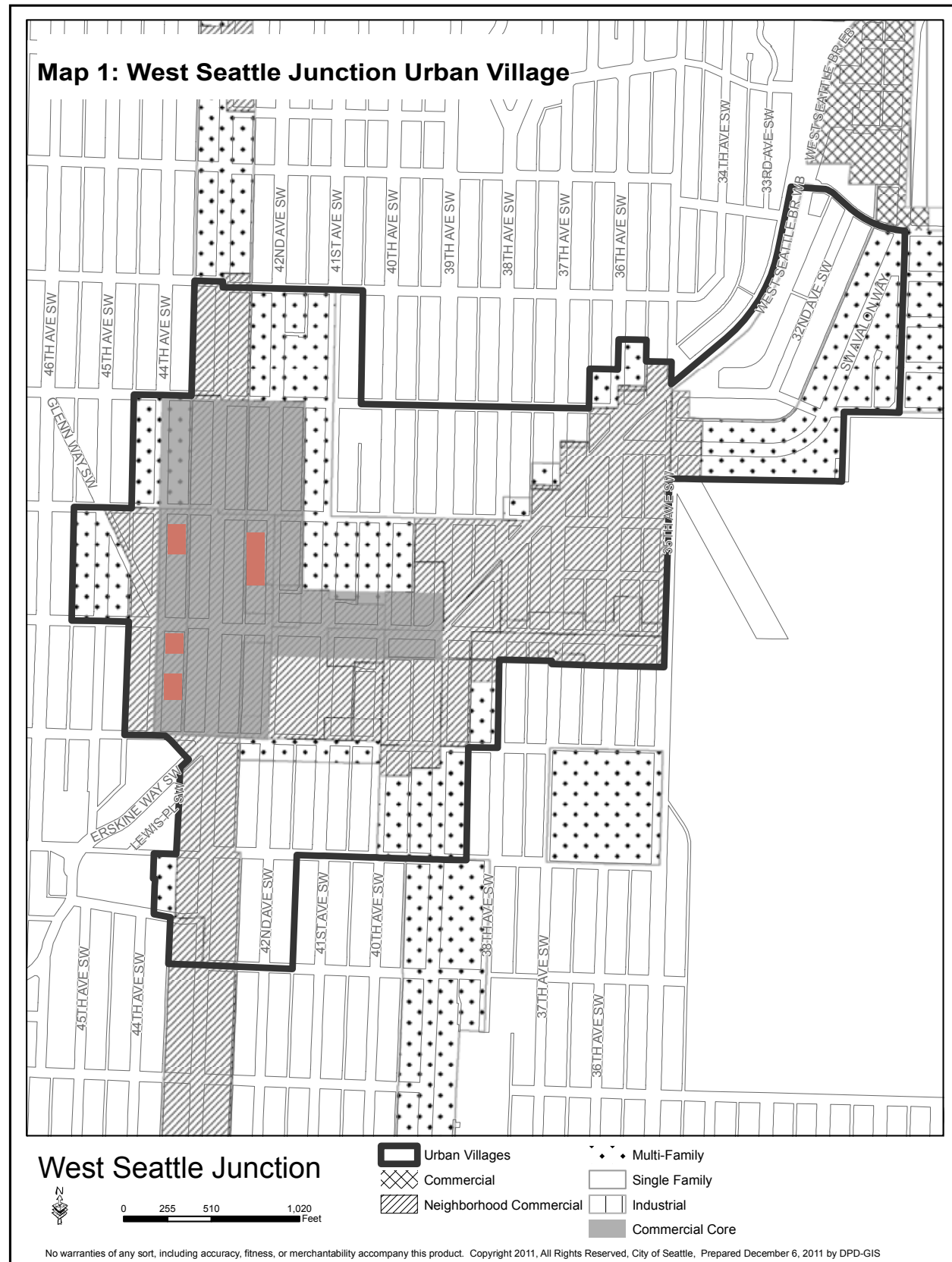
ANKROM MOISAN ARCHITECTS
1505 5TH AVENUE, SUITE 300
SEATTLE, WA 98101
206.576.1600
CONTACT: JASON ROBERTS

CLIENT

WEST SEATTLE JUNCTION ASSOCIATION
CONTACT: LORA RADFORD

COMMUNITY ROOTS HOUSING
CONTACT: JEREMY WILKENING

Zoning and Site Constraints Plan



Site Observations and Concepts



Site Response Idea #1:

Mix big and small scales in building massing.

The Junction's buildings are varied in size and shape - not all of one type or size.

Provide a diversity of scales and interest in shaping massing. Use small community-type spaces (both enclosed and open space) to offset the scale of large new buildings.

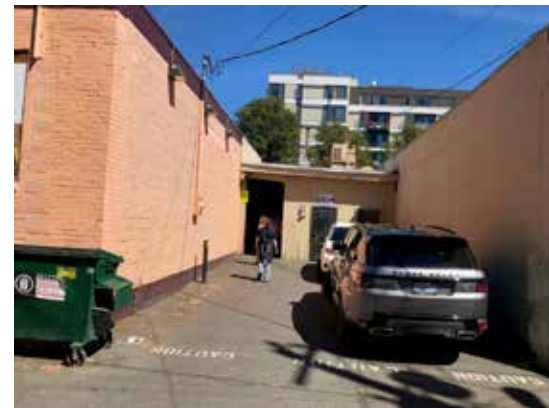


Site Response Idea #2:

Treat the alleys like street frontages.

West Seattle has reasonably safe alleys filled with light and people, as well as services and grit. People currently use the alleys to cut across long blocks and enter shops from parking lots behind businesses.

Connect to alleys from the streets and provide interesting facades of different scales along alleys.



Character of 42nd Avenue (Site 1):

Site along 42nd is surrounded by larger buildings and is appropriate for a large building.

This site is high up and steeply sloped. It is busier with vehicular traffic.

