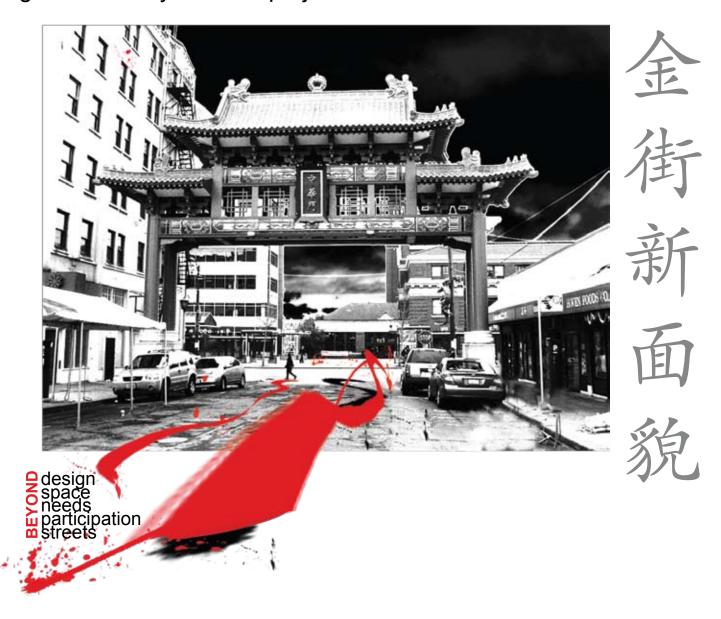
KING STREET VISIONING PROJECT

PHASING As a part of design development, students were asked to complete a series of phasing strategies for their topics, and to consider for each of these the actors/agencies involved. Phase One should be short term, inexpensive, and easily obtainable; Phase Two should be achievable within 1 to 5 years; Phase Three should be longer-term, and require more investment and collaboration. phase III phase II king street/ little saigon lighting, & interpretation phase I I-5: east/west connections alleyways king street/ chinatown group sites

Mike Lewis, Heide Martin, and Bradley Pavlik
King Street Vision Project
L ARCH 503 Community Design Studio | Winter 2009 | Jeff Hou

KING STREET visioning project

migration and dynamism: project overview



King Street is a key community thoroughfare that connects Chinatown and Little Saigon in the International District. Within Chinatown, King Street serves as a main spine that connects many important landmarks, amenities, and businesses. In Little Saigon, King Street is served by three main grocery stores that attract visitors to the neighborhood. As a neighborhood main street, improvement of the King Street corridor is critical to the economic and social vitality of the neighborhood. In comparison with other Chinatowns or Asian neighborhoods in North America, however, King Street lacks the unique dynamism often associated with such neighborhoods. The goal of this project is to involve community stakeholders in proposing strategies for improving the King Street corridor and revitalizing the conomic and social life of the district.

ACTIVATION

- Improve physical attractiveness of King Street to enhance livability for residents, draw visitors, and boost economic development.
- Approach sidewalks as "hybrid" urban spaces, creating provisions that allow for multiple activities at different times of the day and in all seasons.
- Allow **flexibility in the use of open spaces** and parking zones (including parking lots) to enable 24/7 use.

IDENTITY

Support and enhance local identity by supporting activities such as social gathering, festival and events, and specific shopping experiences, and through design elements and details that are relevant to historic and present conditions, such as signage, awnings, materials, street furniture, and vegetation.

everyday migration

▎▘█▃▗▗▊▘▓▗▆▗▗▃

90 University District

38.52 Belltown

86 First Hill 0.07 Lake City 0.11 Pioneer Square

.46 Northgate 0.03 Aurora-Licton 6.39 Pike/Pine

68 Ballard

North Beacon Hill 34 Denny Triangle

2 Wallingford Bitter Lake

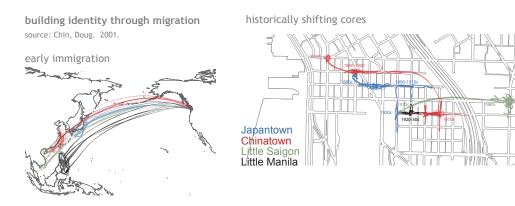
1 West Seattle

68 Westwood-Highlan 5 Columbia City

i.25 Uptown Queen Anne 20 Admiral

.80 South Park 65 MLK@Holly

23 North Rainie



CONNECTIONS

- Improve connections within the neighborhood and beyond by enahncing pedestrain experience on King Street
- Improve connections between areas west and east of I-5 by reprogramming and enhancing the area under I-5.
- Improve the **real and perceived safety** of potential pedestrian connectors, including the alley network and the area under I-5.





