

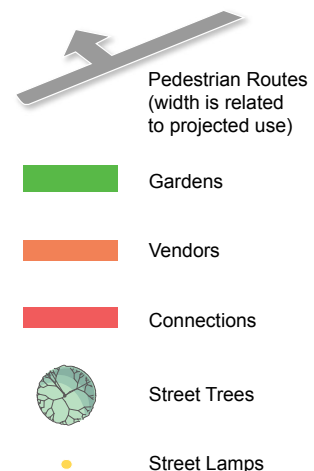


5-20 YEARS

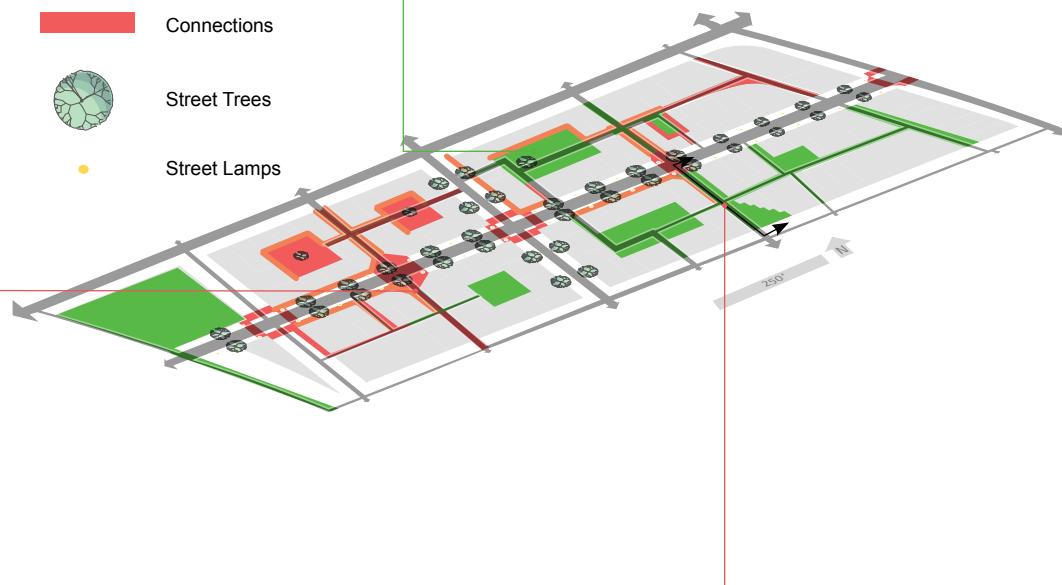
Business incubation. Offer height bonuses for developers who program low-rent ground floor space for grocers. Subsidize rents to provide permanent space for successful street vendors. Work with business associations.

Incentivize permanent mid-block connections and courtyards. Work with DPD to offer building height bonuses in exchange for these amenities.

Offer different types of courtyards. Work with residents and topography to identify needs for private residential courtyards and to transition community gardens into courtyards and productive rooftops. Work with businesses to identify needs for public commercial courtyards.



PHASE III CONNECTIONS

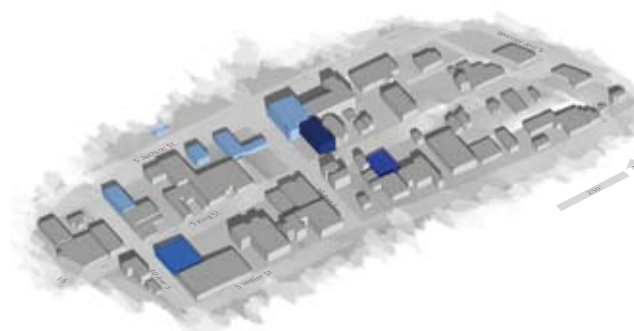


KING STREET VISION PROJECT

LITTLE SAIGON_king street

Building on a Grocery District

This project proposes a phasing strategy that builds on Little Saigon's strongest asset, its **grocery stores**.



Current conditions, grocery stores are blue

Phase I (1-2 years) infuses the streets with vendors, on sidewalks and at proposed mid-block connection entrances. In this phase, temporary installations and murals suggest the possibilities of future development.

Phase II (2-5 years) focuses on establishing vendor-garden-grocer relationships by incorporating urban agriculture into underused land in the neighborhood. The new 11th and 14th Avenues are paired with vendors and gardens to initiate connectivity.

Phase III (5 - 20 years) the grocery district and mid-block connections are preserved within the new development. Development incentives (height bonuses) are provided to ensure continued operation of grocery stores and small businesses in the neighborhood.



Existing grocery store



Potential Phase III mid-block alleyway

金街新面貌

Tori Halligan, Rachel Miller, Eric Scharnhorst
King Street Vision Project
LARCH 503 Community Design Studio | Winter 2009 | Jeff Hou

For more information and to download this pamphlet, visit: <http://courses.washington.edu/kingst/>



1-2 YEARS

Paint murals and install sectional banners on blank facades to show the possible storefronts, alleys, and gardens. Use lights to show potential building heights. Utilize the Neighborhood Matching Fund and community volunteers.

Concentrate activity at proposed mid-block paths. Work with local businesses to allow vendors in the front 15' of parking lots. String lights in proposed paths.

Infuse the sidewalks with vendors. Work with DPD and Health Dept. to relax the permitting process. Use NMF and business associations to acquire vending equipment and subsidize vendors.