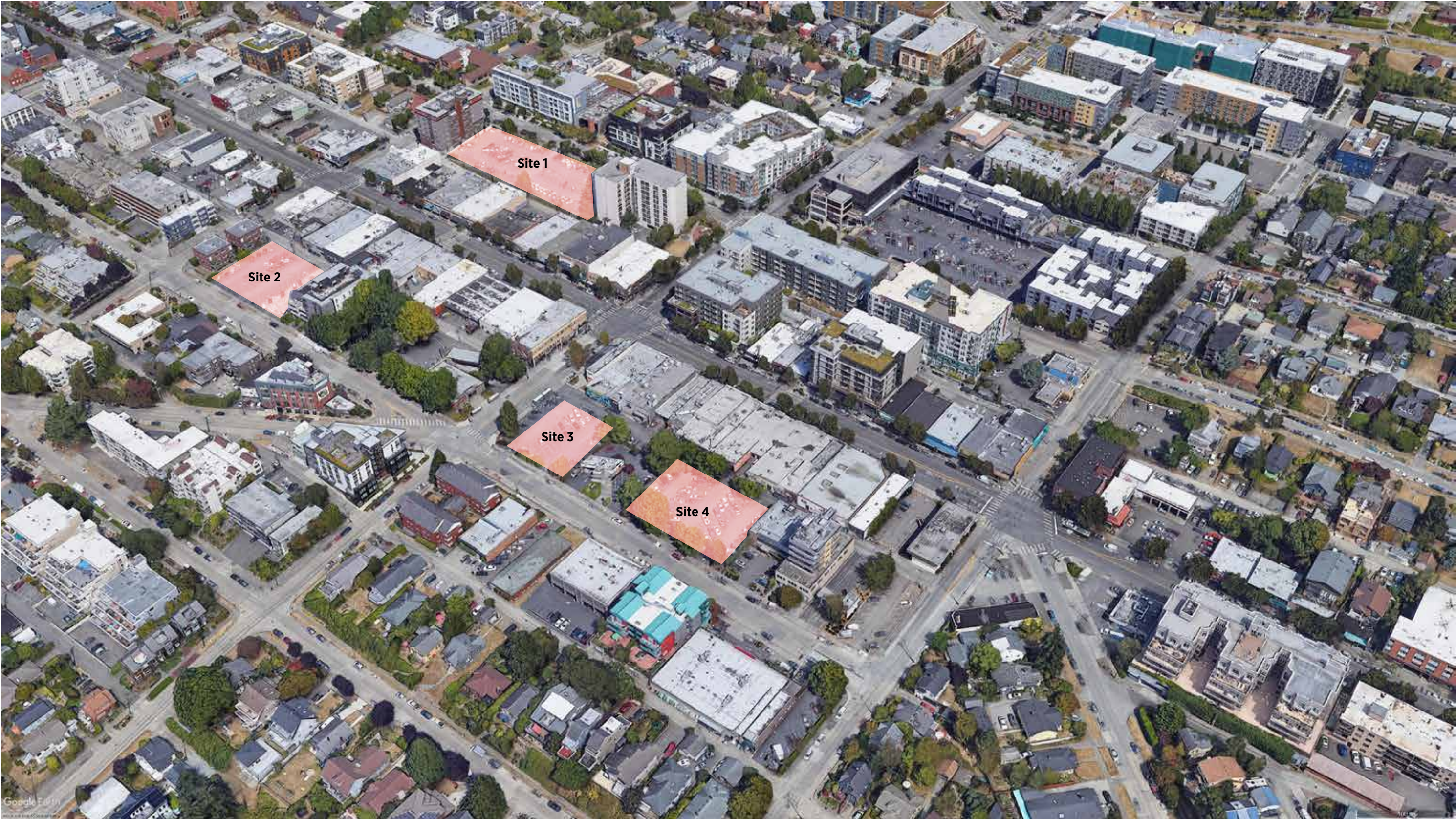


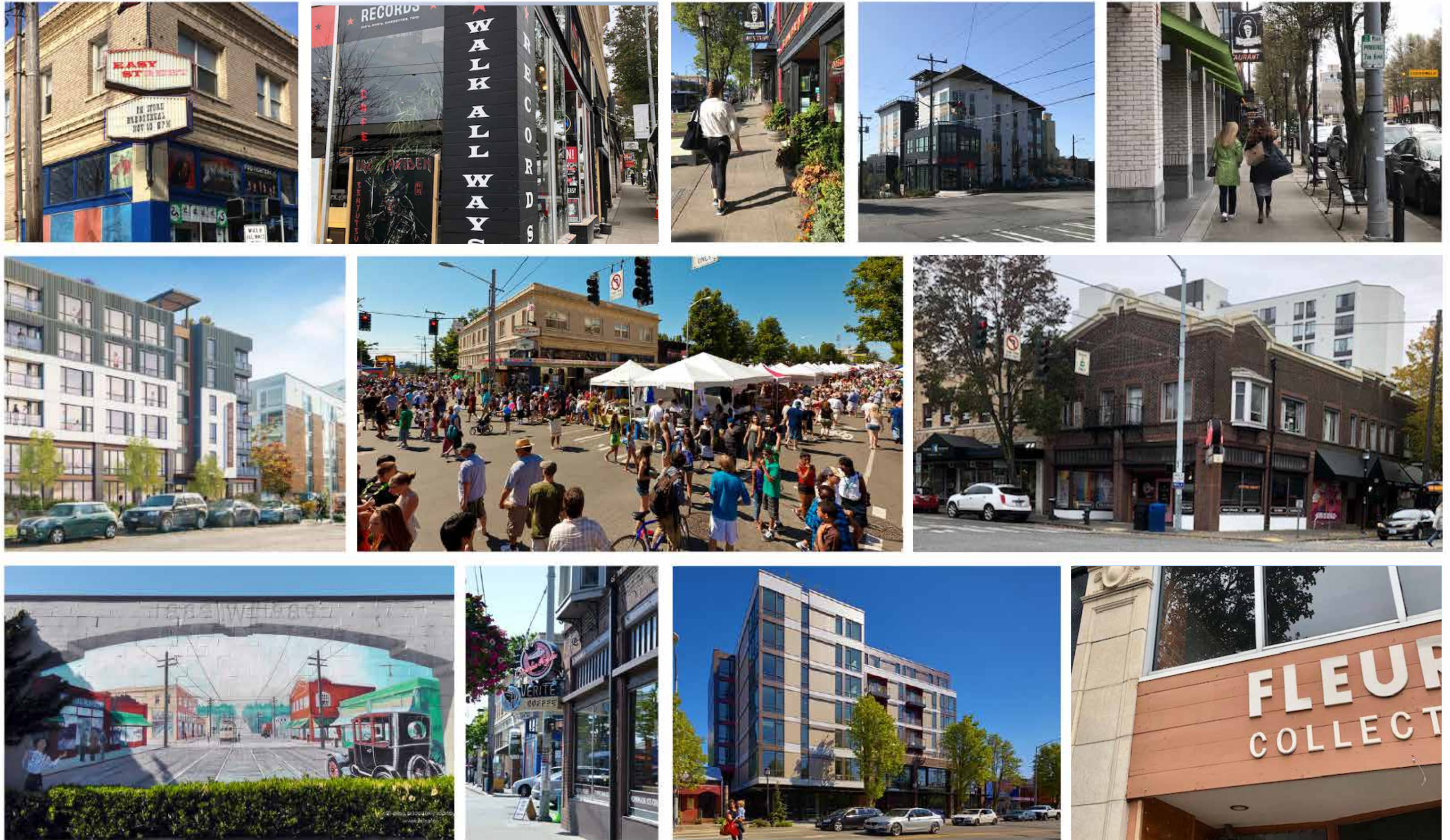
Character of 44th Avenue (Sites 1, 2, 3):