GREENING

- Claim open spaces now within areas slated for redevelopment especially for Little Saigon, to ensure proper future open space ratios.
- Encourage flexible greening strategies as ways to activate and enhance underused spaces and voids.
- Enhance pedestrian experience by bringing vegetation into the streetscape.

contemporary green space distribution square feet/household source: Seattle Parks & Recreation Open Space 2006 Gap Report



STUDENT TEAMS

king street/little saigon

Tori Halligan Rachel Miller Eric Scharnhorst



signage, lighting, interpretation

Sarah Ferreter Katherine Wimble



I-5: east/west connections

Jordan Monez Josho Somine



alleyways

Mike Pickford Rubi Vazquez Cruz



façades

Erin Berg





king street/chinatown

Erica Huang Yosuke Oi AJ Yang

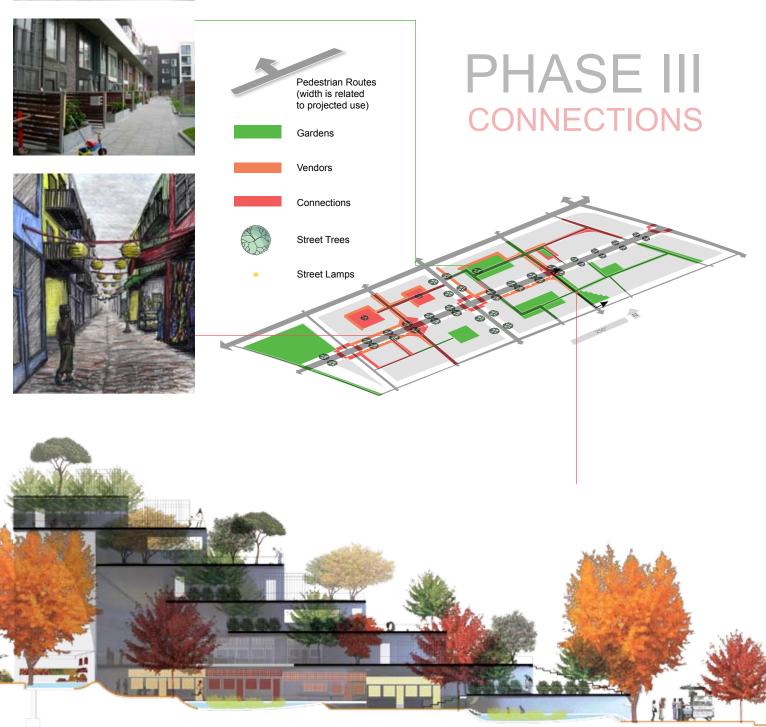




Business incubation. Offer height bonuses for developers who program low-rent ground floor space for grocers. Subsidize rents to provide permanent space for successful street vendors. Work with business associations.

Incentivize permanent mid-block connections and courtyards. Work with DPD to exchange for these amenities.

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

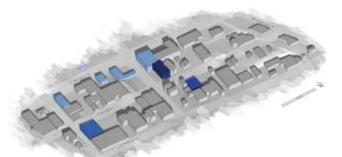


Tori Halligan, Rachel Miller, Eric Scharnhorst King Street Vision Project LARCH 503 Community Design Studio | Winter 2009 | Jeff Hou KING STREET VISION PROJECT

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



Existing grocery store

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.













Potential Phase III mid-block alleyway

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

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

Pedestrian Routes

(width is related

Garden Strip

to use)

Vendors

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.

