

Little Saigon Public Realm Design Study

ATELIER DREISEITL
with
Seattle Department of Planning & Development (DPD)
and
The Vietnamese American Economic
Development Association (VAEDA)

Little Saigon Today





Workshop Impressions

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" Create a central public space"

" Provide a center for culture and commerce"

" Promote inter-generational & family oriented activity"

Workshop Impressions



" Create a pedestrian friendly environment "

" Promote Vietnamese community & small businesses "

" Strengthen Vietnamese identity of the district "

Philosophy for the Future



Community – Ownership



Human Scale – Urbanscape



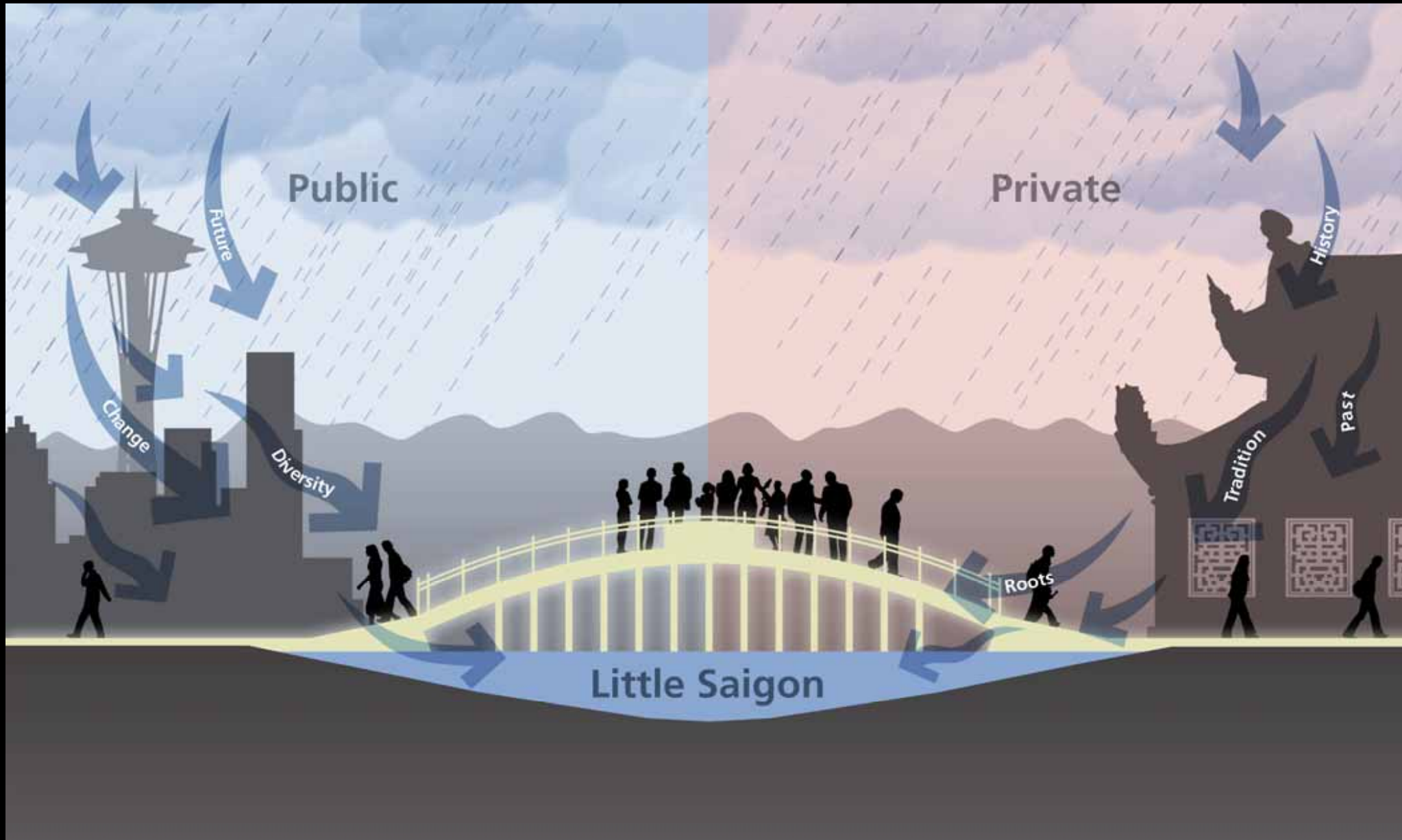
Sustainable City Environment

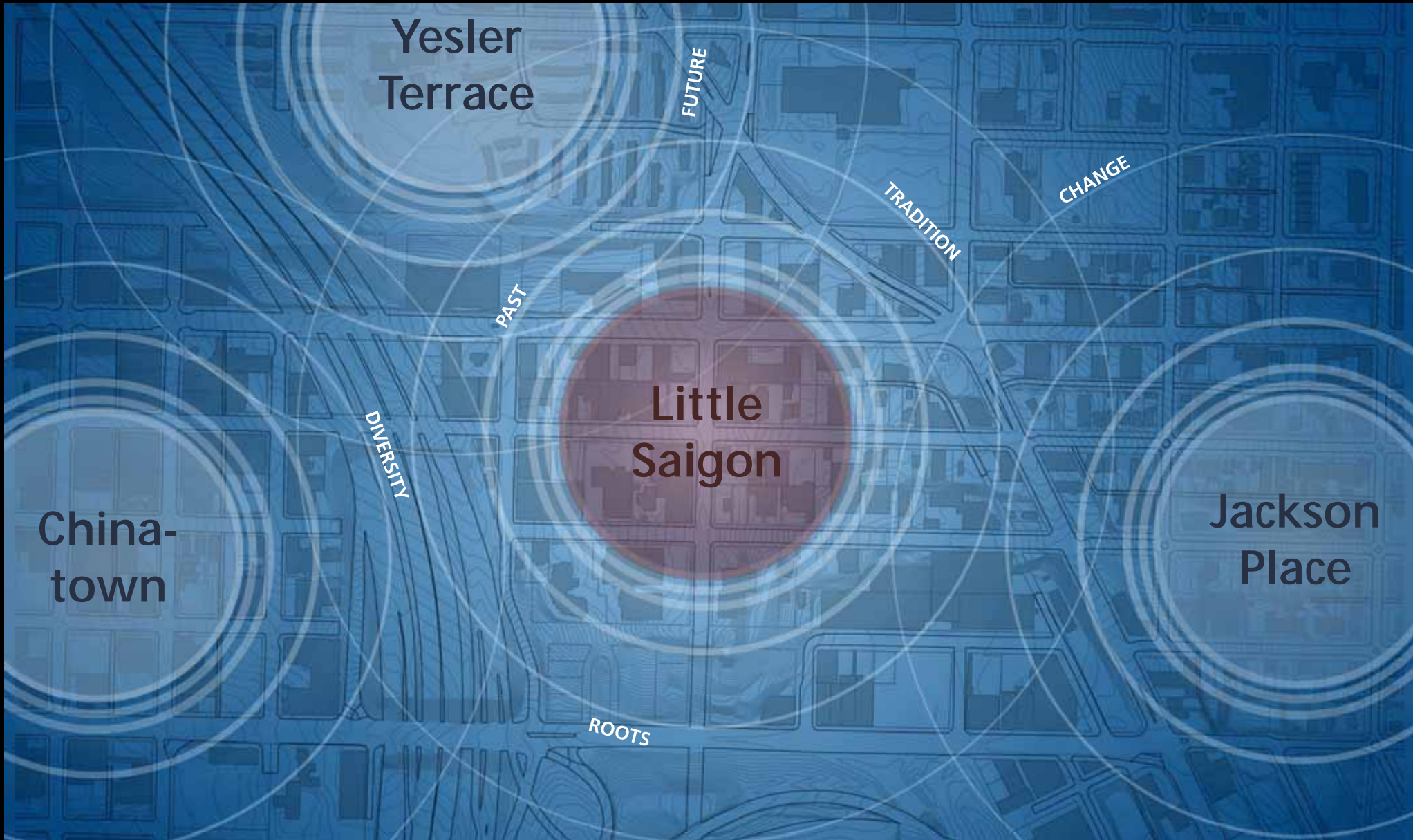


Cultural Identity

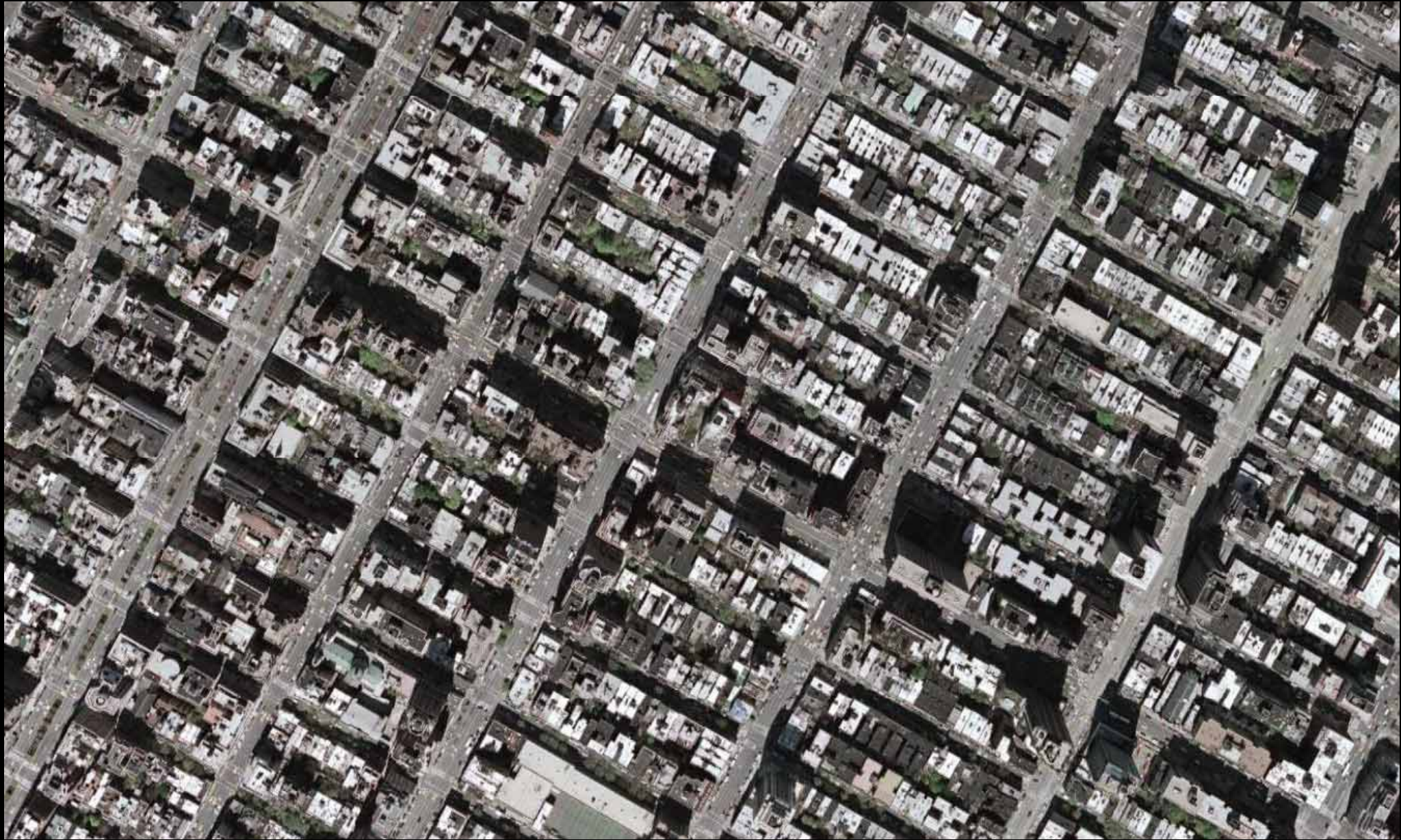






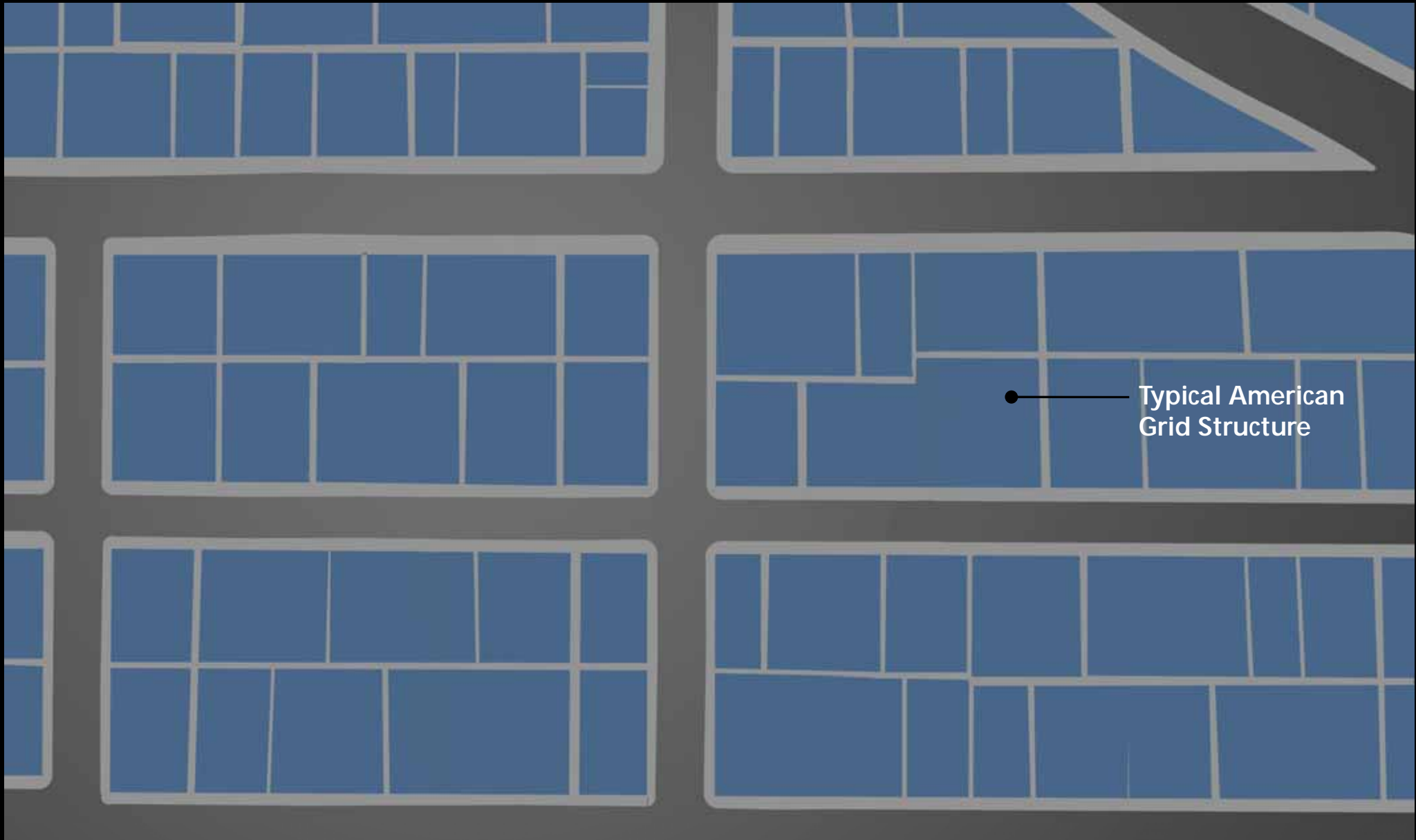


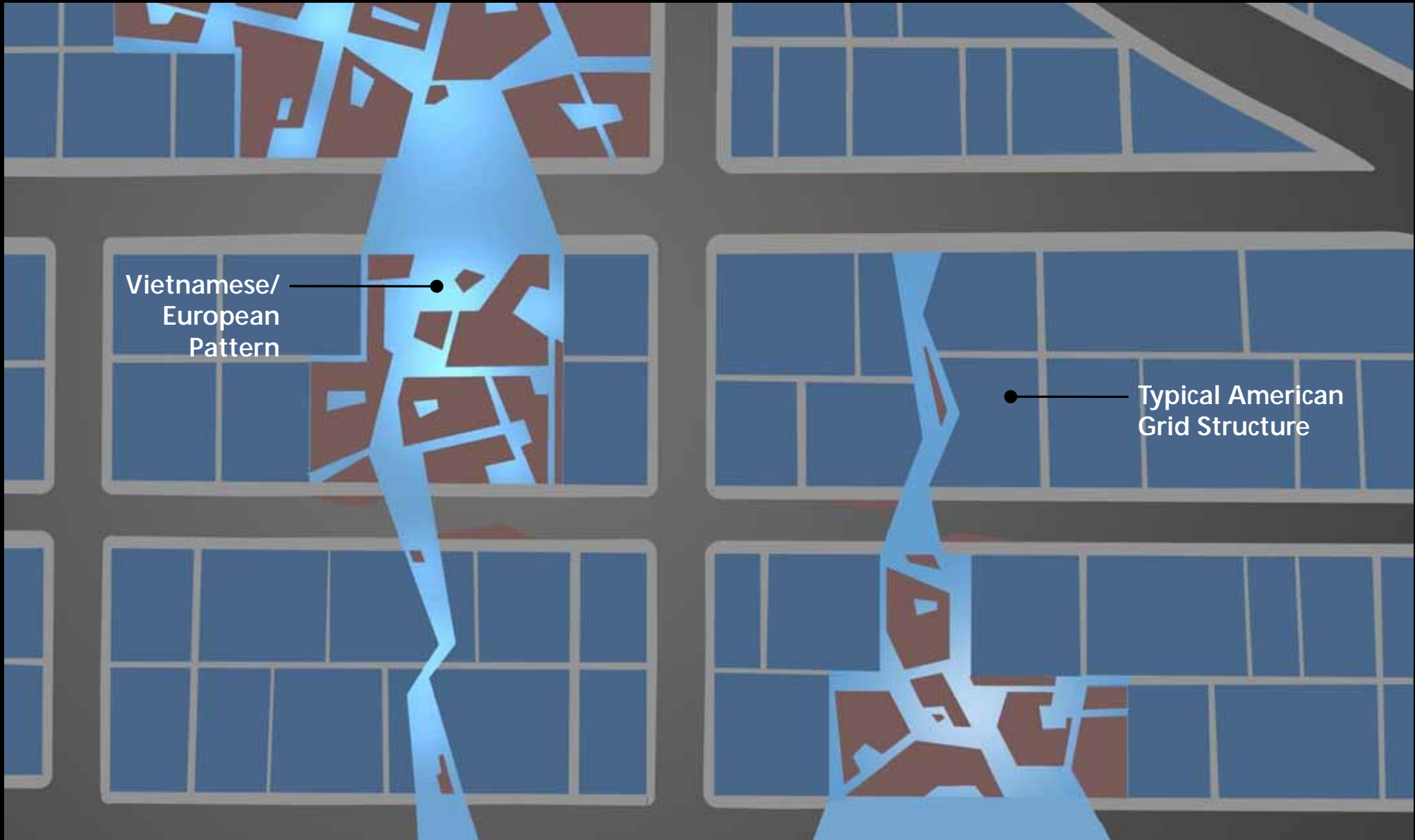
Enriching the Grid





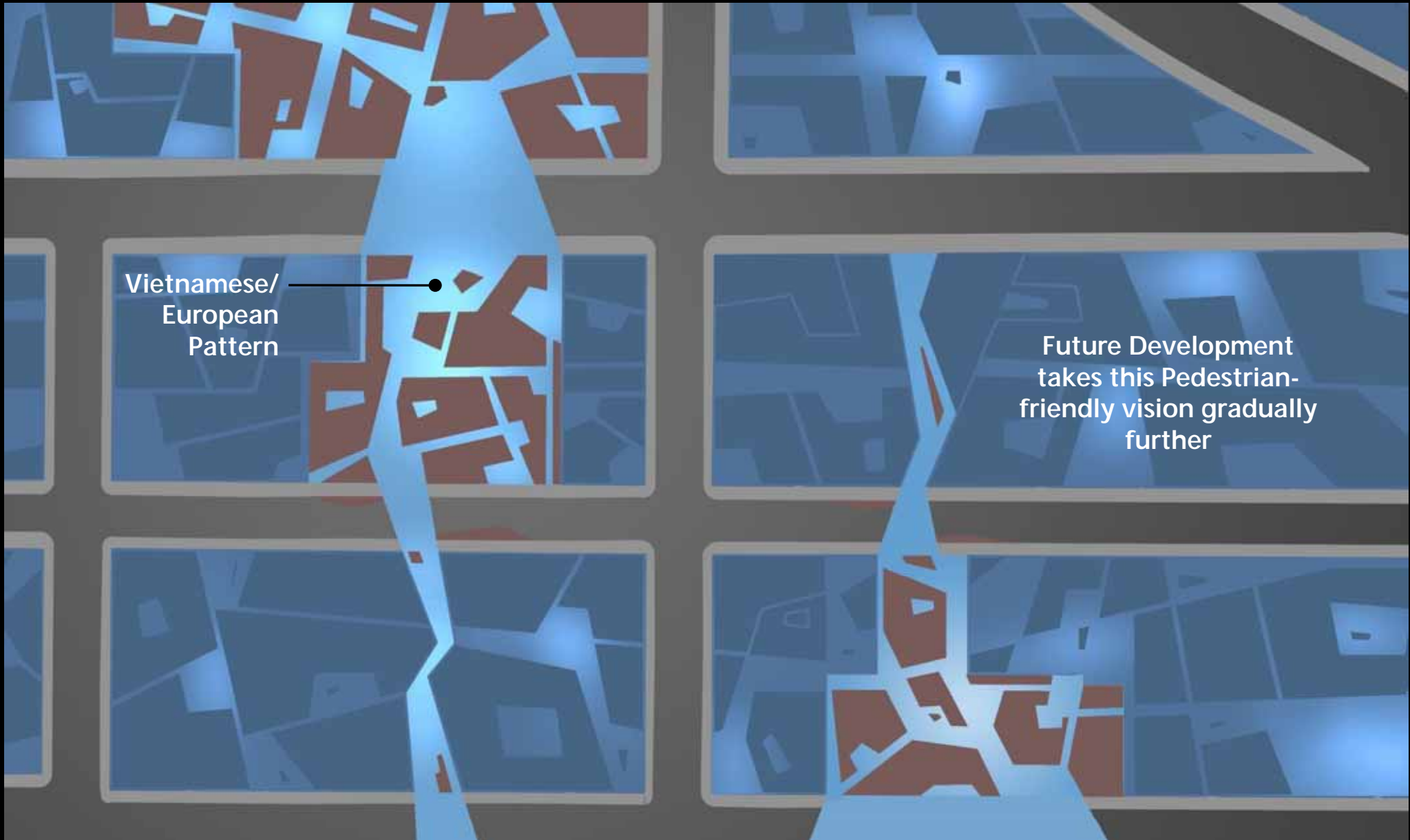






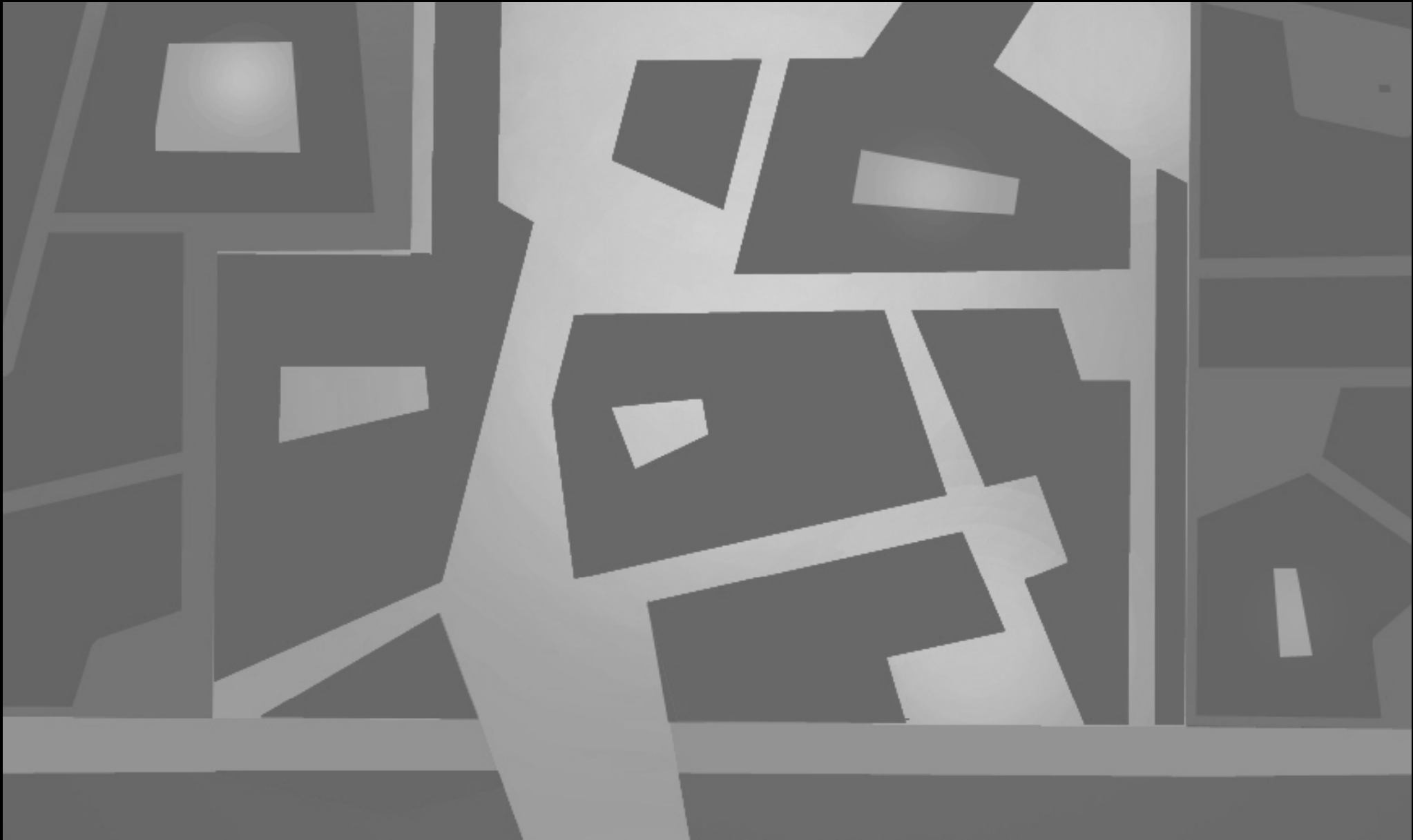
Vietnamese/
European
Pattern

Typical American
Grid Structure

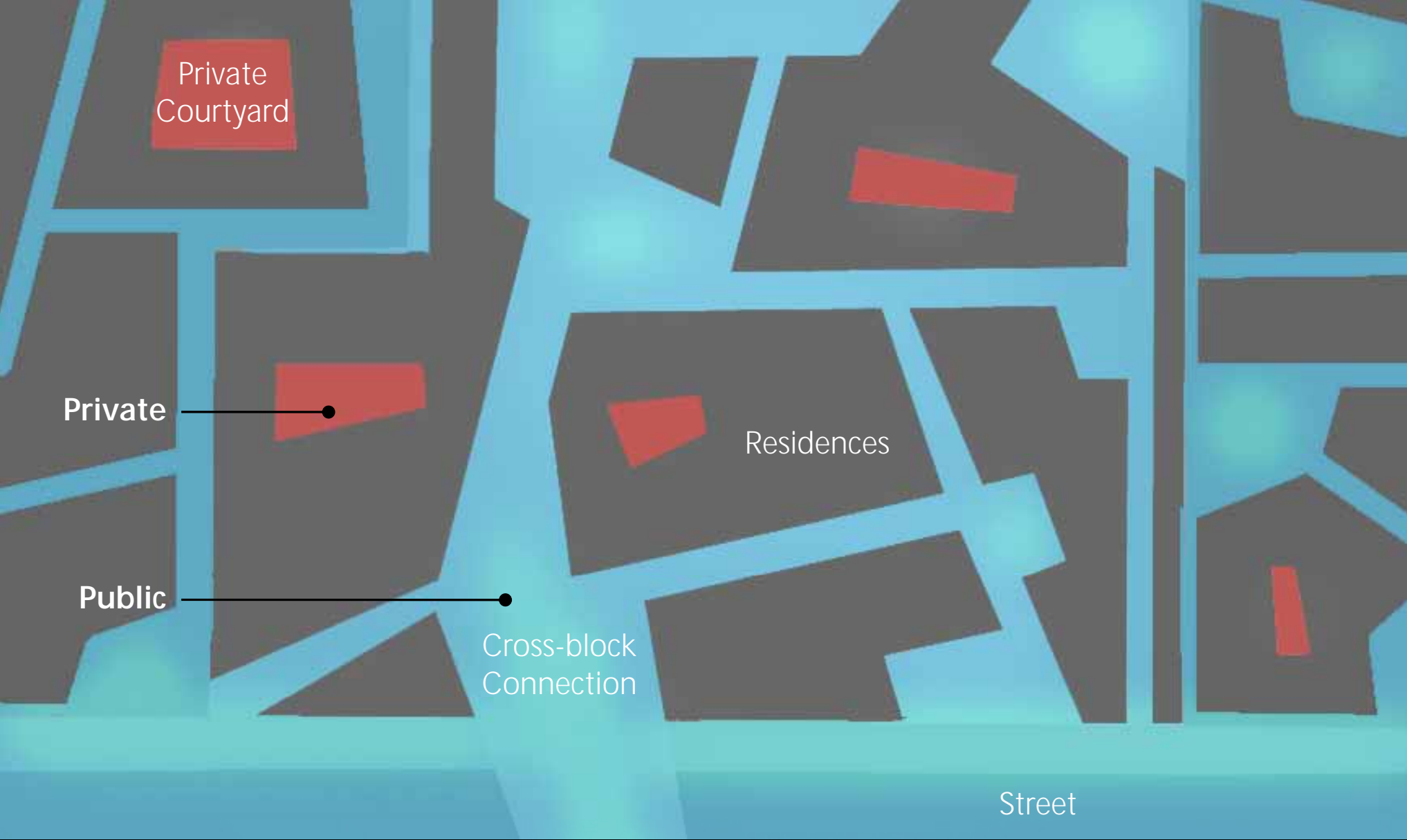