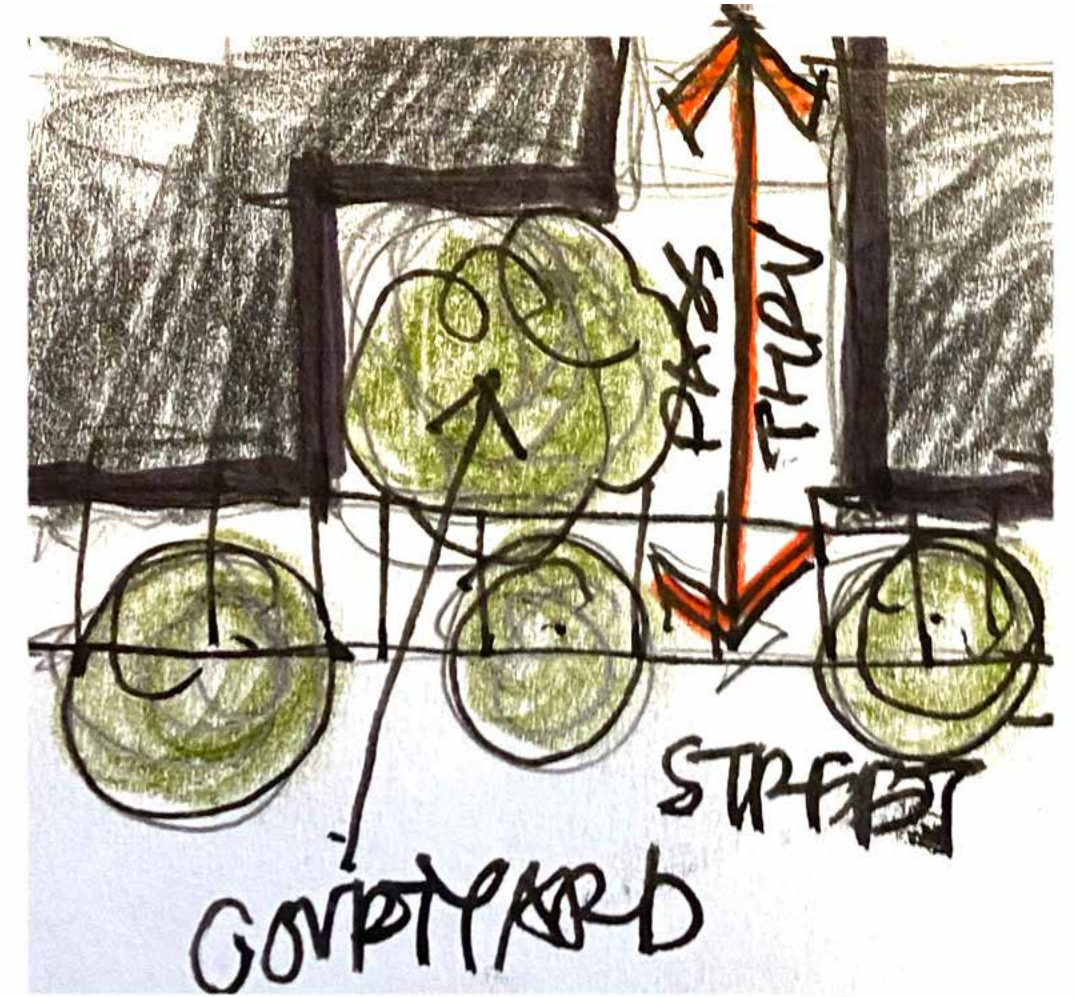
Example of quieter, lower-scale street front along 44th, preserving existing trees.