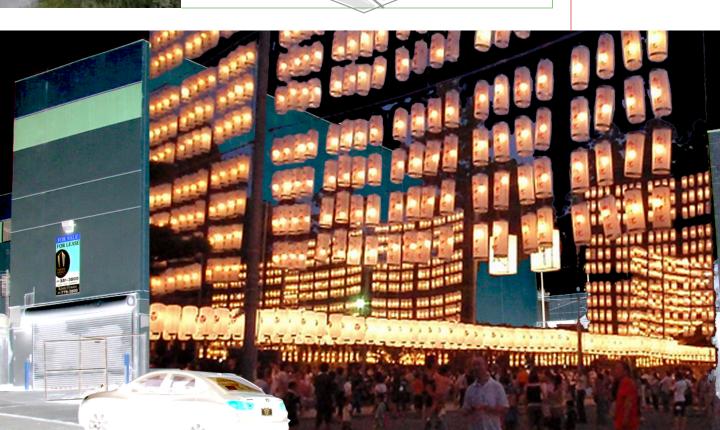




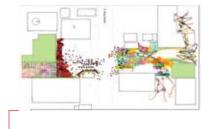


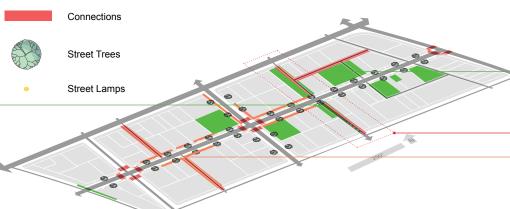






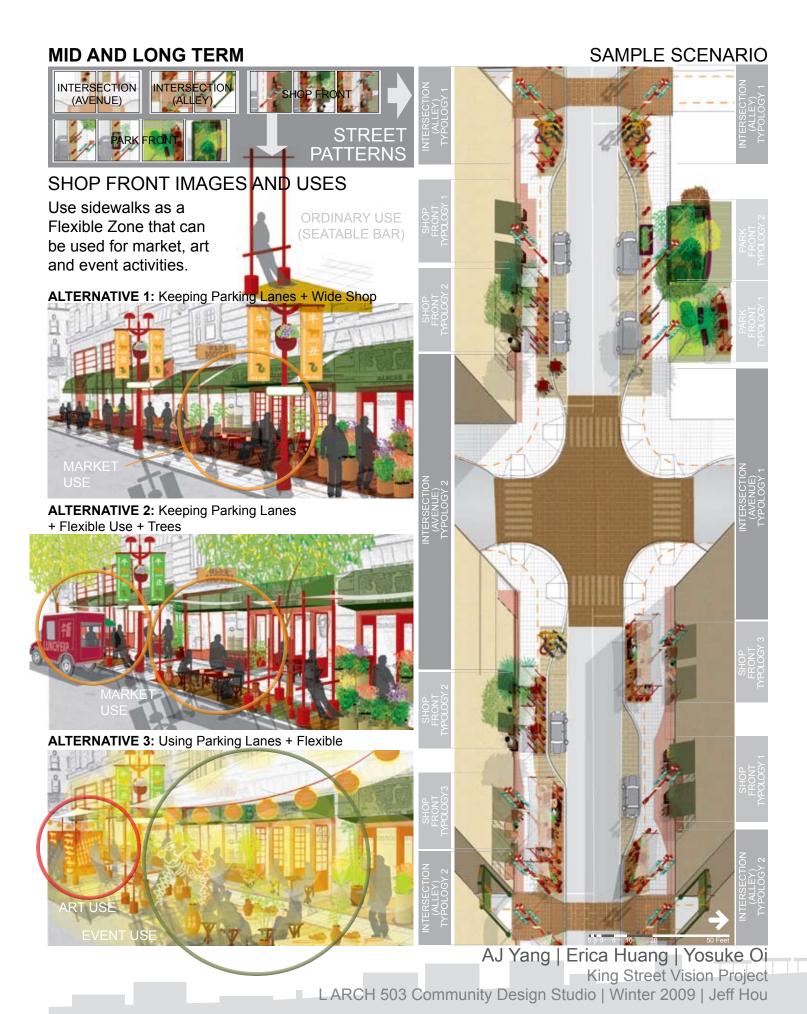










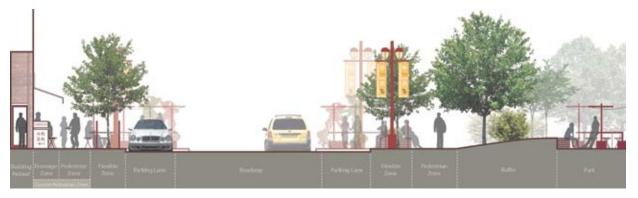


KING STREET VISION PROJECT

CHINATOWN_king street Enhancing Pedestrian Experiences



Hing Hay Park Image in Short Term Phase: Prospered with Events and Night Markets



Street Typical Section in Long Term Phase: Allowing for Flexible Use Responding to Contexts

This project is intended to enhance the pedestrian experiences on King Street through activities and designs. The specific goals of our project are to: (1) highlight the cultural and historical value; (2) encourage commercial activities and pedestrian movement; (3) maintain economical sustainability, and; (4) create flexible and multifunctional space, based on assets of the community. Overall improvements of street designs require both short-term and mid/ long-term strategies. The short-term phase aims at activating diverse cultural, traditional and commercial events along the street and encouraging pedestrian activities by introducing flexible street furniture. The mid/long-term phase involves expanding the existing sidewalks and other permanent enhancements.