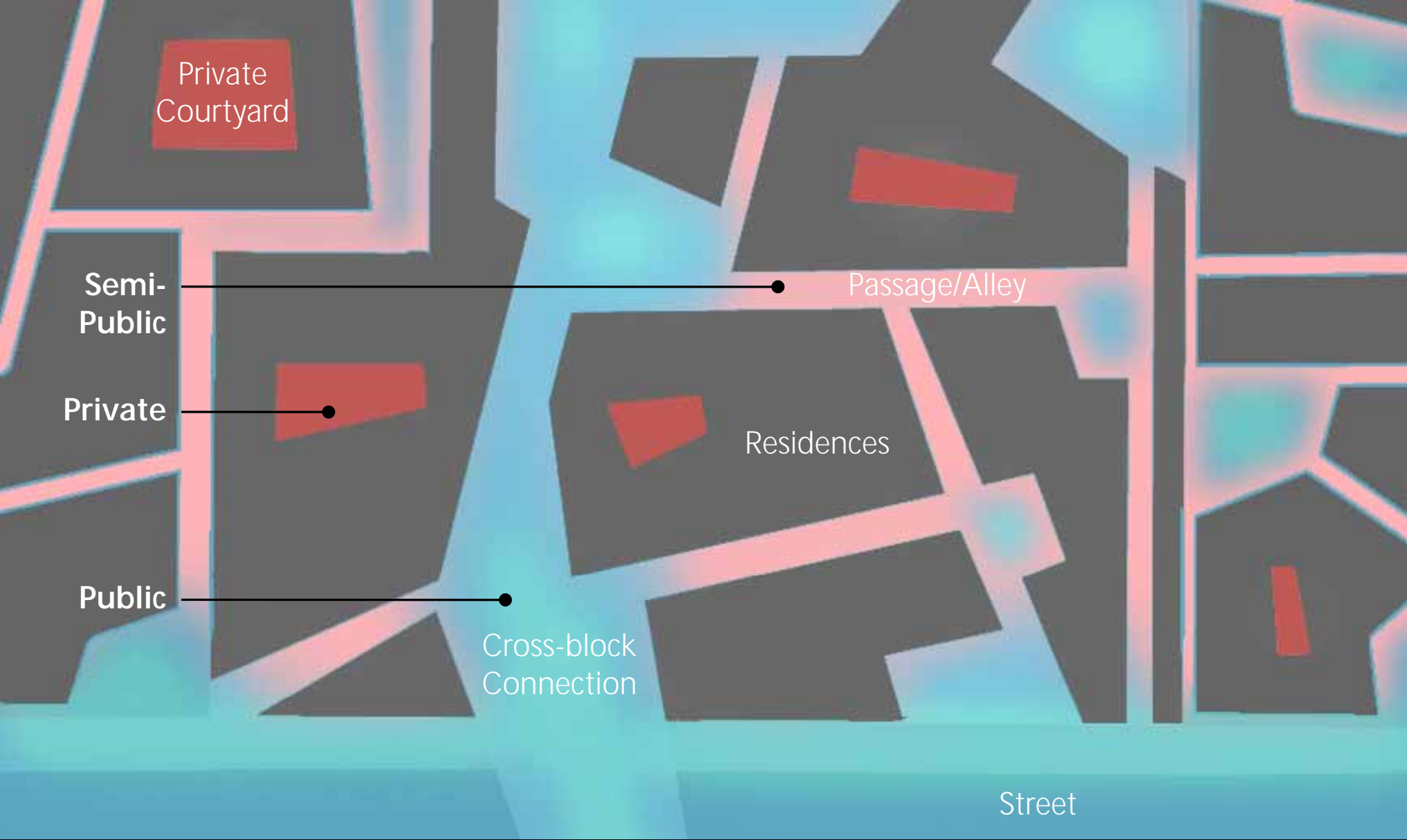
Vietnamese/
European
Pattern

Future Development
takes this Pedestrian-
friendly vision gradually
further











Private



Semi-Public

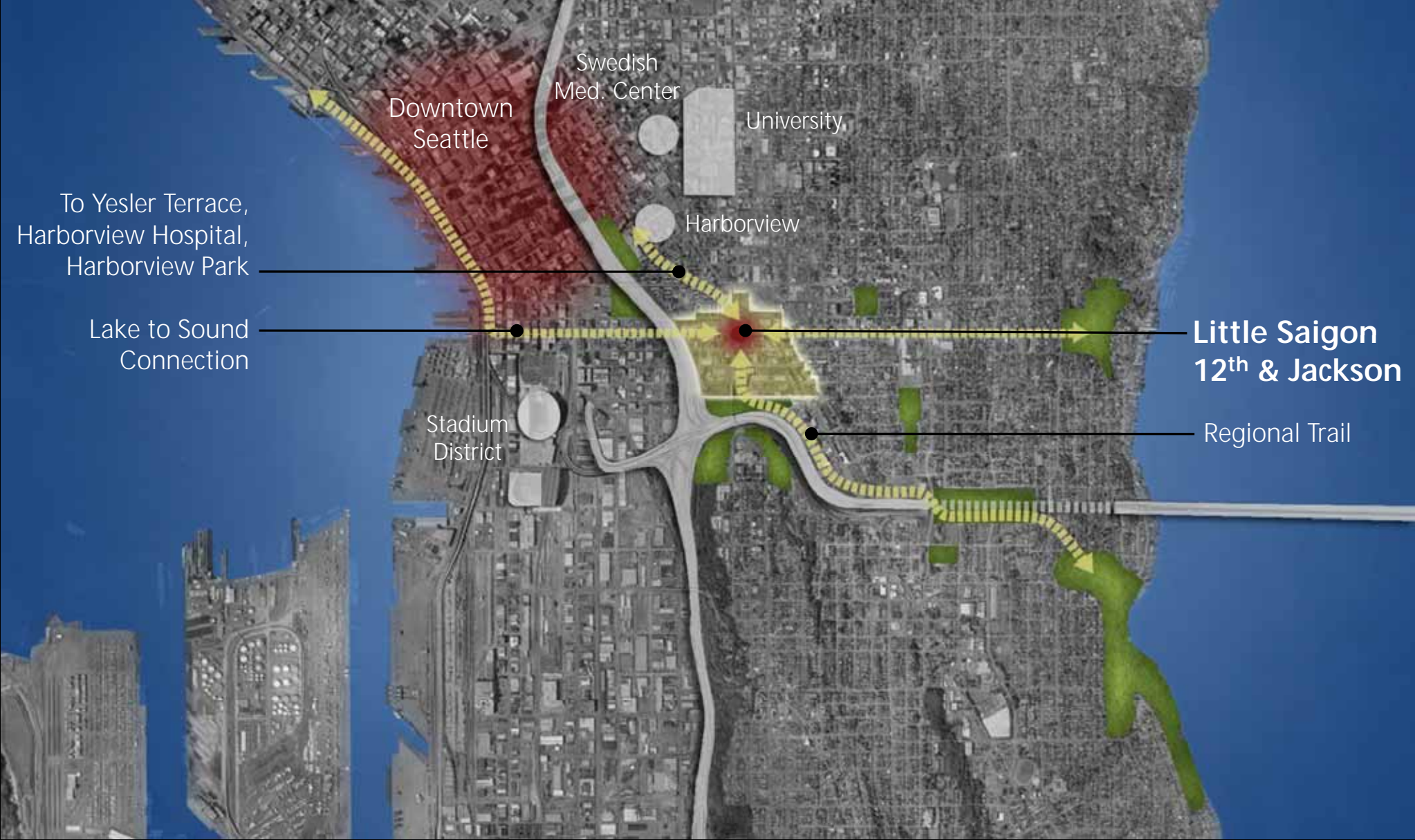


Public

Conceptual Approach - City Scale

**Conceptual Approach:
City Scale**

Relationship of Site to City



To Yesler Terrace,
Harborview Hospital,
Harborview Park

Lake to Sound
Connection

Stadium
District

Swedish
Med. Center

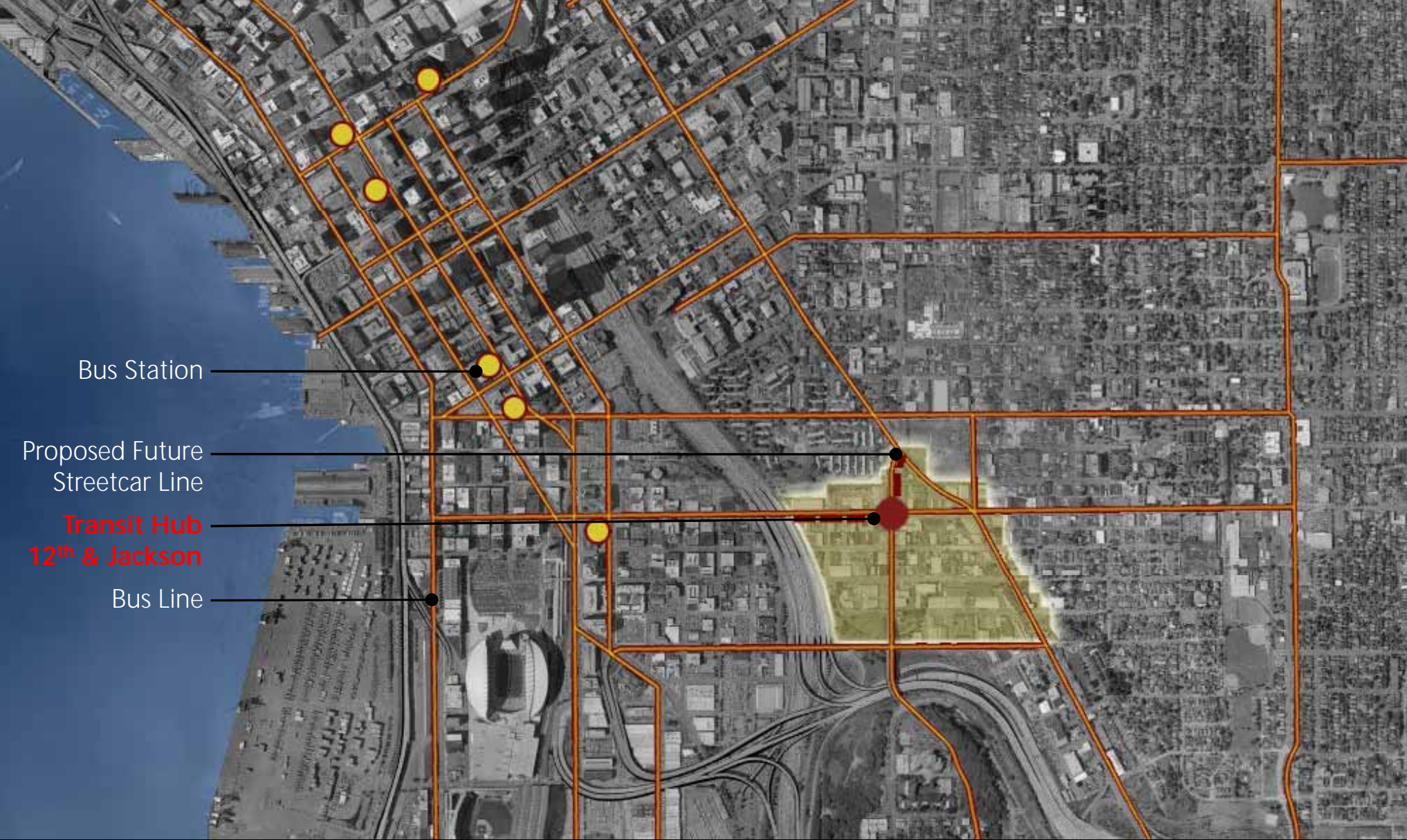
University

Harborview

**Little Saigon
12th & Jackson**