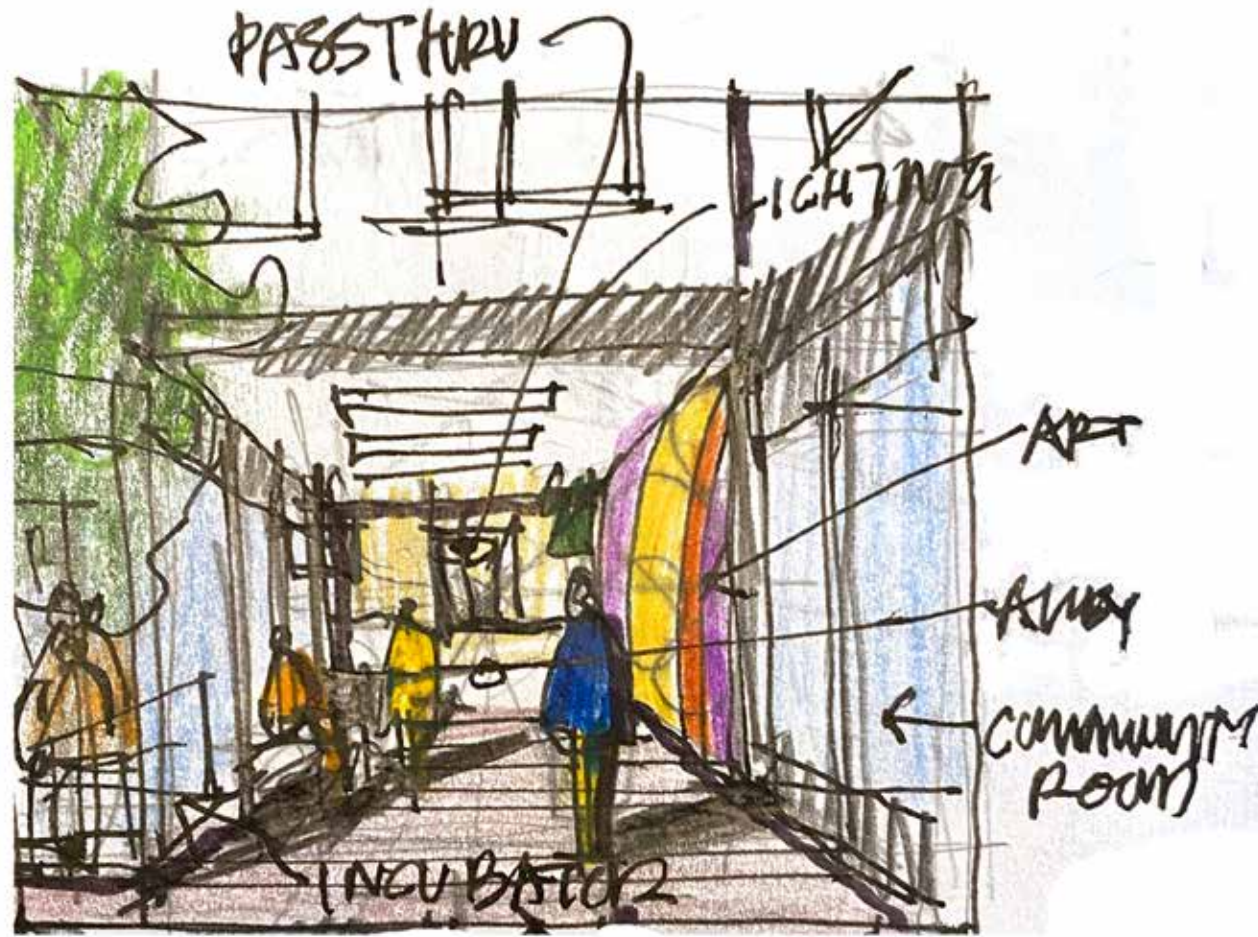
These 3 sites are fairly flat and abut boutique, small scale shops.













Incubator space



Residential Community



SITE 2

- Affordable Apartments
- Incubator Space
- Community Meeting space
- Residential Common space
- Outdoor space with thru block connection
- Roof deck
- Underground Parking

SITE 3

- Affordable Senior Apartments
- Retail Space
- Residential Common space
- Outdoor space
- Roof deck

SITE 4

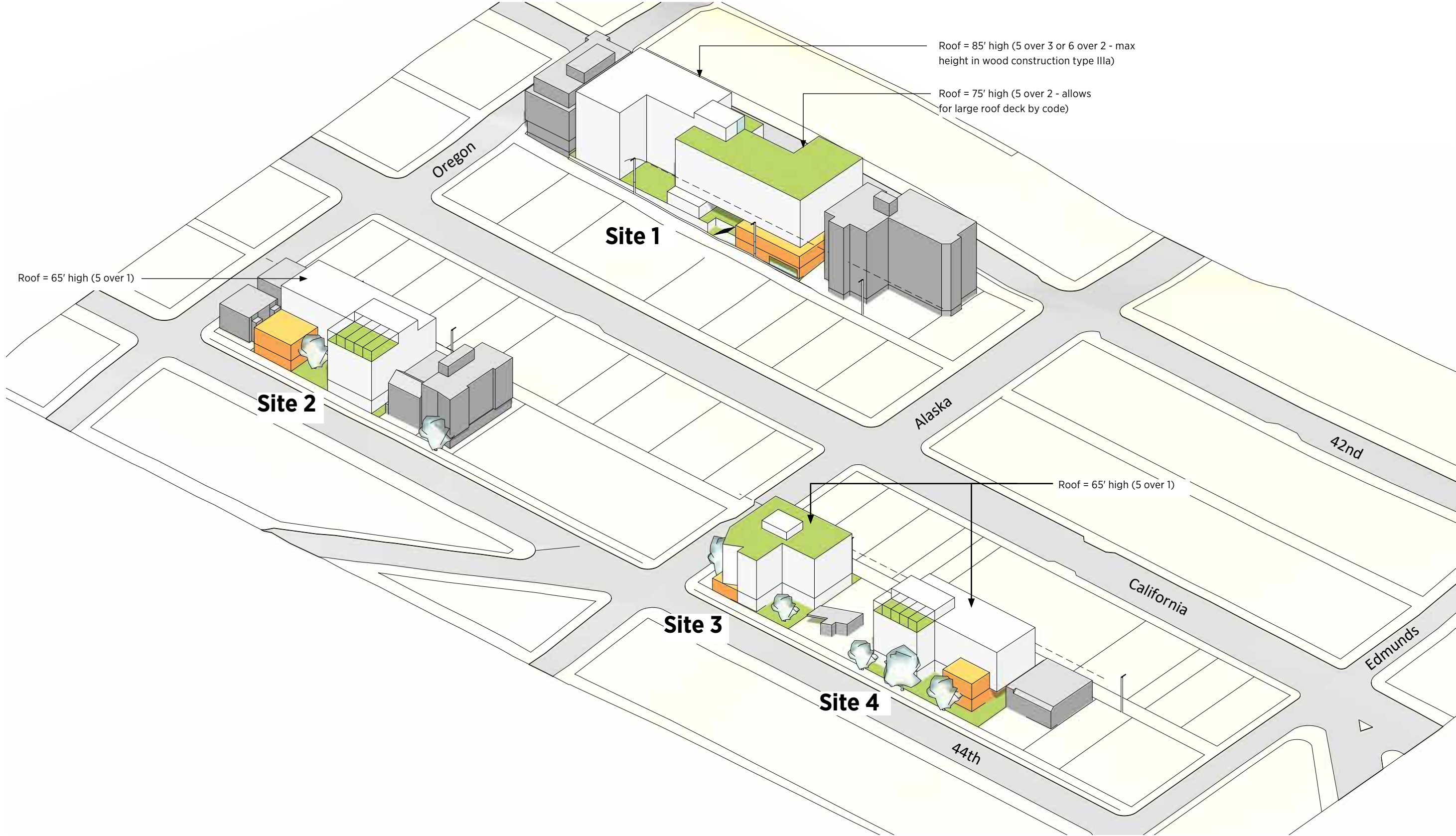
- Affordable Apartments
- Residential Common space
- Outdoor space with thru block connection
- Roof deck