SHORT TERM





Ex. AM 9:00 - 11:00/ PM 1:00 -

2009

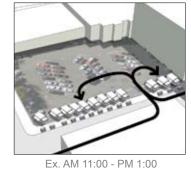
Utilize less busy periods of the Uwajimaya parking as temporary market and event spaces.

ALTERNATIVE 1: MORNING MARKET/ EVENT



AM 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 PW





Ex. Until AM 9:00 or Varying by event dates and times

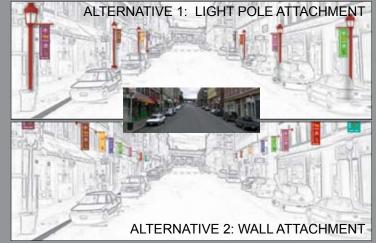
AM 6 7 8 9 10 11 12-13 14 15 16 17 18 19 20 PM

MOVABLE PLANTERS/ FURNITURE Put temporarily portable planters, and

movable chairs and tables on sidewalks.



Install designed banners reflecting Chinatown's features. **BANNER**















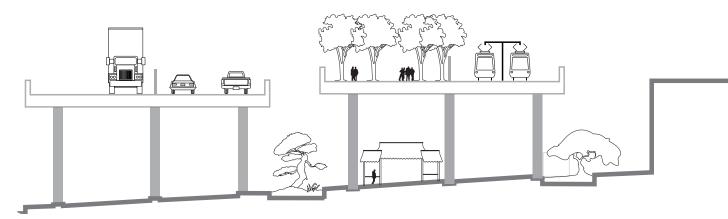


ALLEY CLEAN-UP!!/ ART EXHIBITION SPACE

Clean up and use alleys as art exhibition spaces, especially Guangdong Alley.







WHAT WILL THE FUTURE BRING?

At an uncertain time in our country's and city's history it is hard to imagine how Seattle will look in 50 years. If you can, think back to how Seattle and the International District looked and operated a half century ago, before the construction of Interstate 5. How did the interstate change the International District and the city? Seattle's initiative to build light

rail could bring a station to the space under I-5, especially if our city continues to move toward more independence from cars and fossil fuels and expand the existing light rail system. The next half century will almost certainly bring skyrocketing gas prices, requiring localization of food sources and densification of the region into the city of Seattle. Looking to new and innovative ways to grow food locally, such as on the highway, could become a possibility, as more people move to the city to be close to mass transit.

What do you think this area will look like in 2060?



The space below I-5 as light rail station



I-5 with light rail and automobile traffic; tea and rice farm; and public park

KING STREET VISION PROJECT

REINTEGRATING neighborhoods Connecting the Pedestrian Corridor and Place-making Under I-5

IMPROVING THE PEDESTRIAN EXPERIENCE

South King Street serves as the spine of the International District in Seattle. The two main areas of the ID - Chinatown and Little Saigon - were bisected by the construction of Interstate 5 in the late 1960s. This project seeks to improve the pedestrian experience along King Street and reconnect the two sides of the neighborhood. Specifically, it addresses alternative strategies for transforming the area under I-5 and for restoring vital pedestrian connections between the east and west sides of the neighborhood.





PROPOSED PARKING LOT USE - PHASE II

day > time v	М	T	W	R	F	S	S
06:00 AM 08:00 AM 10:00 AM	PA	R		IG	STR	ESTI EET ARK	AND
12:00 PM 02:00 PM 04:00 PM	P	A	R	K		V	G
	THEA AND NING	OTE OTE O AC	MU: HER E	SIC VE- TIES	STR	ESTI EET ARK	ANI
12:00 AM 02:00 AM 04:00 AM	SHE HO!					RKI	

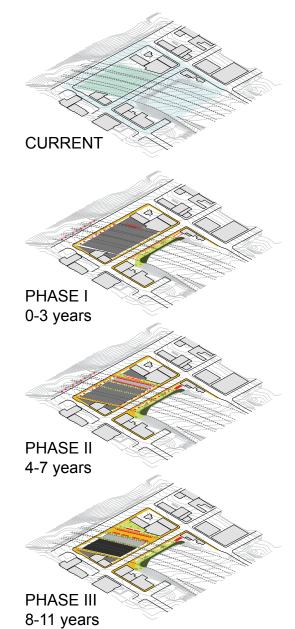
CREATING ACTIVITIES UNDER I-5

The ownership of the space under the highway is mostly public, and currently managed as parking by Inter*Im. Nonpeak hours have the potential to be used for activities such as markets, festivals, and outdoor movies. By keeping the space occupied throughout the day and week, it will become a safe and lively destination in the city, promote business in the district and improve the connection between Chinatown and Little Saigon.