Regional Trail

**Conceptual Approach:
City Scale**



Bus Station

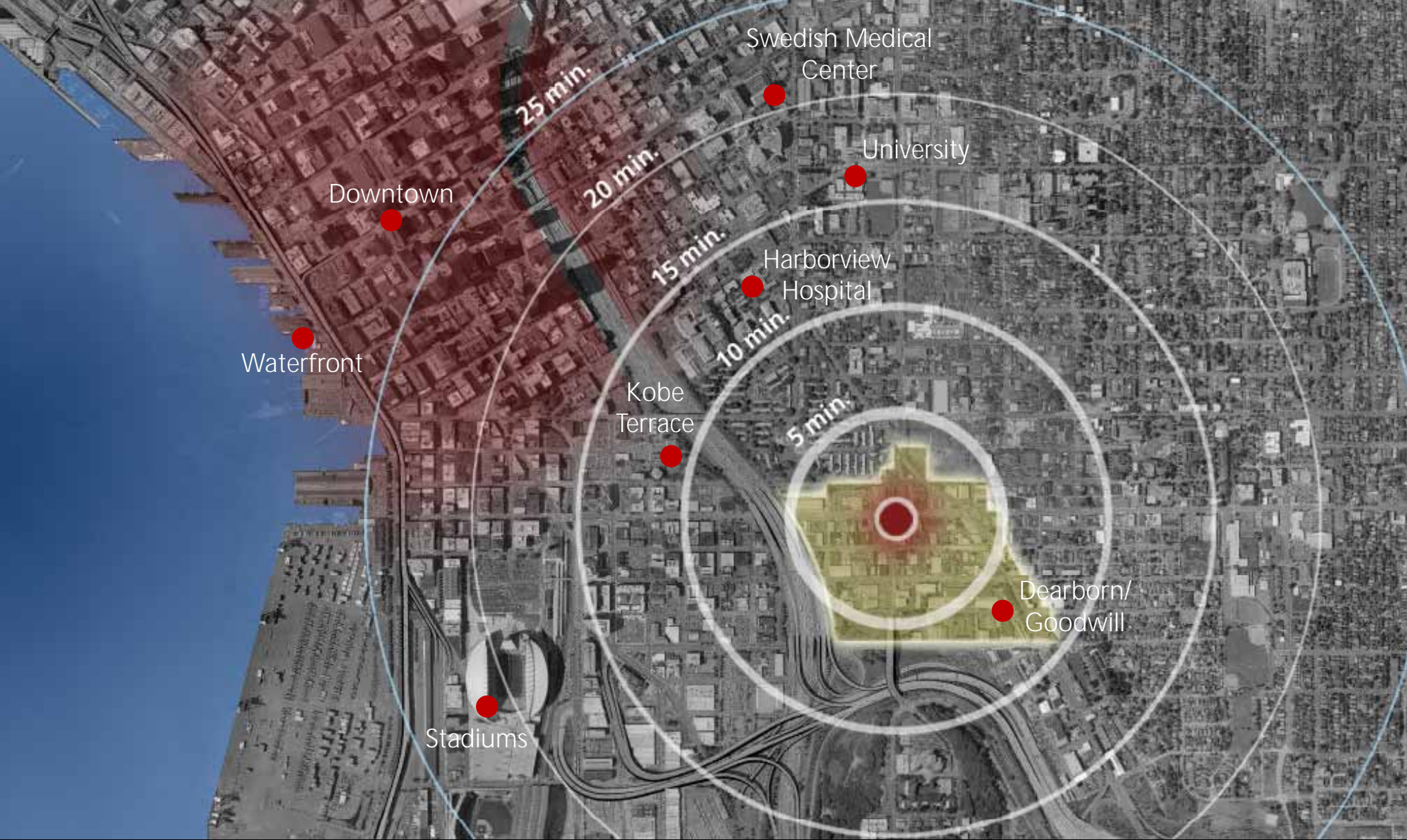
Proposed Future
Streetcar Line

**Transit Hub
12th & Jackson**

Bus Line

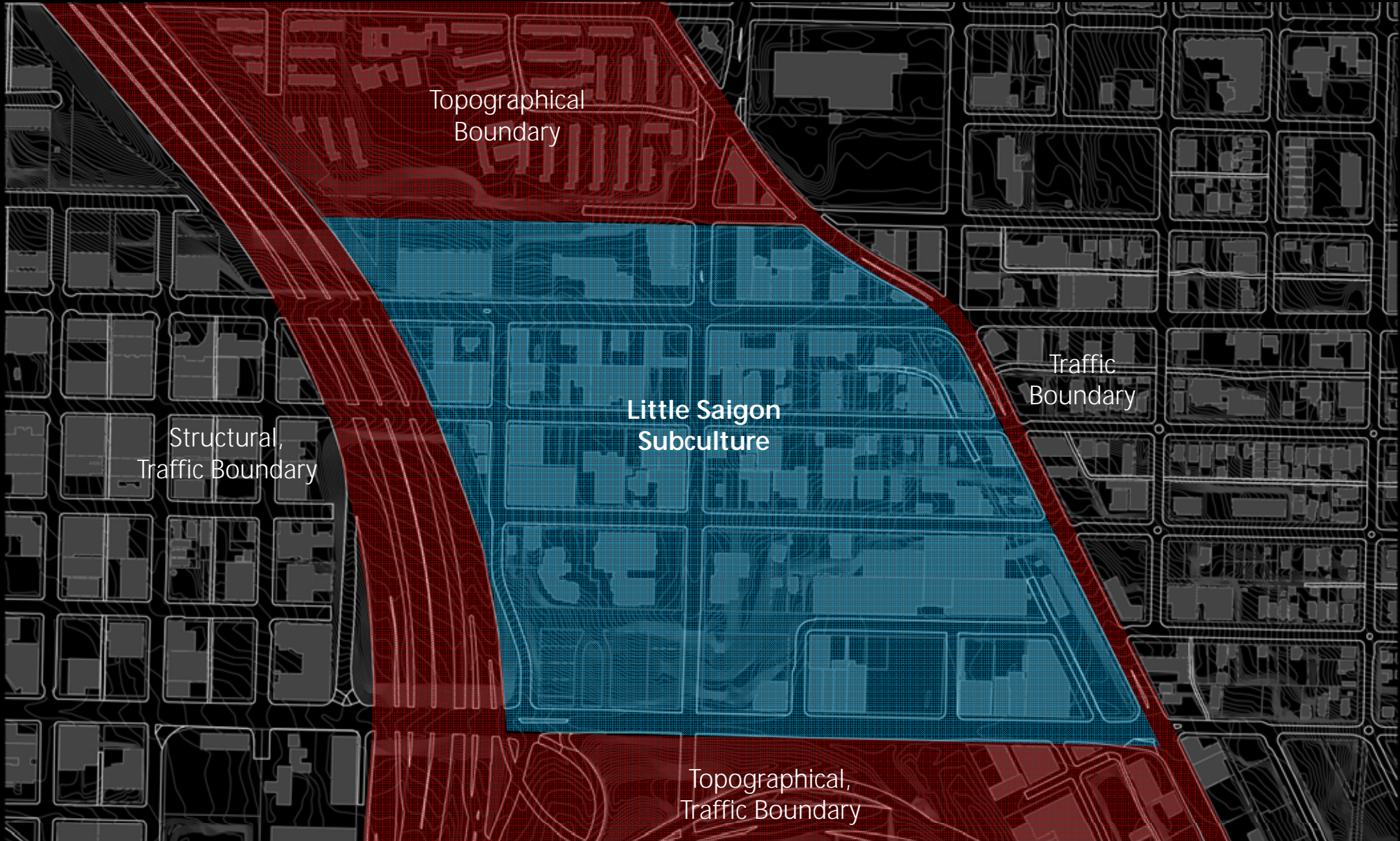
Conceptual Approach:
City Scale

Walking Distances

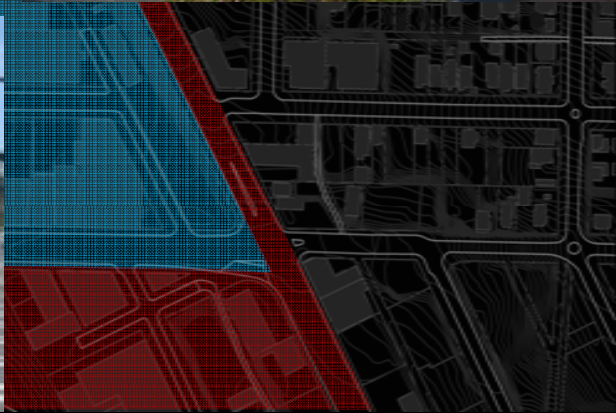
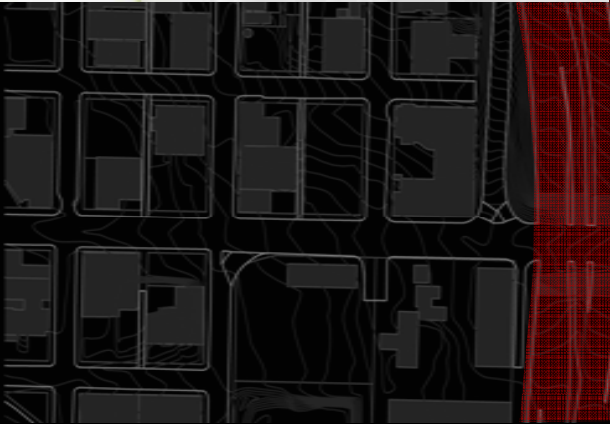
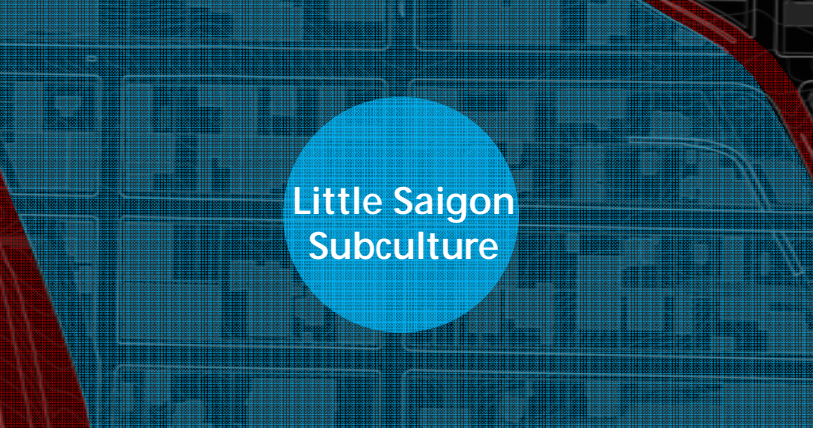
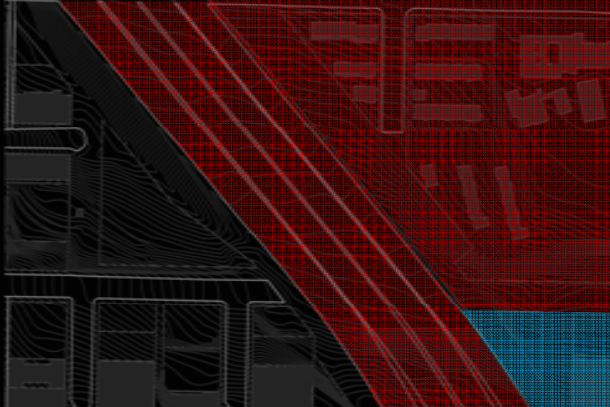


Conceptual Approach - Site Scale

Existing physical boundaries around Little Saigon create perfect conditions for strong cultural identity