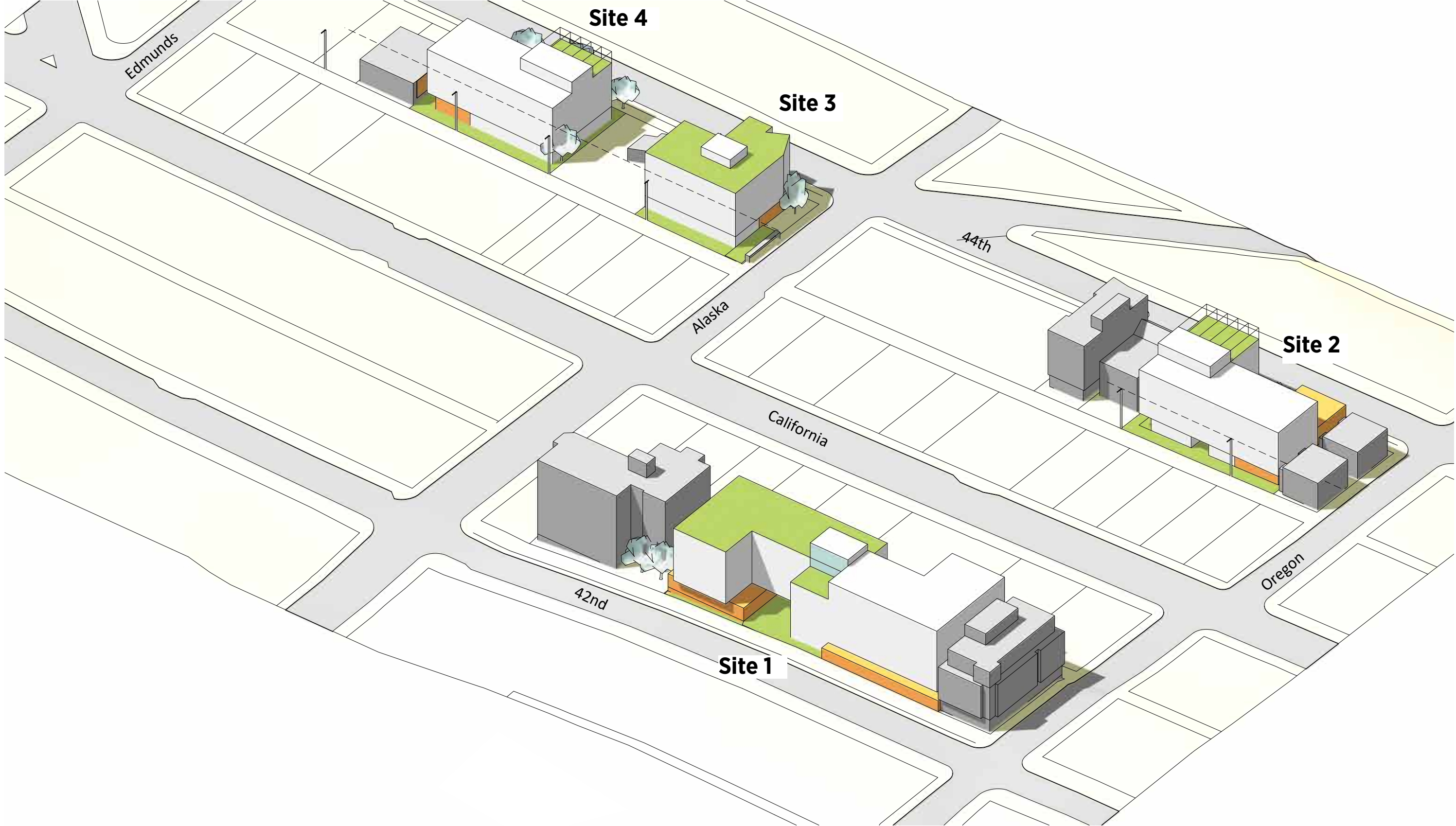


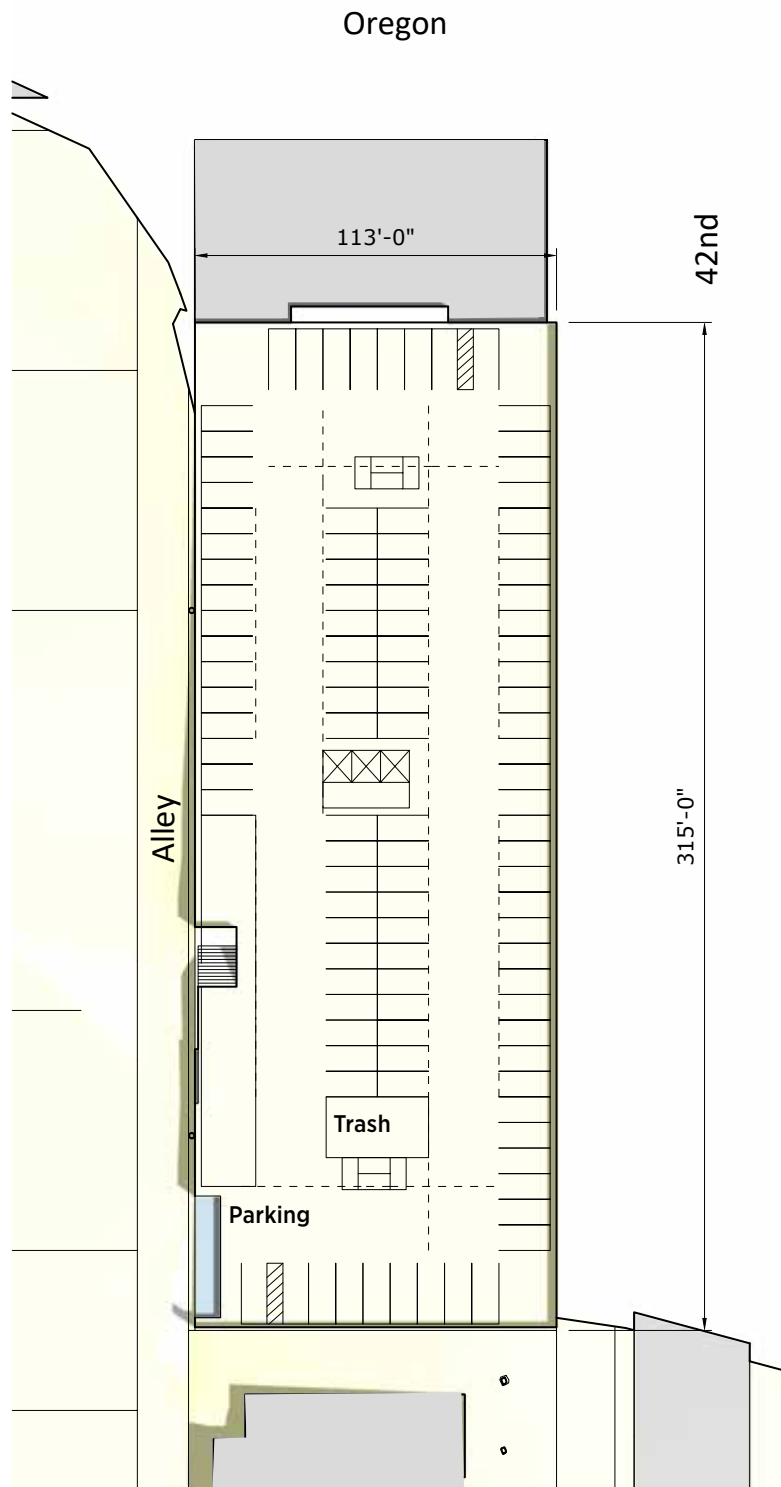
SITE 1

- Affordable Family Apartments
- Retail Space
- Residential Common space
- Outdoor space with thru block connection
- Outdoor space with playground
- Roof deck
- Underground Parking