PROJECT PHASES

LAYERS OF INTERVENTION IN SPACE AND TIME

Three proposed phases for the space below I-5 are broken down by three temporal phases, and then further into three categories: **ACTIVITIES + COORDINATION**, **PUBLIC ART + STRUCTURES**, and **GREENING + PEDESTRIANIZATION**. For each phase, different alternatives and activities are identified within each of these categories. An additional phase, Phase IV, offers a possible view of the future of I-5 after another half-century - approximately the amount of time since the highway was constructed that altered Seattle so drastically.



ACTIVITIES + COORDINATION

- (1) Engage stakeholders
- (1) Raise funds and apply for grants for short and long-term projects
- (1) Consider creating a local currency for the International District
- (1) Promote the space under I-5 to businesses and other investors
- (1) Begin coordinating markets during non-peak parking hours
- (2) Reach out to different markets, events and opportunities for activities in the space during non-peak hours
- (2) Hold movie nights in lot with radio station tuned to audio of movie
- (2) Create program for homeless housing at night
- (3) As markets and activities become a fixture in the space, add new stakeholders and types of markets and activities; expand the hours

PUBLIC ART + STRUCTURES

- (1) Temporary public art installations
- (1) Improve lighting under the highway with pedestrian-scale fixtures
- (1) Create temporary storage facilities from shipping containers and provide tents for vendors
- (2) Paint columns along King Street to match Jackson Street, creating equality and connection between the two streets
- (2) Make food bank building a permanent structure
- (2) Create bike vendor program to coordinate with the addition of public gardens in the neighborhood, and encourage local gardeners, grocery businesses, and other local businesses to participate
- (3) Create permanent market structures such as a market administrative building, permanent vendor areas, and a gate
- (3) Build parking garage and create temporary parking and expanded market/activity space next to pedestrian street

GREENING + PEDESTRIANIZATION

- (1) Begin planting strategy along King Street, with mosses, ferns, and small trees supporting current volunteer vegetation
- (2) Create planter beds in parking lot
- (2) Create public space and seating next to the mural at 8th and King
- (2) Connect King and Jackson Streets with sidewalks
- (3) Create pedestrian street connecting King and Jackson Streets
- (3) Acquire land on Jackson Street next to public land for park
- state-owned land
 SDOT right-of-way
 O existing buildings
 sidewalk/pedestrian area
 of art/structures
 low plants (ferns, grasses)
 of aroundcover plants (mosses)

 SDOT right-of-way
 o parking and activities
 o parking only
 o high-density parking (valet, double-deck)
 o road edge
 o highway
 o contour line
 of fence