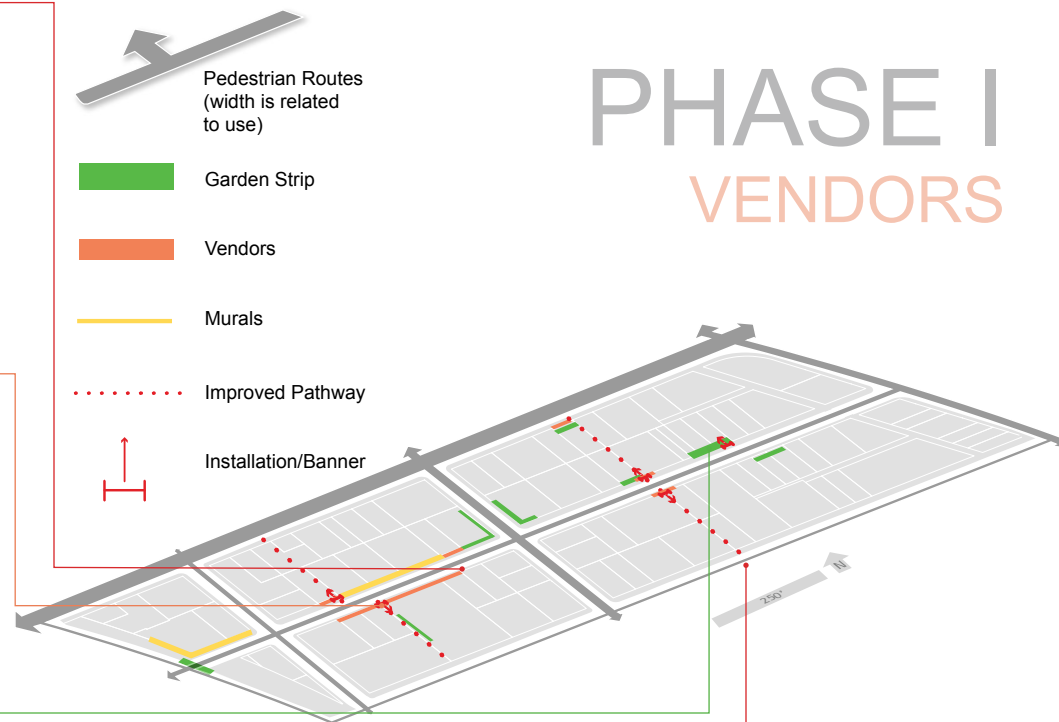
Propose gardens in empty lots. Install signs designating proposed gardens. Plant 10'-20' "test strips" on proposed garden lots.

2-5 YEARS

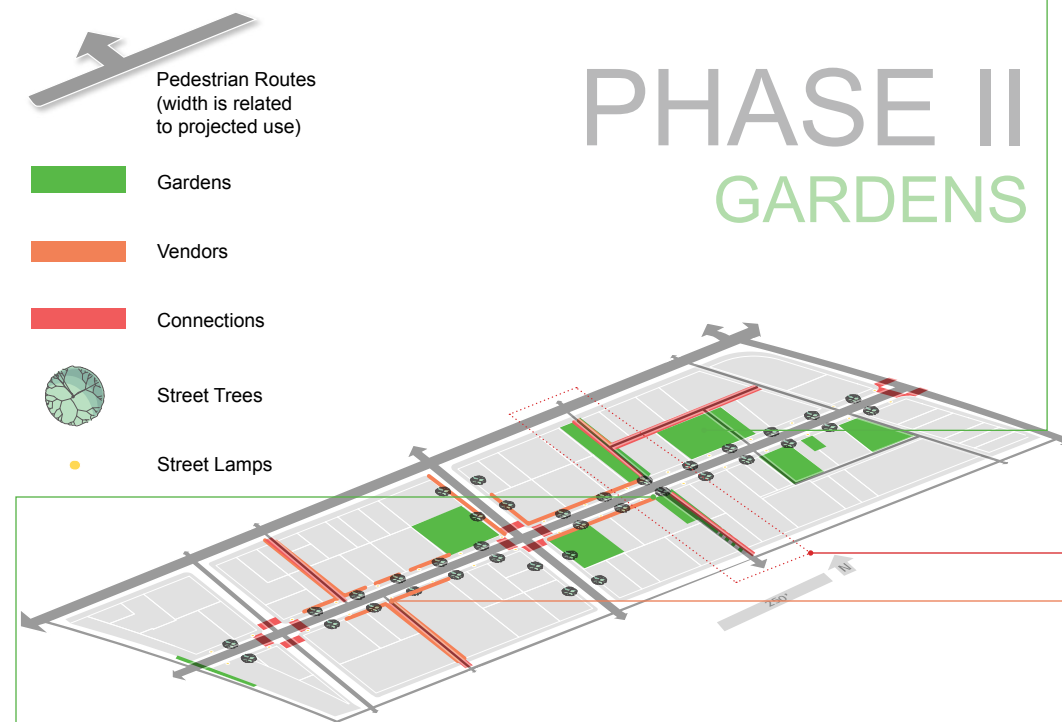
Plant and program new community gardens. Program seasonal activities. Link gardens with neighborhood vendors and grocers. Work with City of Seattle's P-Patch program and P-Patch Trust to activate unused land and Parks and Recreation to designate as public open space.

Establish mid-block paths: 11th Ave Alley and 14th Ave Alley. Work with local businesses to introduce paths along parcel seams. Encourage vendors along the paths and entrance points to activate the network. Support vendors through NMF and business associations.

Introduce unifying features: street lamps, street trees, improved paving, and green streets drainage system. Work with City of Seattle Public Utilities, Office of Economic Development, and Department of Transportation.



PHASE I VENDORS



PHASE II GARDENS