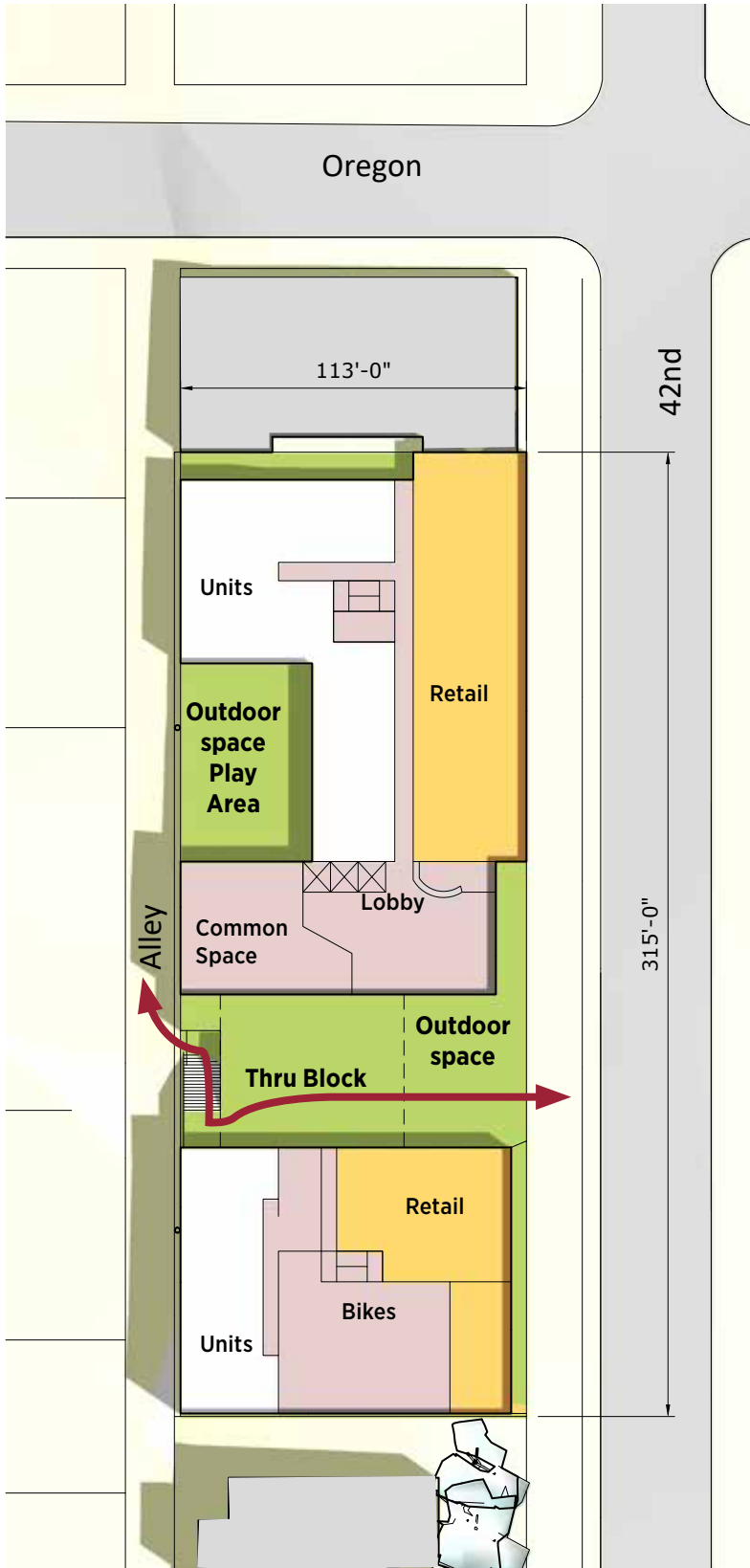




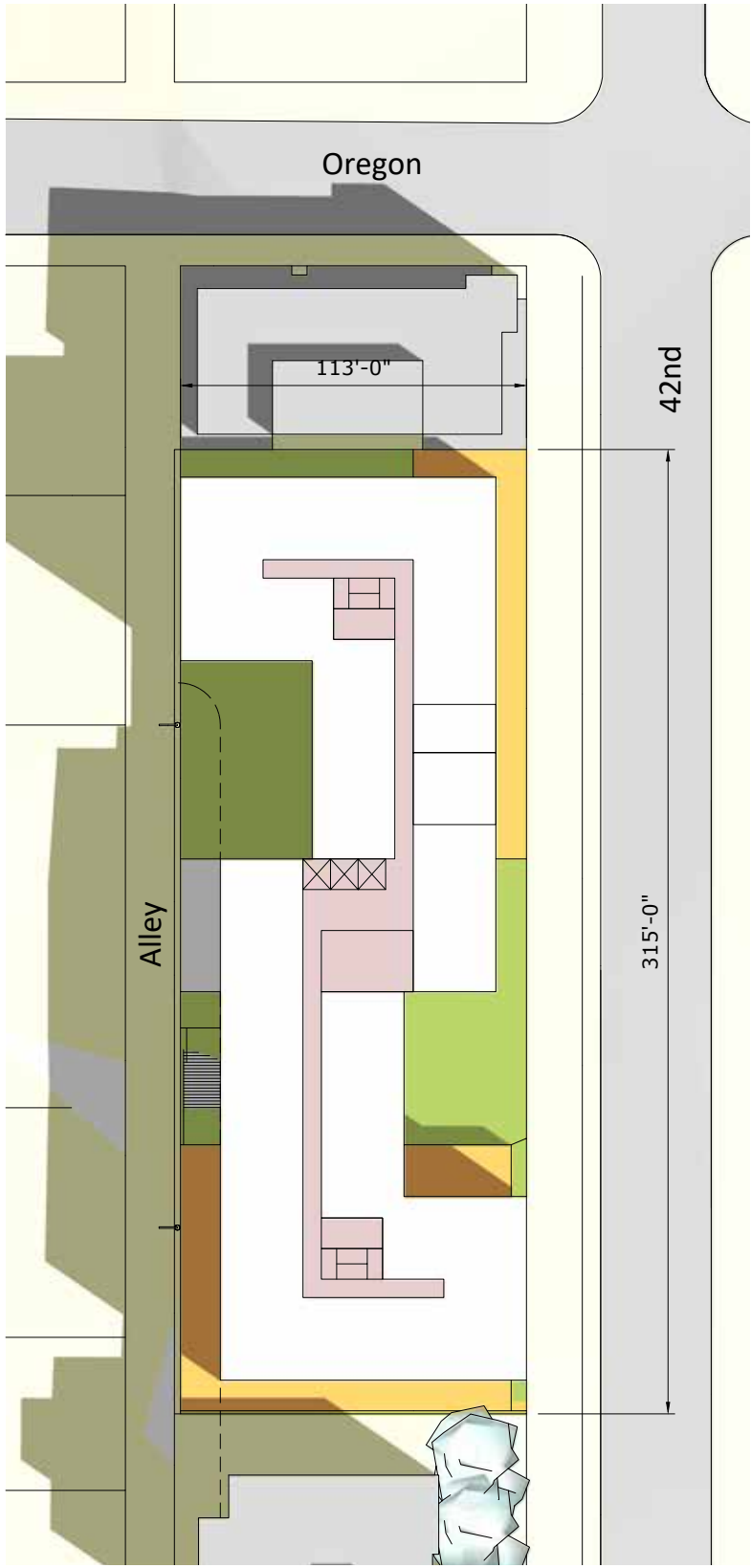




BASEMENT PARKING LEVEL

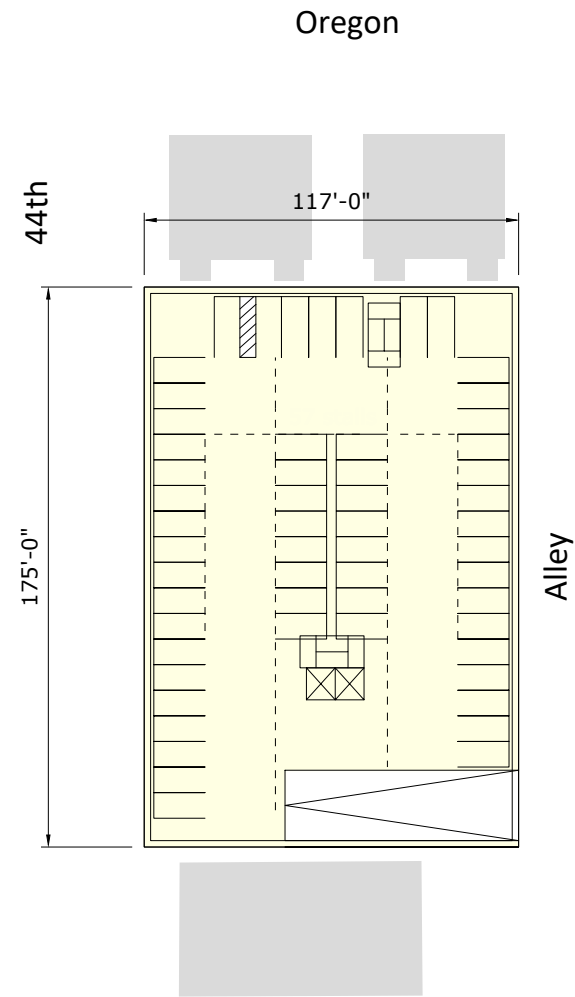