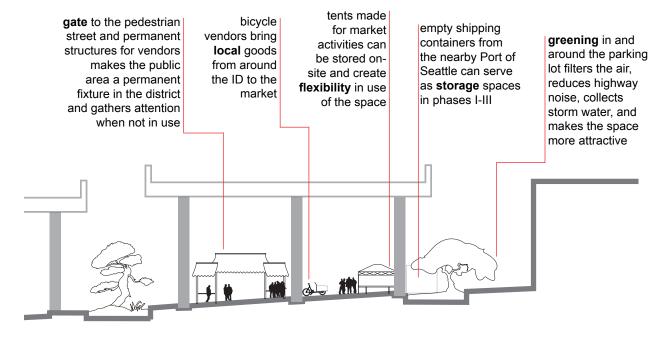


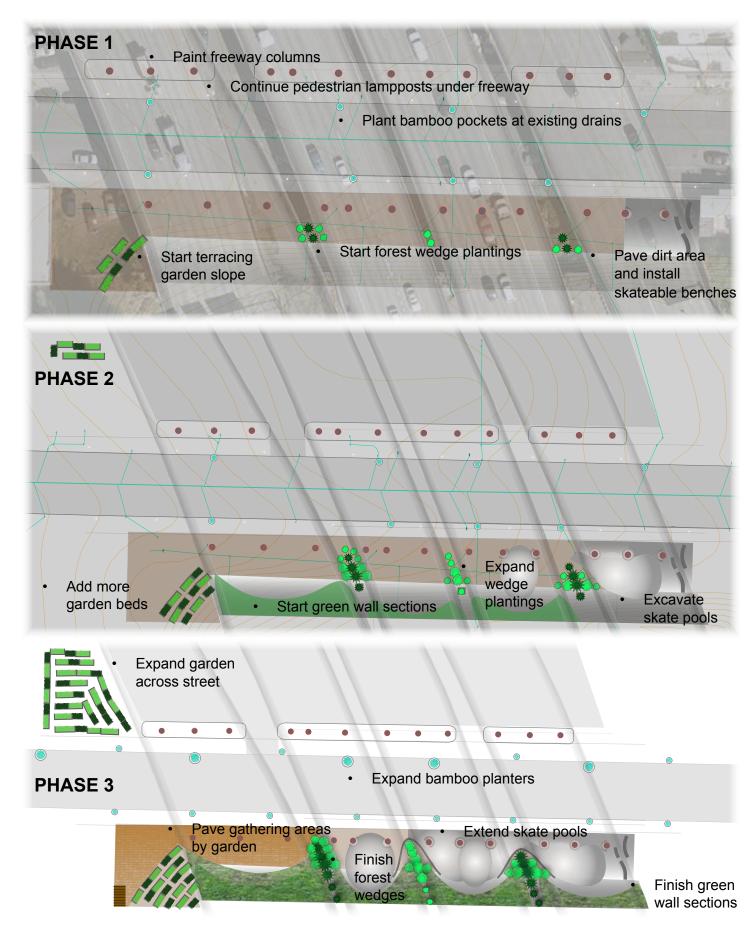
View of parking lot use during non-peak hours for art and music with food vendors

(PHASE II-III)

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SECTION OF PHASE III: PEDESTRIAN STREET BETWEEN KING ST AND JACKSON ST





CATCH THE // Ce/L / C King Street under I-5

PROGRAM ELEMENTS

the South side of King Street

View walking West along

KING STREET VISION PROJECT

This proposal aims to enliven an unsafe, unusable space with plantings and activity. Since the site is in the public right-of-way, city and state agency priorities are engaged to bring new energy and support into the International District. At the same time, a distinctive pedestrian passage is created that honors both 'Northwest' and 'Far East' cultures.

Three program elements are invoked to gradually transform the space: **community gardening**, **stormwater greening**, and **skatepark activation**. Each provides benefits to the local community while also encouraging participation from a wider circle of organizations. Each aspect can be implemented collaboratively in phases as resources permit.

community gardening

Vacant lots are gradually given over to community garden plots. Since the local community garden is full beyond its capacity, and up a steep hill, these new plots make it easier for elders to garden and socialize closer to home and the vibrant street life on the King Street corridor.

stormwater greening

Stormwater drains are enhanced with planters of bamboo, which can be harvested periodically for craft applications by the community. Wedges of native forest plantings harvest freeway runoff and sunlight in the gaps between overpasses. Green walls of native ferns and mosses clean the air and water.



Public land on West side of freeway becomes terraced garden



Bands of tree plantings between freeway with ferns and mosses below

skatepark activation

Skaters can make good use of leftover spaces under freeways with minimal alterations to the existing grading and paving. The presence of their youthful activity helps to keep the space watched and safe, and brings a new kind of tourist business to the International District.



Skatepark takes shape under East side of freeway, on South side of King Street

POTENTIAL PARTNERING ORGANIZATIONS:

- Inter*Im Community
 Development Association
- Kay Ying Senior Citizens' Club
- Asian Counseling & Referral Services Food Bank
- Seattle Department of Transportation
- Seattle Department of Neighborhoods
- Seattle Department of Planning & Development
- Seattle Parks & Recreation
- Seattle Public Utilities
- King County
- Washington Department of Transportation
- GrindLine Skateparks
- Skaters for Public Skateparks

EXAMPLES OF IMPLEMENTATION

EXISTING 1-2 YEARS 2-5 YEARS **5-10 YEARS**

ERIN BERG King Street Vision Project LARCH 503 Community Design Studio | Winter 2009 | Jeff Hou