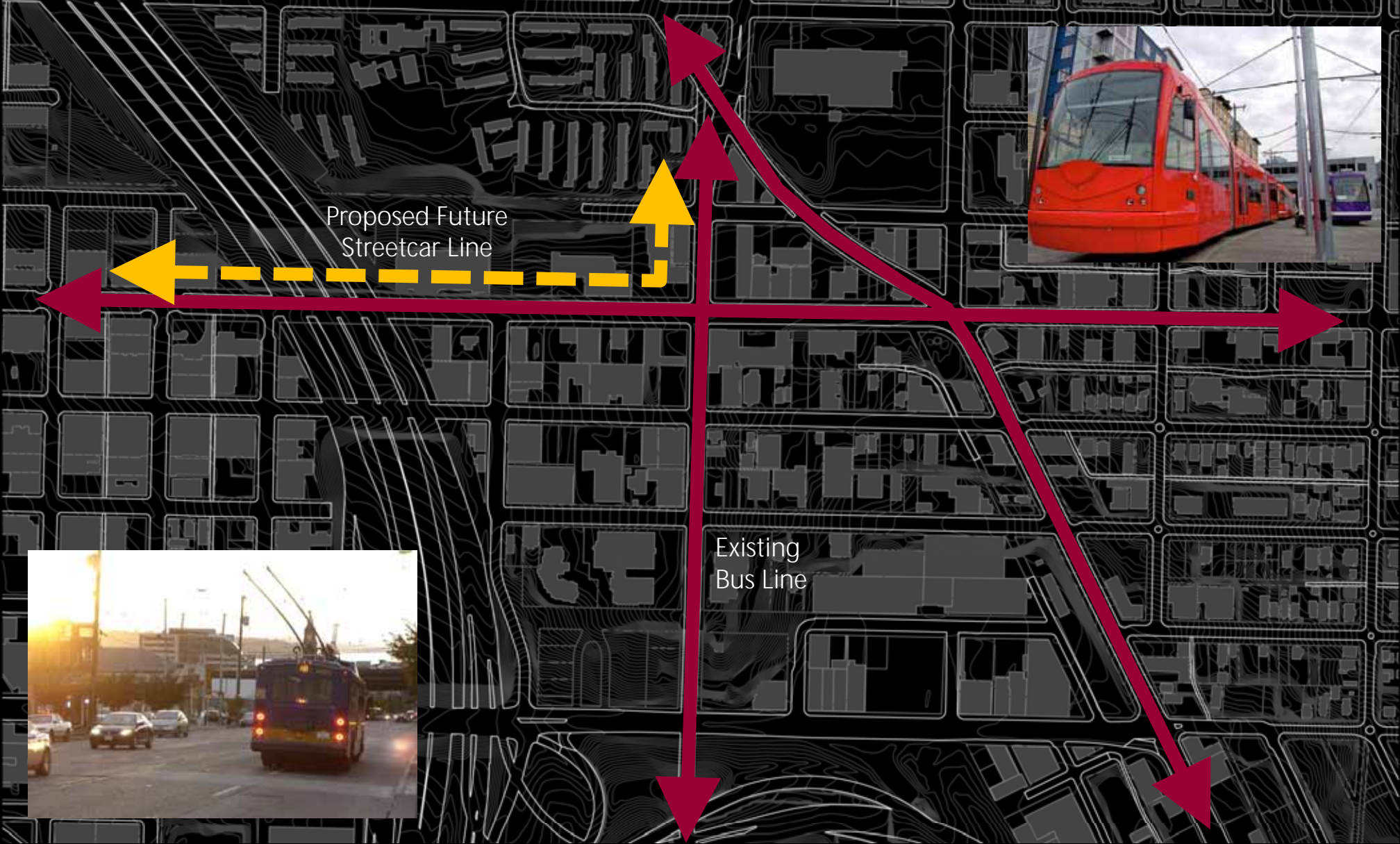
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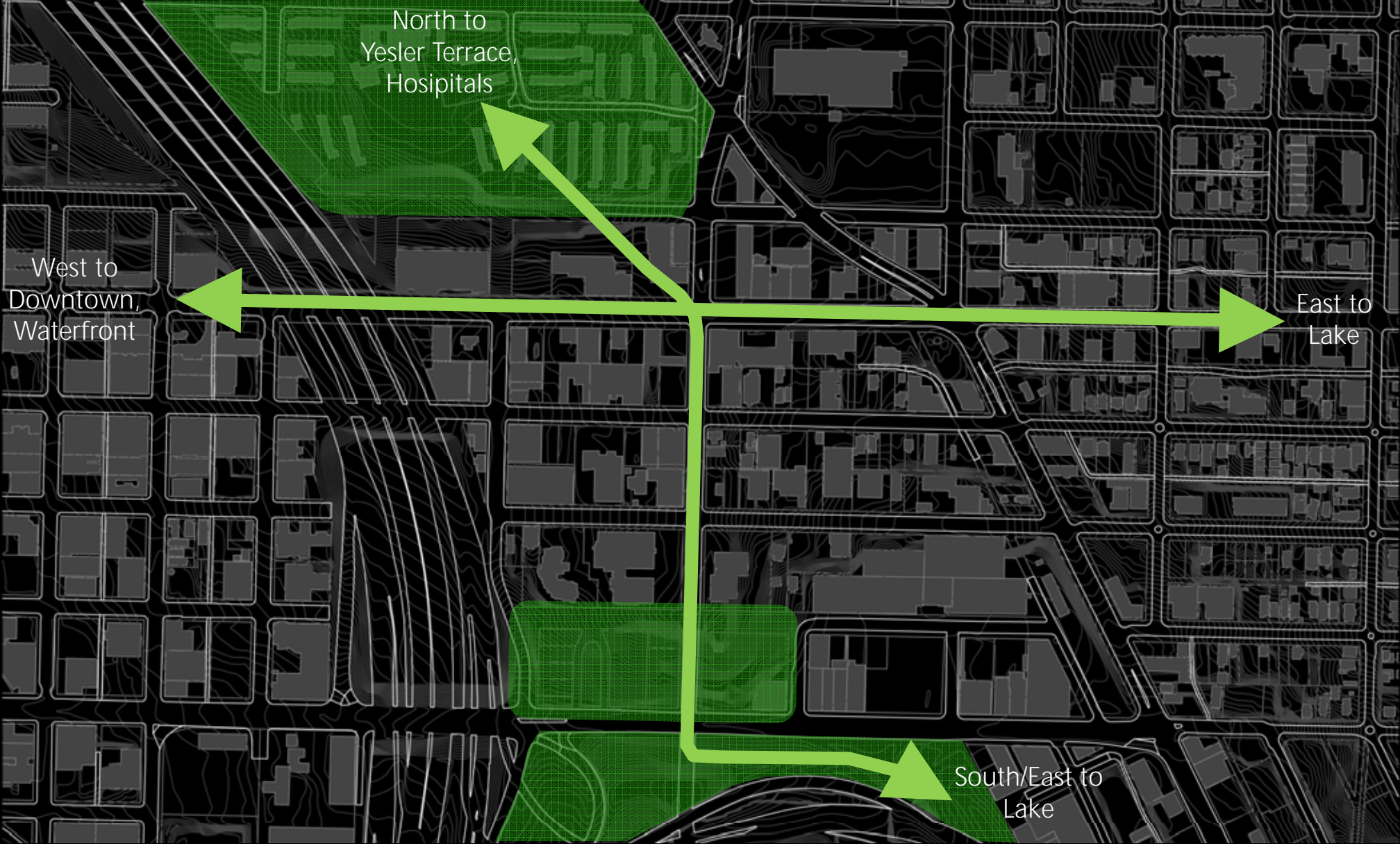
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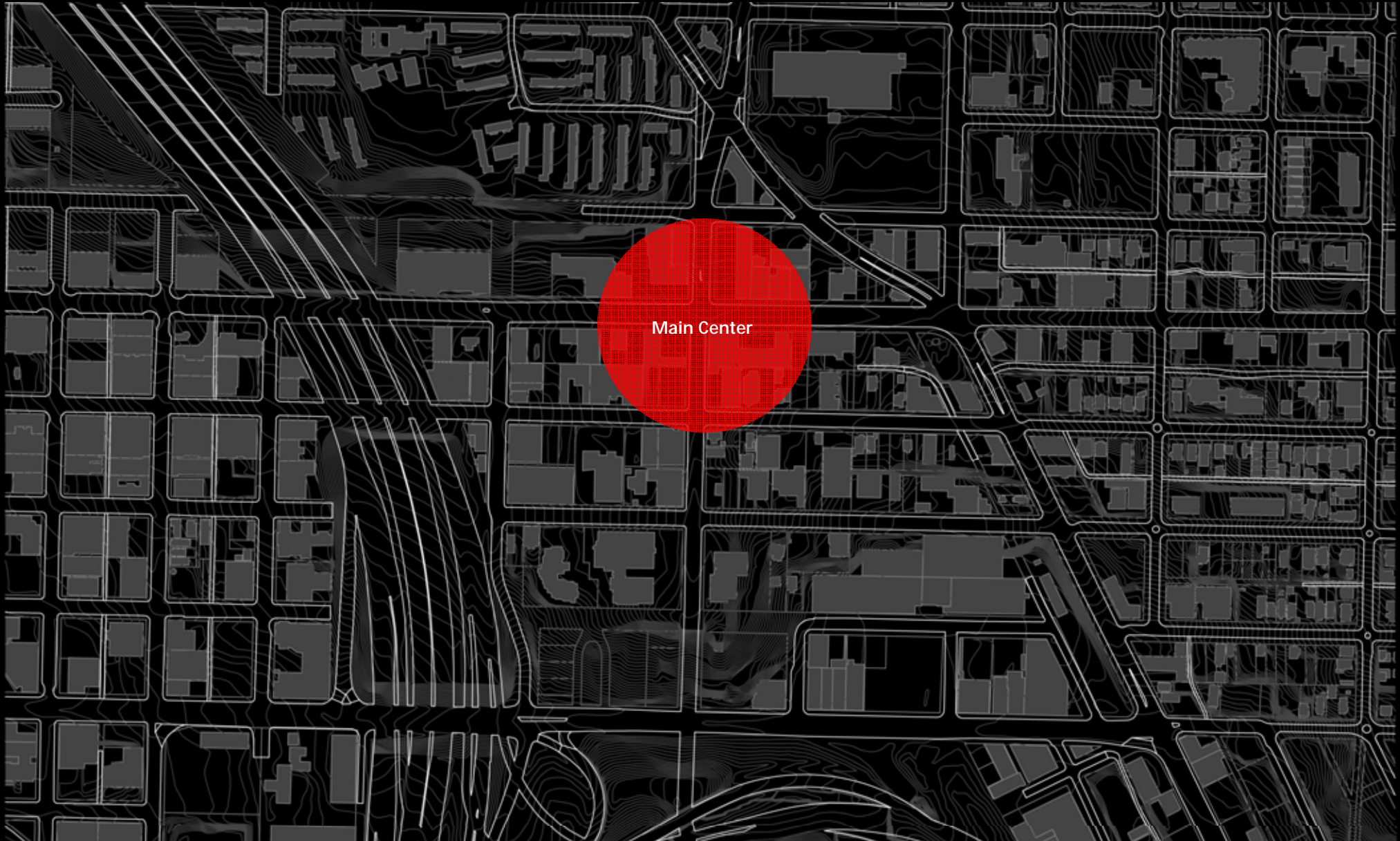


2 main public transit axes cross at 12th & Jackson, supporting this as the location for a prominent civic center

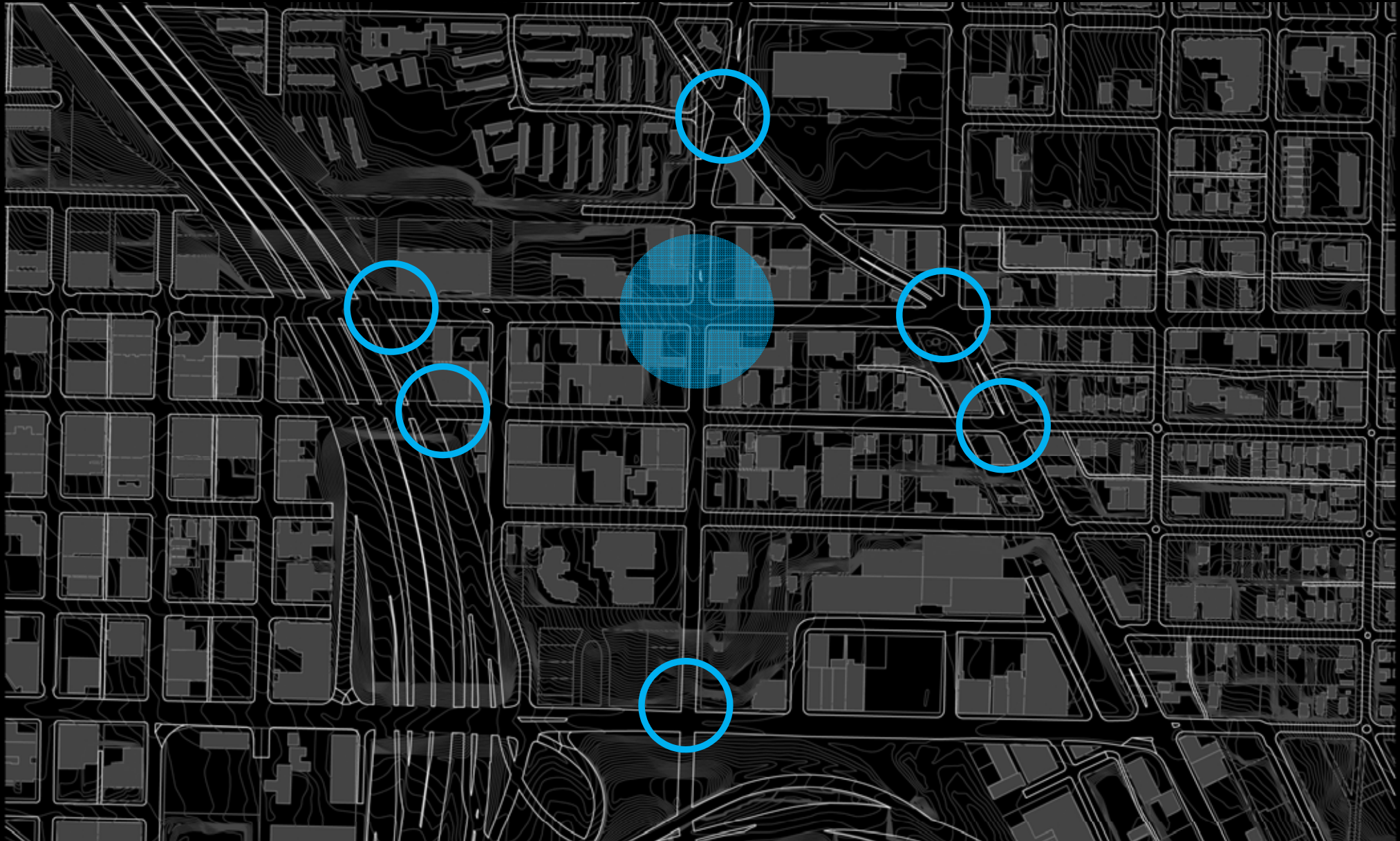


North/South and East/West corridors strongly connect Little Saigon with the rest of the City