GROUND LEVEL

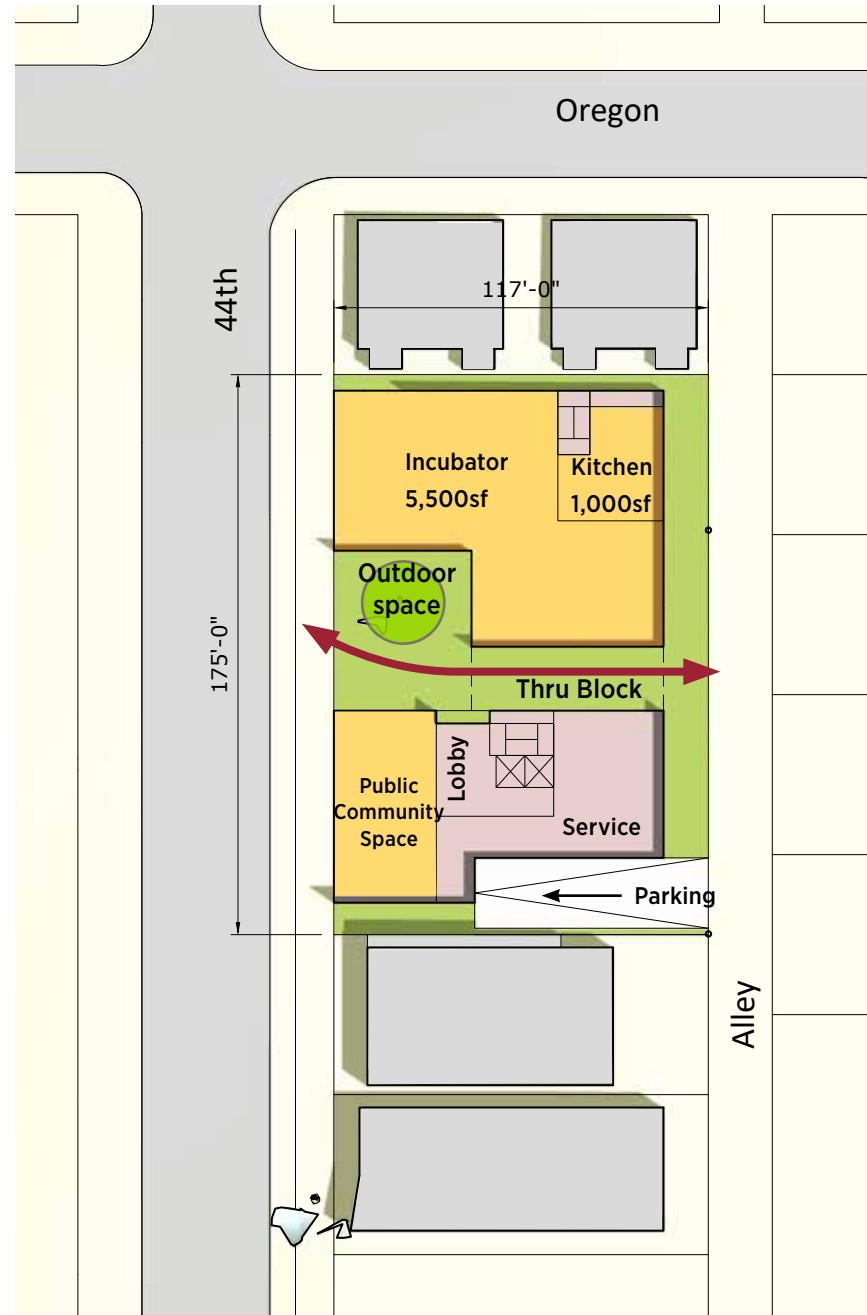


TYPICAL RESIDENTIAL LEVEL

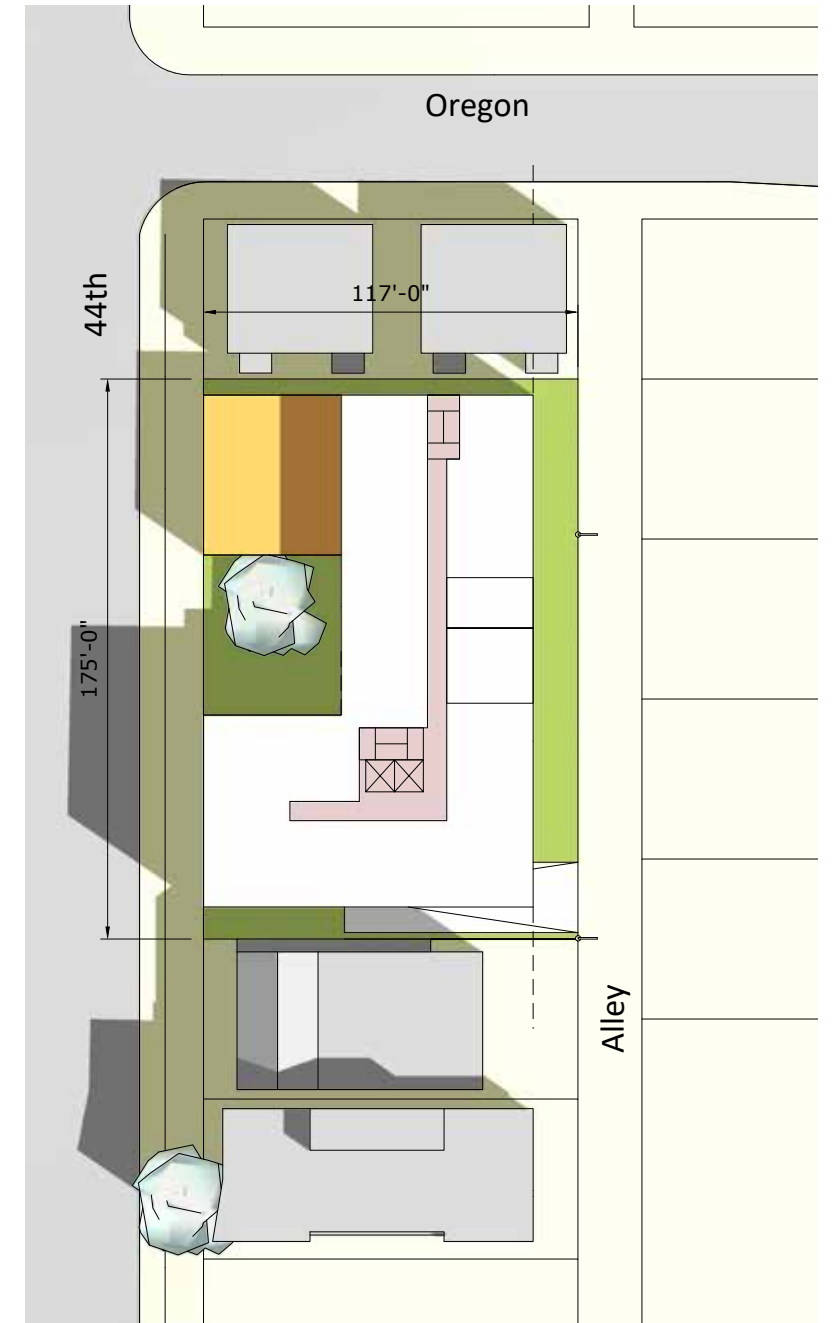




BASEMENT PARKING LEVEL



GROUND LEVEL



TYPICAL RESIDENTIAL LEVEL





GROUND LEVEL



TYPICAL RESIDENTIAL LEVEL





COMMUNITY INPUT