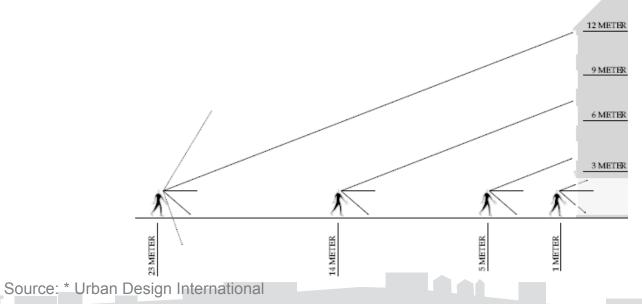
KING STREET VISION PROJECT

FACADES

In the Pedestrain Experience of Chinatown/King Street



Facade design contributes to the pedestrian experience across the street and at the door step. Regardless of proximity, pedestrians always view the first floor facade. As a pedestrian approaches the facade, vision is increasingly focused on the first floor. Also, the first floor facade is a very important part of the pedestrian experience traveling along the adjacent sidewalk. Therefore, it is important to carefully consider the design of the first floor facade in order to enhance the pedestrian experience on King Street.



EXISTING AND PREFERRED FACADE FEATURES

	Human Scale	Permeability	Transparency	Awnings	Detail	Invitation	Character	Signage	Lighting	1st Level	Alley	Upper Levels
7	allow people	provide ample	allow visual discovery of building use	protect from rain and sun, claim the side-	stimulate inter- est with inter- esting detail	invite with el- ements that guide pedes-	preserve his- toric structures and maintain	communitcate with pedes-trian	provide safety and marking entrances	Variation stimulate inter- est from side-	provide ac- cess to alleys	Lively design draws eye up and provide
PTION	approaching facade		from the side- walks	walk and mark an entrance	Journal of the state of the sta	trians to a wel- coming entry	a Pan-Asian influence	oriented signs	5/14/G.//555	walk with a variety of uses		eyes on the street
DESCRIPTION	T - F -	STIL.	4.5	•	Fo	48.0	Maritan American	B. C.				
EXISTING		The second secon										
	1:00						AT	I home	1.4		1	
PREFERRED												CHANNA CHANGA
								112	522			

LIGHTING

In addition to supporting safety at night, light from commercial signage, street light "spots and skirts," and special facade treatments create sparkle, glow, and interesting shadows. Each effect is experienced sequentially as the pedestrian moves up and down the street.

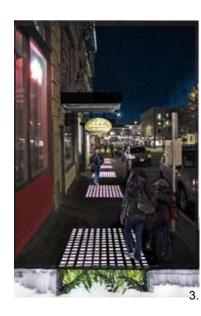


Spotlights and "tree-skirts" create the effect of being under foliage while street trees grow.





- 1. Lighting can be used to highlight important historic buildings.
- 2. Strings of lights hung across King Street create a festive atmosphere.
- 3. Plants growing under glass pavement tiles are illuminated at night.



Sarah Ferreter and Katherine Wimble
King Street Vision Project
L ARCH 503 Community Design Studio | Winter 2009 | Jeff Hou

KING STREET VISION PROJECT

SIGNAGE, interpretation & lighting

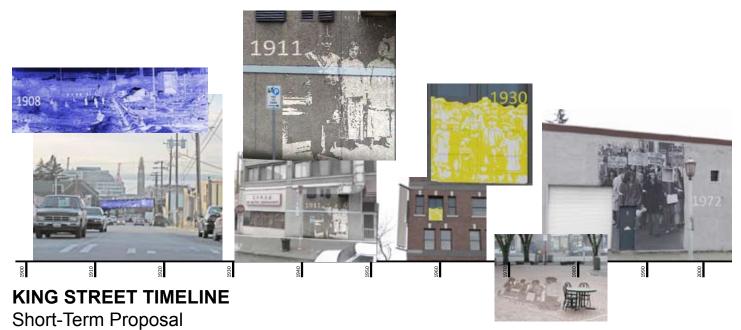


Signage and lighting have the ability to transform the whole street. With relatively simple and inexpensive modifications to their function, form, and content, signage and lighting can create a memorable streetscape that supports density critical to exchange, extends a feeling of comfort and safety to all hours of the day, and reinforces connections to place.



Signs that are placed perpendicular to buildings help create a more pedestrian-friendly streetscape.

INTERPRETIVE SIGNAGE

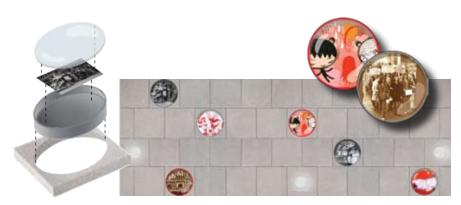


Historical images are painted, postered, and stenciled with powerwashers on blank facades and boarded-up windows. These temporary installations of site-specific images would be an affordable, subtle way to add interest and variety to the streetscape.