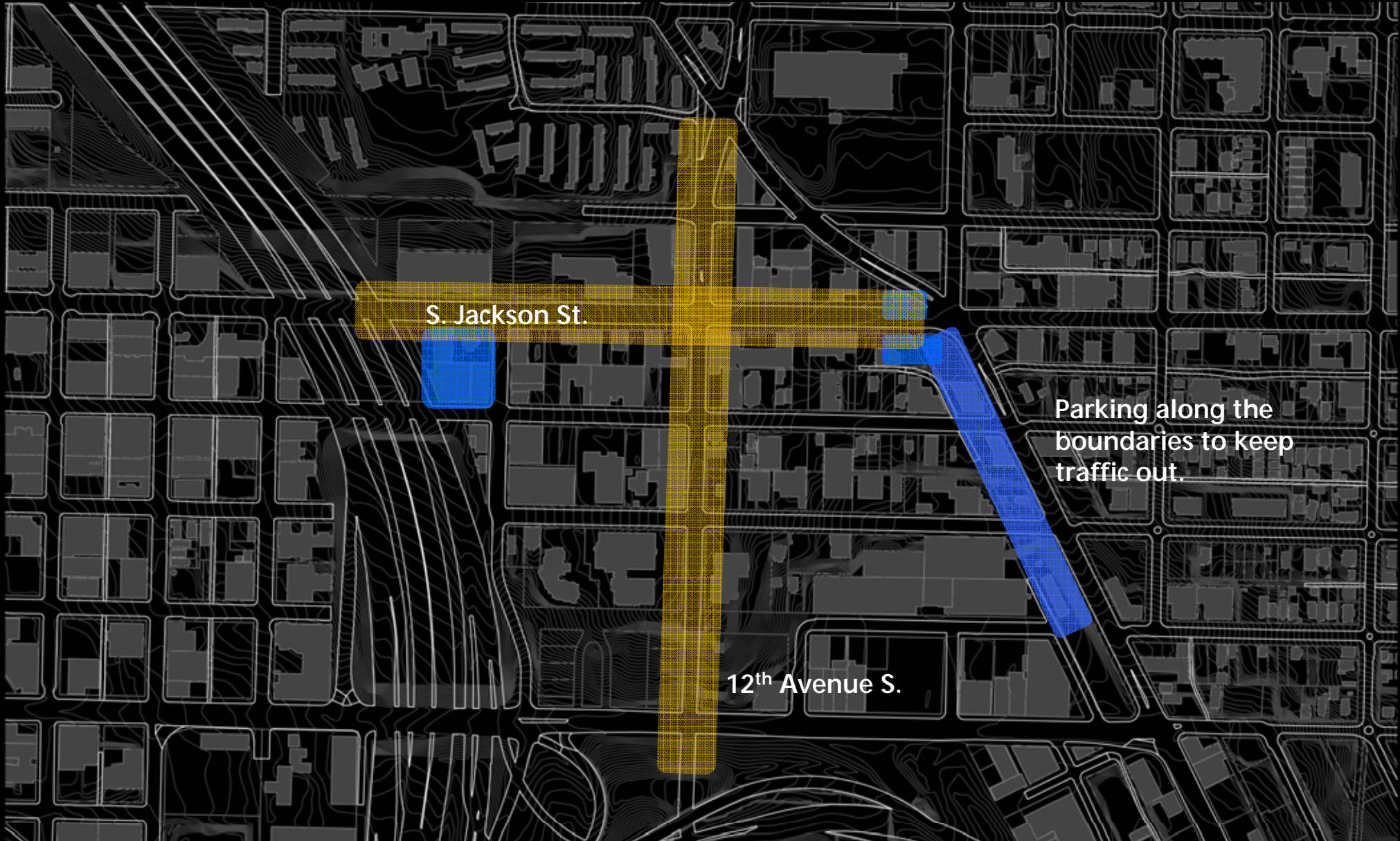
Gateways are located on the neighborhood boundary at main vehicular and pedestrian routes



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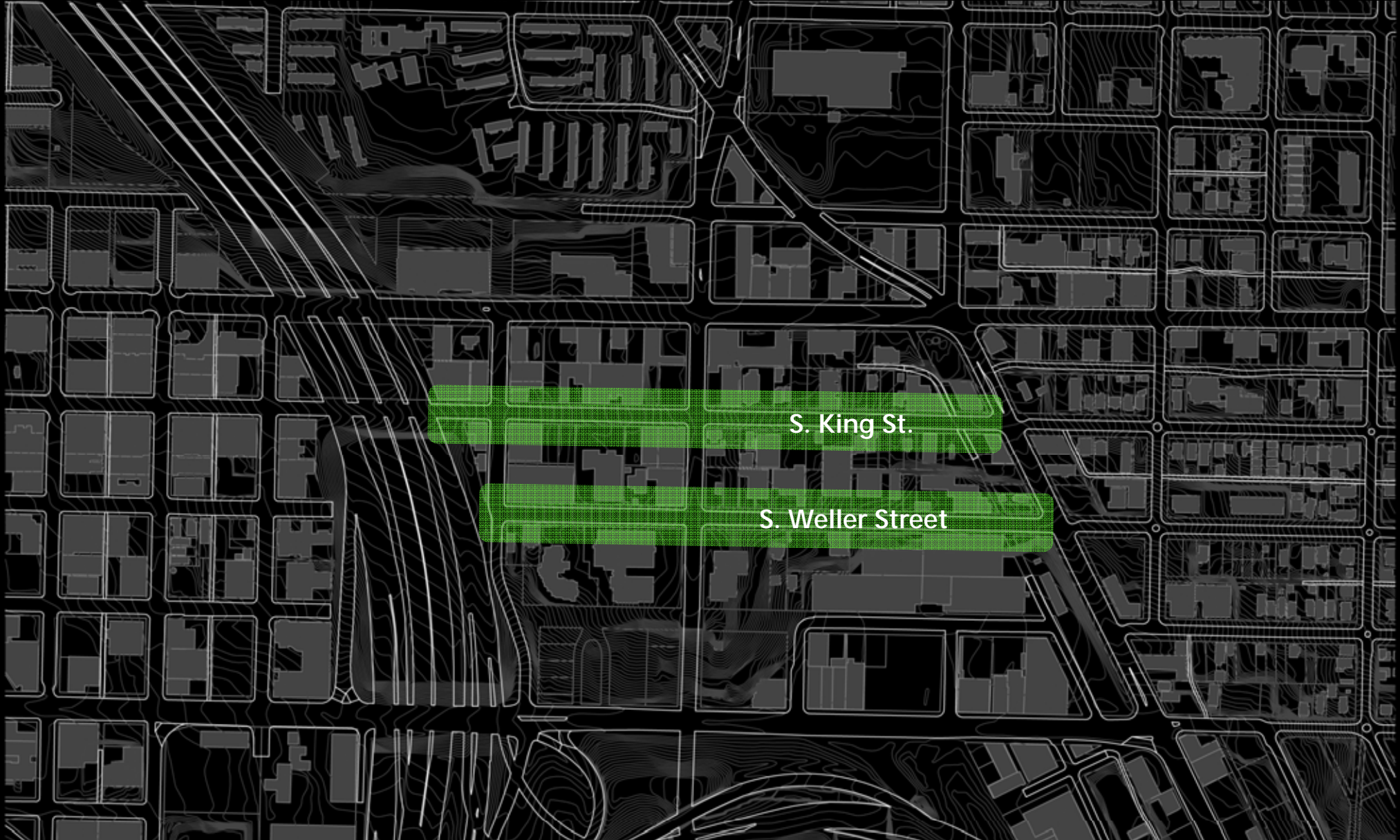
Jackson & 12th act as main connectors and locations for transportation and active, dense commercial use



Jackson West of 12th



With 12th & Jackson as ways of access, the Green Streets become pedestrian havens of comfort and convenience

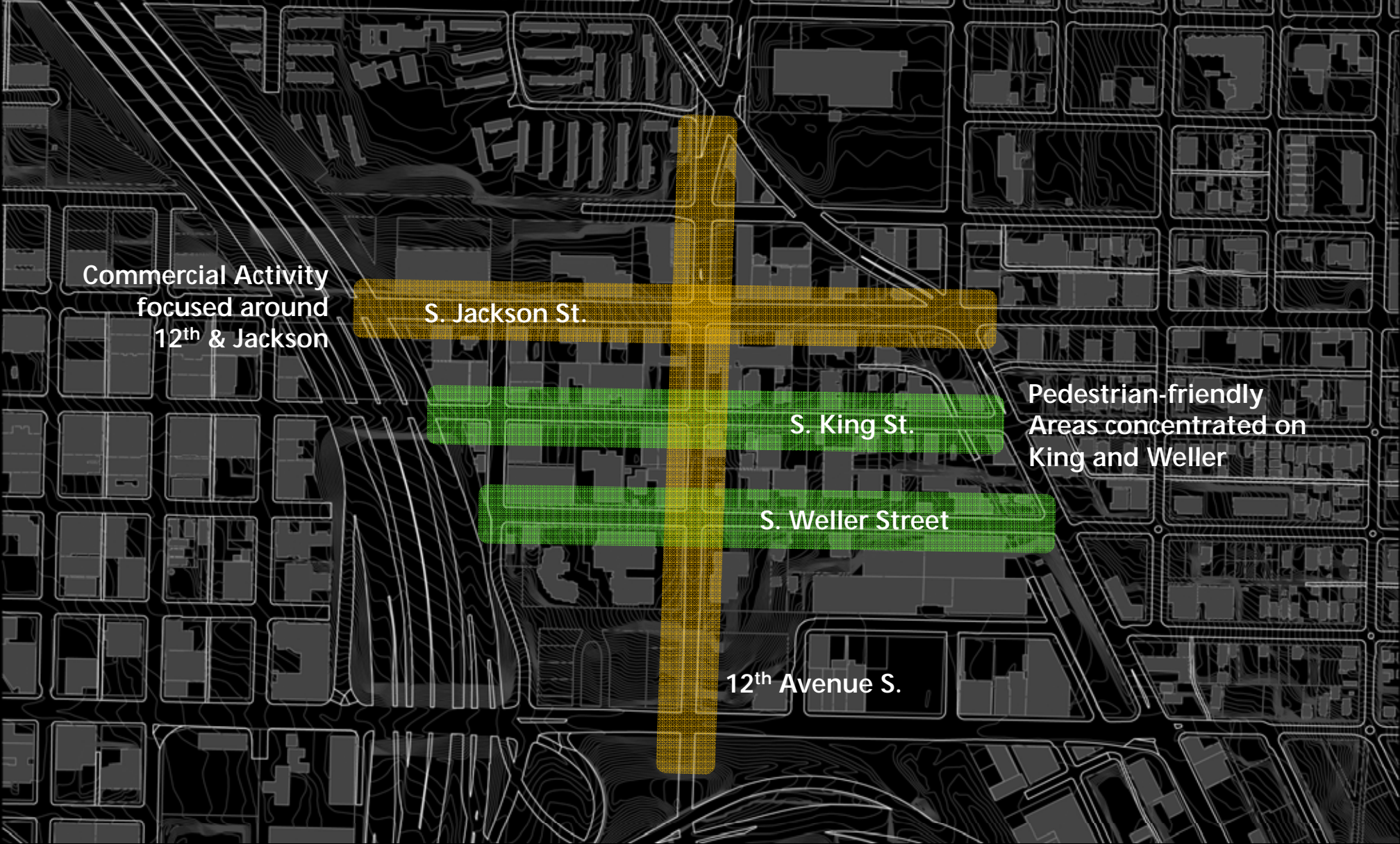


S. King St.

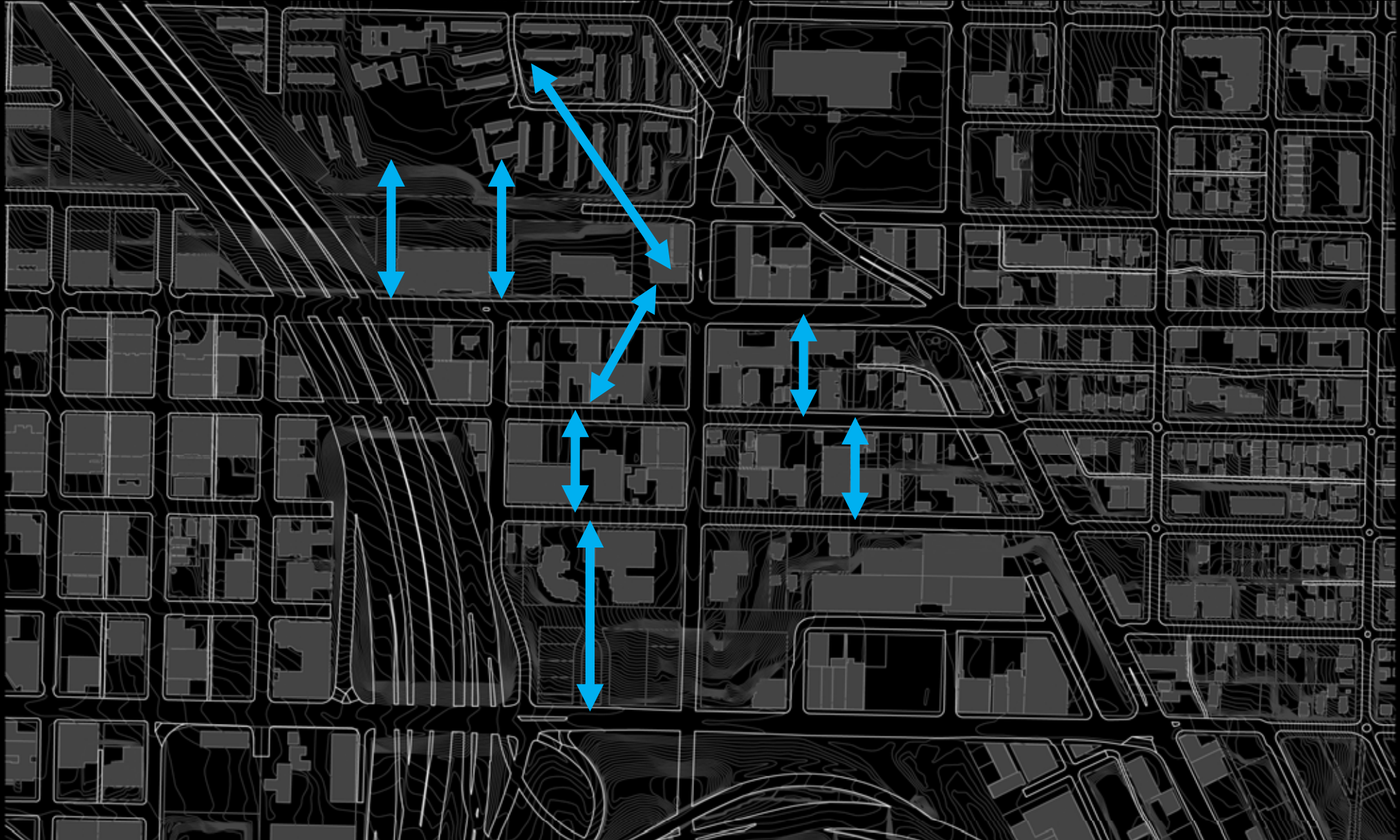
S. Weller Street

With 12th & Jackson as ways of access, the Green Streets become pedestrian havens of comfort and convenience





Connections improve circulation, social interaction and strengthen pedestrian, small business, 'village' character