SIDEWALK STORY

Long-Term Proposal

The current sidewalks are replaced with concrete pavers and special inserts. Community residents, business owners, and local artists submit their own photos and mementos to fill the inserts, helping to create an informative design that is unique to the International District.







A welcoming new gateway installed in Little Saigon is covered in mosses and vining plants. Crosswalks are repainted into designs created by local artists.

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STREET BANNERS Hanging temporary banners across King Street would add to the vibrant character of the streetscape.







LIGHT PROJECTIONS

Nighttime projections create temporary art installations on vacant building facades. These projections would be visible from the nearby freeway.

KING STREET VISION PROJECT

ALLEY-oriented infill

Enlivening Strategies

Chinatown is one of the only areas in Seattle with a history of (official) commercial activity in its alleys. Over the years, the alleys and were given over to mechanized trash collection. With little pedestrian activity, the alleys came to look neglected and unwelcoming. But aren't they too valuable for that? Let's change things!

The Vision: Vibrant Pedestrian Alleys

STEP 1: THE BASICS - Start Now!

CLEAN

Get rid of dumpsters! Go with the City's Clear Alleys Program







SAFE

Keep a look out! Install lights and cameras, if necessary and uncover brickedin windows.







STEP 2: ATTRACTION TACTICS - 6 months-1 year

ART

Children's Museum Providence, RI Photo: flickr/karbon69

GREENING



Balcony Garden -Photo: Picasa/kate

ACTIVE USES



Alley - Tokyo Photo: bcbhc.com/Tim Cook

STEP 3 - BUILDING A PRESENCE - 1 year +

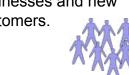
ALLEY ORIENTED INFILL

Activity in the alleys can be sustained over the long term by building appealing spaces for it.





5 YEARS: Infill development with alleyoriented facades, new businesses and new customers.





When it comes time to develop the lot, the garden can maintain it's presence alongside or on top of a new structure.









1 YEAR: A garden is built by the community. Gardeners watch over the alley while curious pedestrians stop by and chat



NOW: No reason to stop



KING STREET VISION PROJECT

ALLEY activation

through TEMPORARY PROGRAMS

This project addresses integrating alleys to the main streets as well as pulling in pedestrian activities. In the past, the alleys were used more regularly by residents and businesses; this project looks forward to reconnect this in-between space to the current commercial activities of the district. Specifically, this project proposes engaging youths, adults, elders, and businesses in reprogramming and activating the spaces through workshops, events, and programmed activities.



STAGE 2 Photo Contest: The workshop will be followed with an open competition, and the best photos will be selected to be printed as posters and exhibited throughout the alleys.

STAGE 3 Exhibitions: Temporarily organized exhibitions of Asian American art and a variety of artists, focusing on the district's cultural heritages and identities.

STAGE 4 Lighting the Alley: Even at night this gallery will be a safe and attract place to walk for residents and visitors.







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

GREEN YOUR ALLEY PROGRAM/

STAGE 1 Green Donation: The program will encourage people to donate plants, trees or soil. **STAGE 2 Volunteers Garden:** Invite the community gardeners, and everyone interested in participating in the design of little gardens in dumspters and vertical gardens (green walls). **STAGE 3 Maintenance:** Rain water will be collected from the roofs of adjacent buildings to vater

the green wall, paralleling with volunteer efforts for maintaining the garden.



COLOR YOUR ALLEY PROGRAM/

STAGE 1 Community Painting Workshop: Invite the people to a painting workshop, experiment with different materials and work on a design that people would like for the alleys.

STAGE 2 Working Teams: The group will be divided in three basic teams of painters, quality supervisors, and supplies managers.

STAGE 3 Color Plan: This program will focus on manholes and electricity/telephony boxes in the alleys to start with this fun activity.

STAGE 4 Enjoy: Walk through the alleys and you will finish with a smile!



STAGE 1 Cart Design Contest for the Community: This contest will encourage Asian youths and elders to participate with ideas and preferences for creating a model cart, representative of the neighborhood. The community will vote for the winner.

STAGE 2 Cart Construction Workshop: This program will offer a welding workshop for the community so that they can follow instructions and build their own cart.

STAGE 3 Start your own businness! Once you have finished your cart, choose wich products you would like to sell, for example: artcrafts, food, movies and music cd's, videogames, clothing, fashion jewelry, etc.

STAGE 4 Traveling Plan: This plan will distribute vendors in different alleys, days of the week and hours of a day, so that all carts have the same oportunities. For security all carts will be stored at night in a parking lot.