Conceptual Approach

Pedestrian Cross-Block Connections

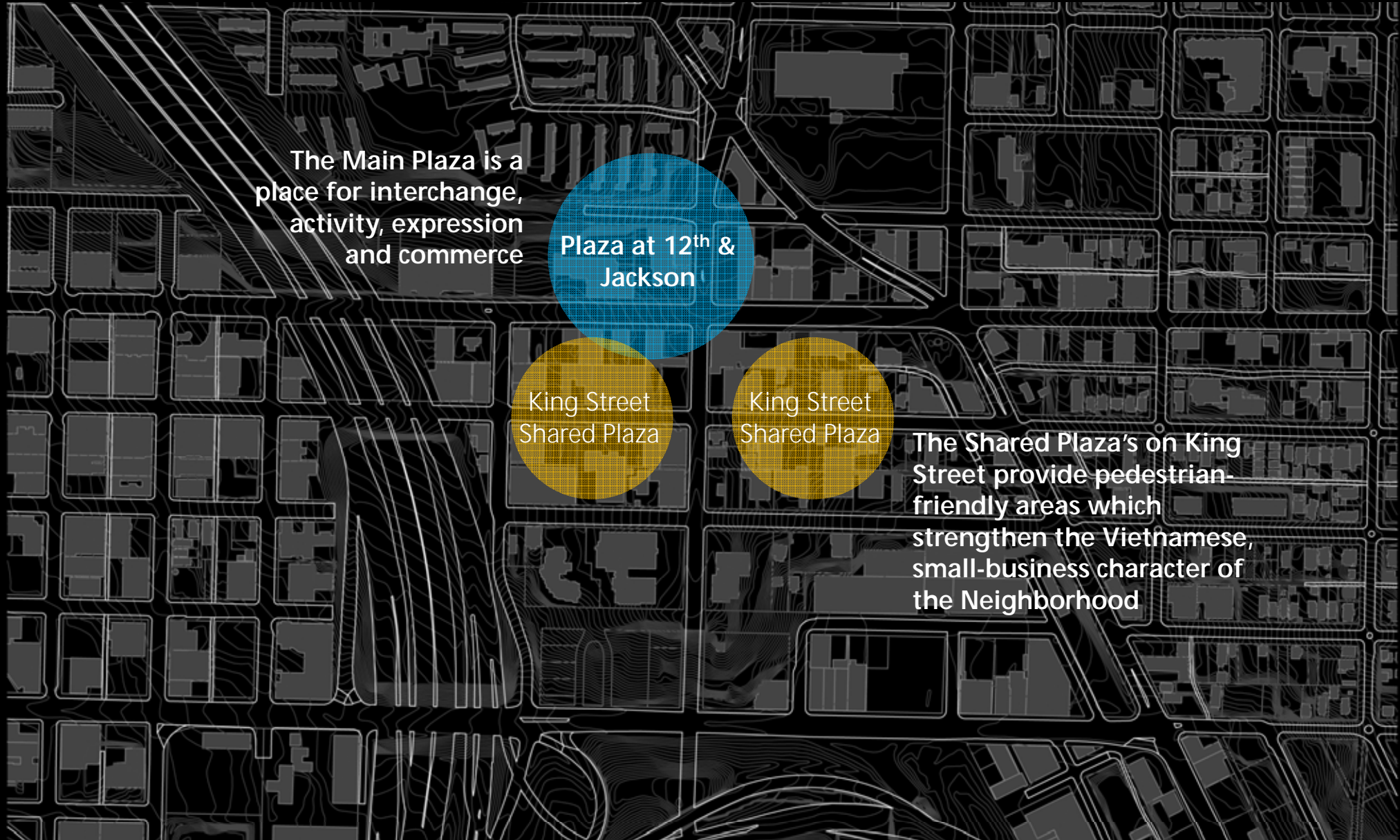
Connections improve circulation, social interaction and strengthen pedestrian, small business, 'village' character



Public space on private parcels will be realized in exchange for increased allowable building heights



The nodes provide needed centers for public life, places to go to see others and to be seen.

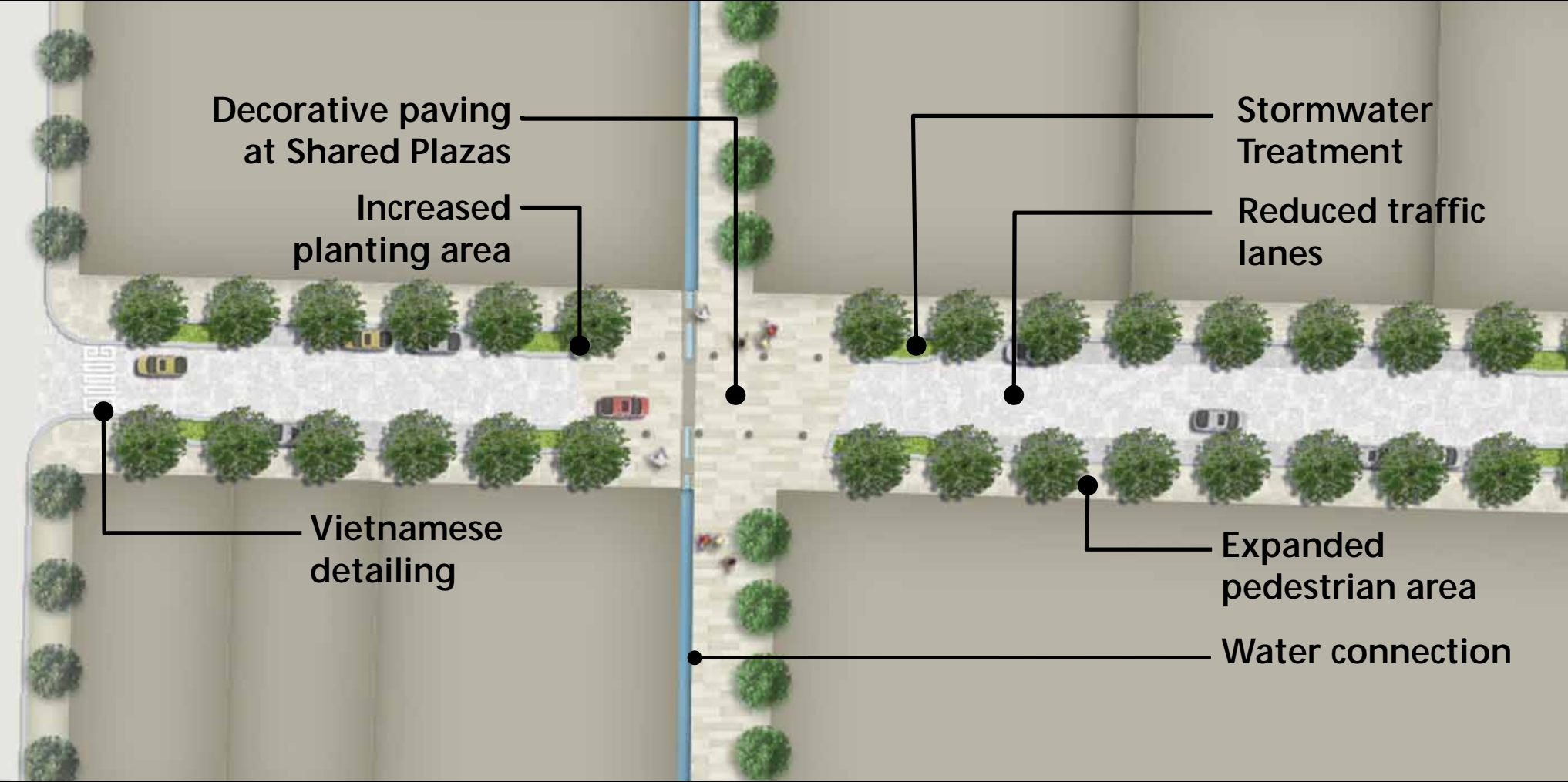




Focus Areas









Terraced Garden
with integrated
stormwater
management

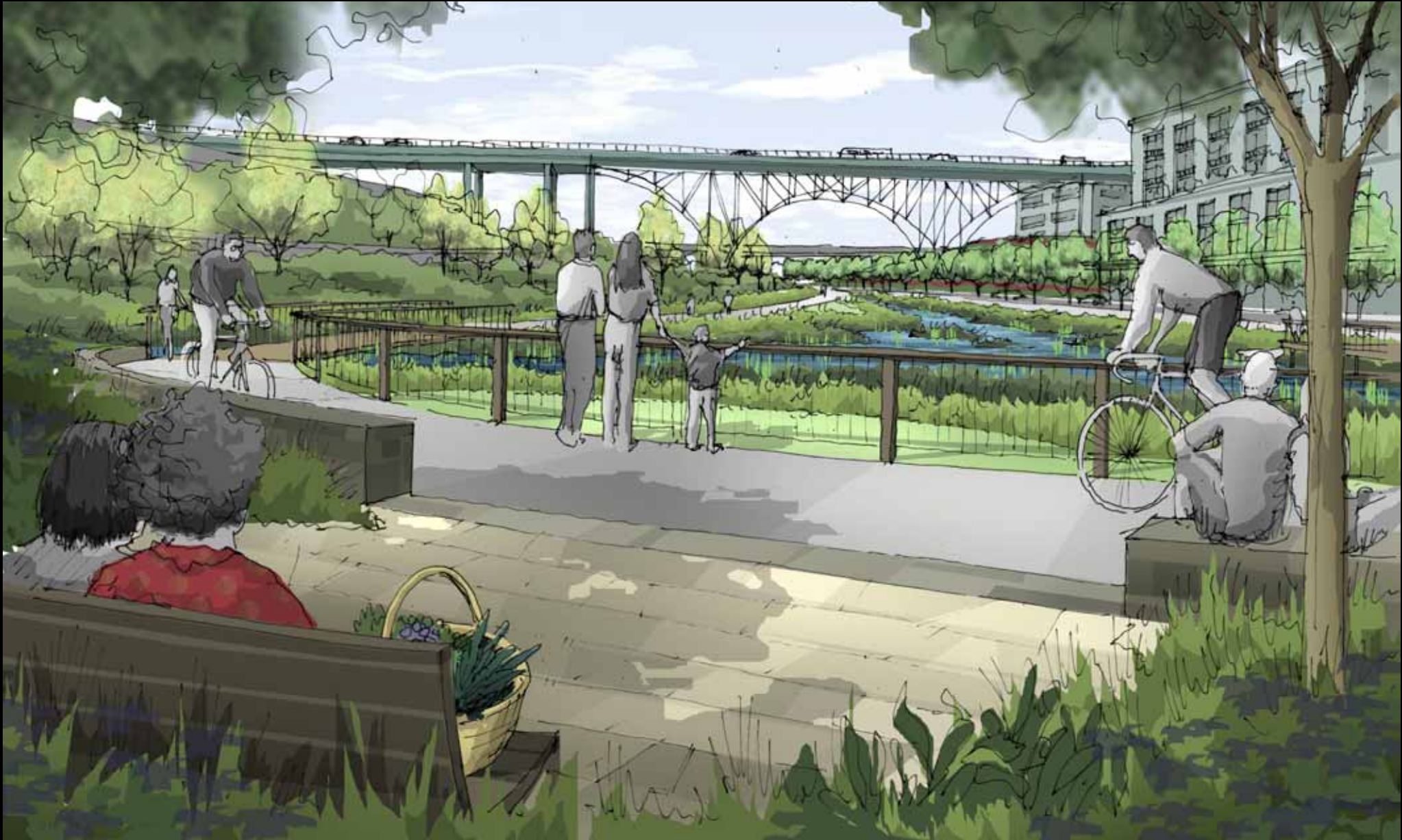
Future
Dearborn/
Goodwill
Development





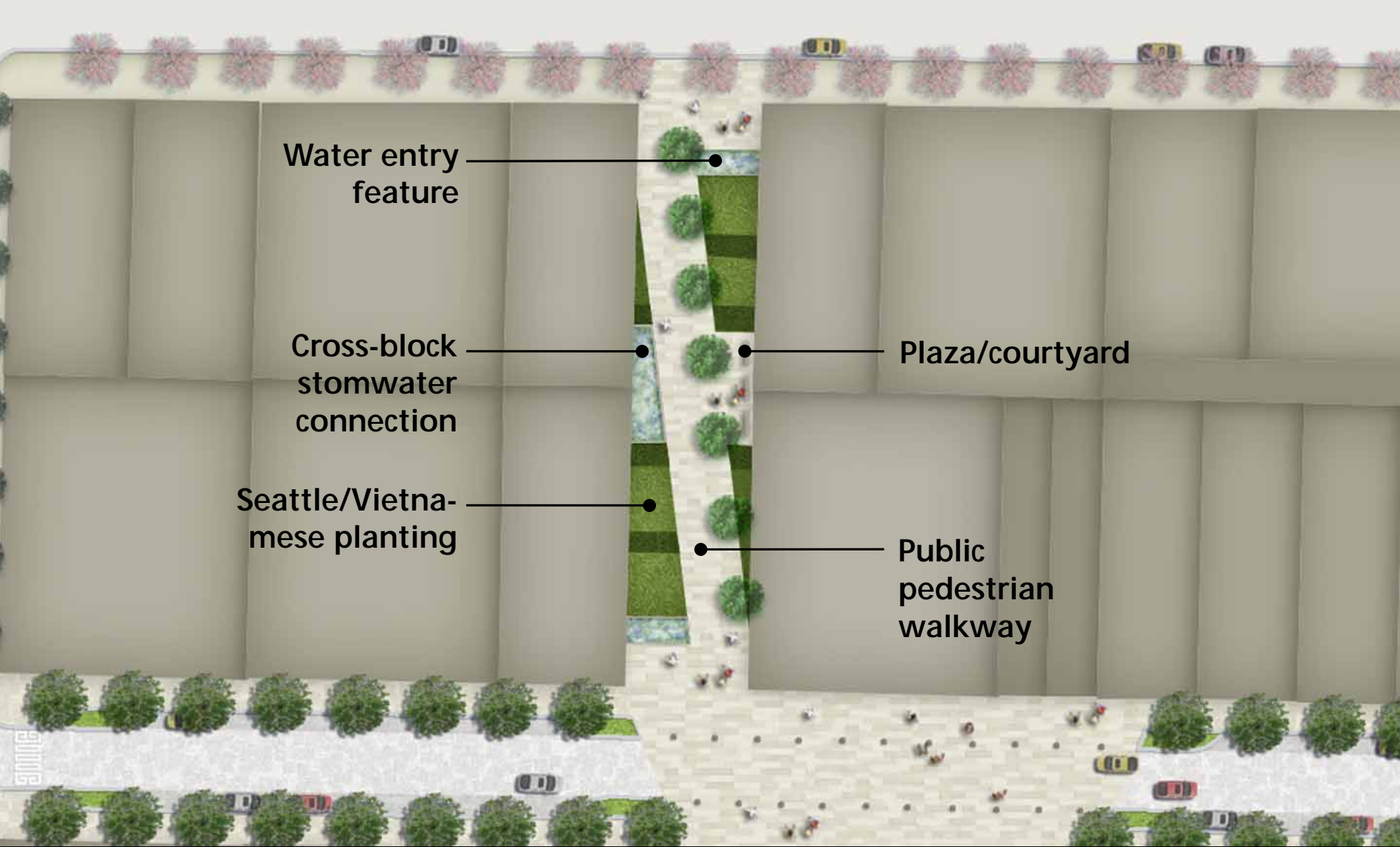


Dearborn
stormwater
retention area









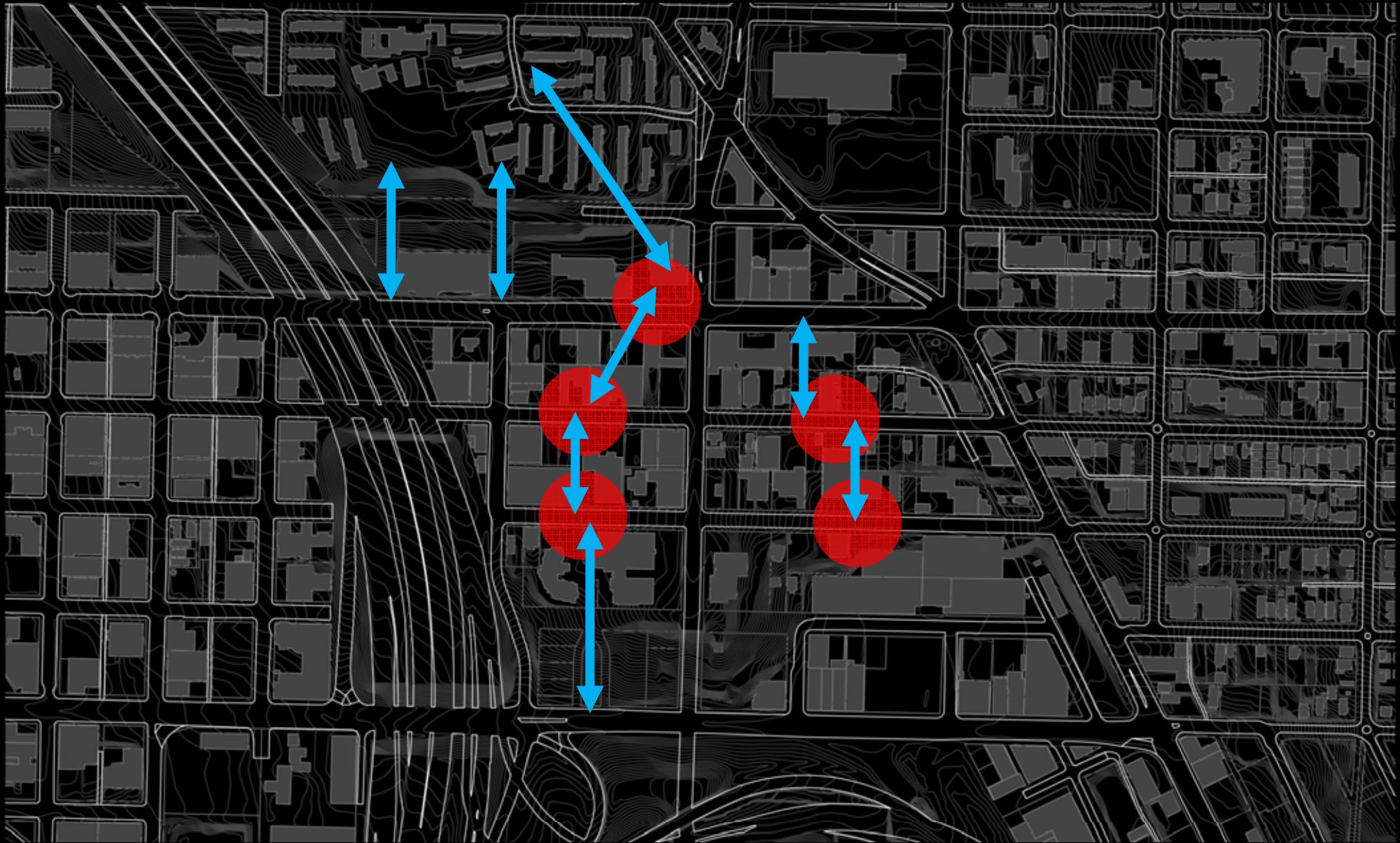
Water entry feature

Cross-block stormwater connection

Seattle/Vietnamese planting

Plaza/courtyard

Public pedestrian walkway







Sidewalk
Activity

Stormwater
Planter

Plaza Paving
Over Street

Vietnamese
Design

Reduced Curb with
Safety Measures



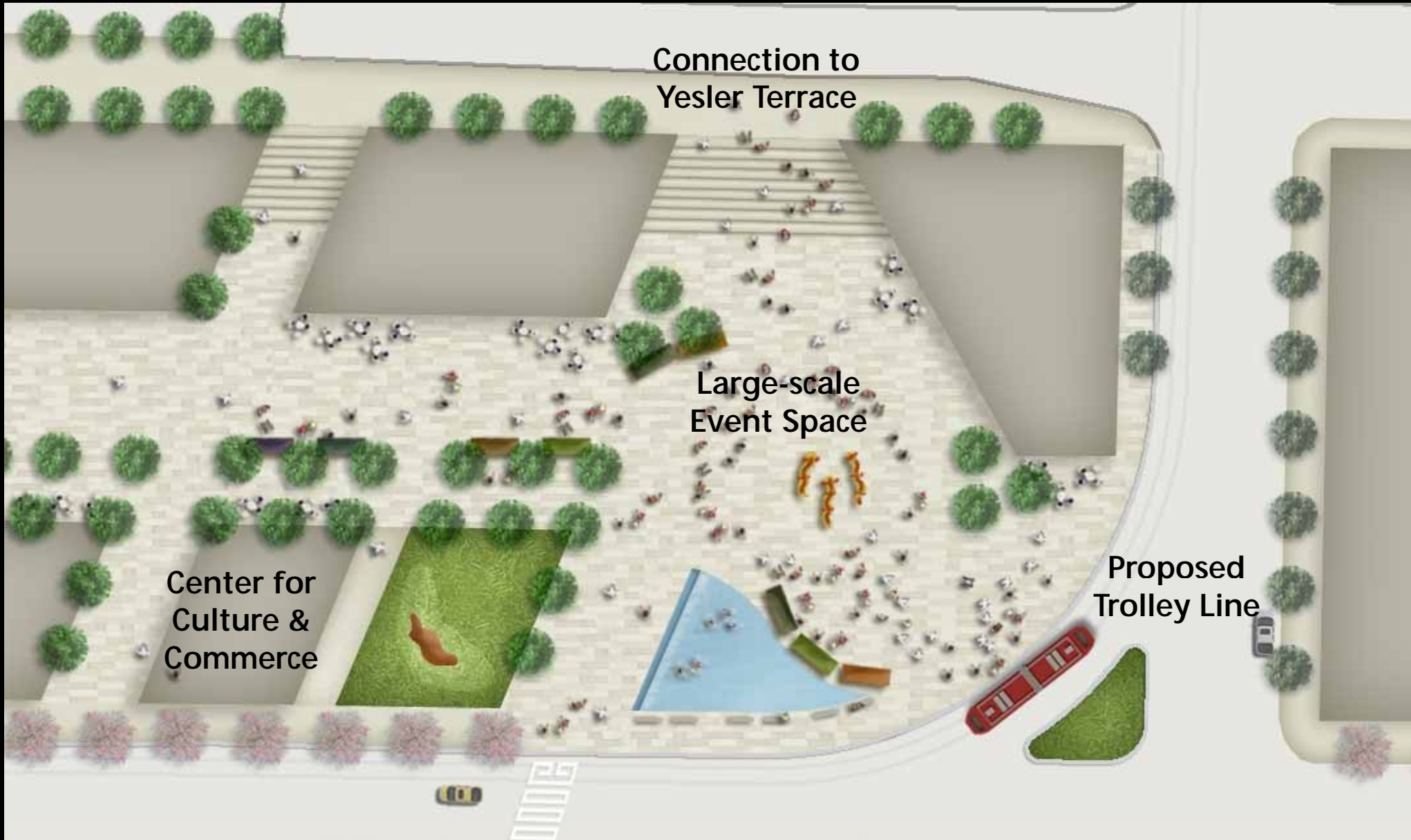








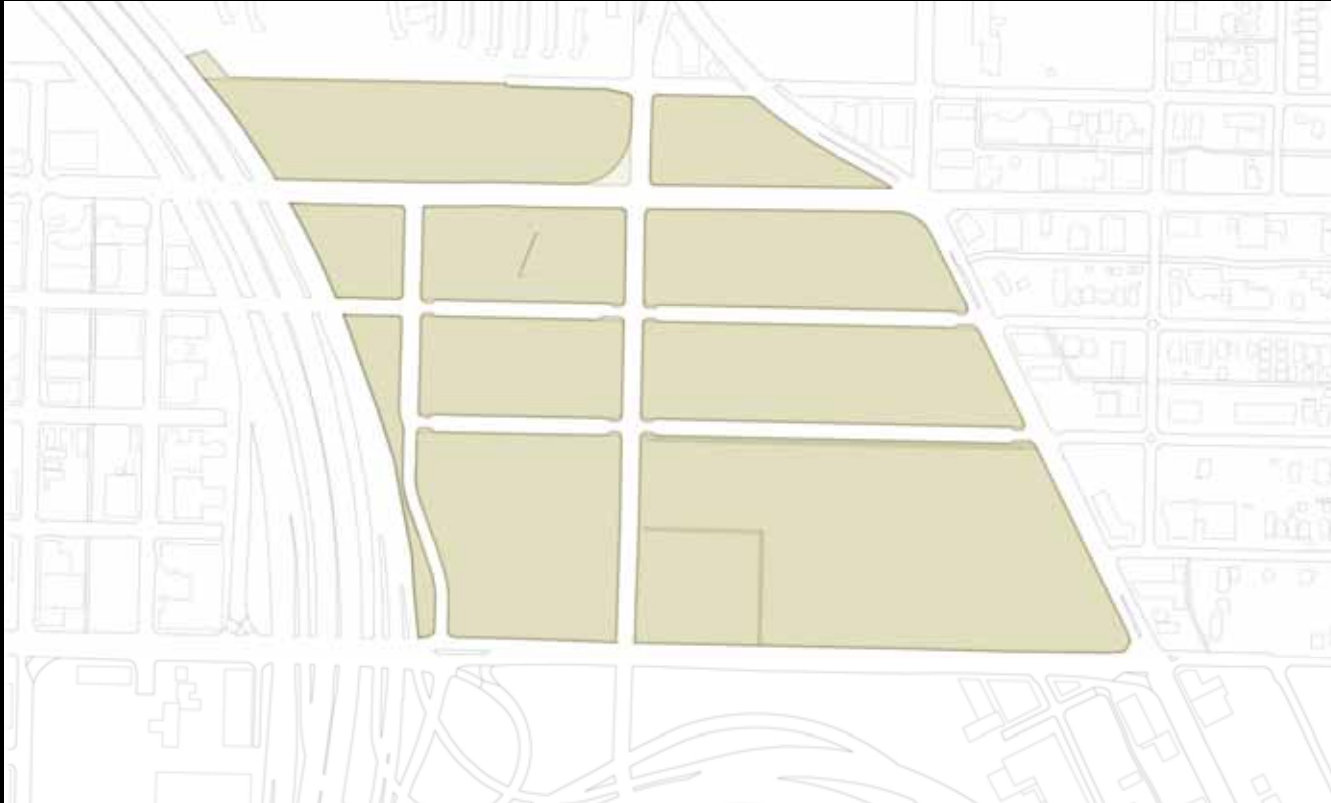








Phasing



PHASE 1: GAIN SUPPORT FROM PRIVATE & PUBLIC SECTORS, BEGIN PLANNING AND DESIGN

ACTION PLAN:

- 1) Amend zoning Livable South Downtown Report to allow height incentives in exchange for cross-block connections and public plazas.
- 2) Establish Class 1 Pedestrian Overlay on S. Jackson Street and 12th Avenue S.
- 3) Designate S. King and S. Weller Streets as Green Streets. Develop street design concept plans.
- 4) Designate S. Jackson Street and 12th Avenue S. as Main Streets. Develop street design concept plans.
- 5) Design and plan district streetscape improvements with integrated urban stormwater recycling features.
- 6) Develop a neighborhood identity plan for signage, storefronts and other features in Little Saigon based on a new Southeast Asian-American aesthetic.
- 7) Design gateway improvements at key Little Saigon intersections.



ACTION PLAN:

- 1) Design and begin development of Urban Nodes within public rights-of-way at selected sites.
- 2) Design and develop pedestrian cross-block connections within the district and to Yesler Terrace and Dearborn Street developments using new zoning height incentives.
- 3) Design and develop main urban node plaza at 12th Avenue S. and S. Jackson Street intersection with streetcar stop, cultural amenities and connection to Yesler Terrace housing redevelopment.

PHASE 2: CONTINUE DESIGN AND BEGIN CONSTRUCTION ON SELECTED PROJECTS



PHASE 3: CONTINUE DESIGN AND CONSTRUCTION OF SELECTED PROJECTS UNTIL COMPLETION

ACTION PLAN:

- 1) Continue development of urban nodes.
- 2) Develop additional open spaces and street improvements along edges of district to create stronger connections with surrounding communities.
- 3) Design and develop terraced community garden with integrated stormwater management on north side of S. Dearborn Street.
- 4) Design and develop stormwater management connection under S. Dearborn Street.
- 5) Design and develop stormwater retention area on south side of S. Dearborn Street.



Thank you!