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
Little Saigon Today

Existing Conditions

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Workshop Impressions
Workshop Impressions

“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
Philosophy

Project Goals

Community - Ownership

Human Scale - Urbanscape

Sustainable City Environment

Cultural Identity

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Enriching the Grid
Enriching the Grid

New York City

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Enriching the Grid

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Enriching the Grid

Typical American Grid Structure

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Enriching the Grid

Mid-term Vision

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Vietnamese/European Pattern

Typical American Grid Structure
Future Development takes this Pedestrian-friendly vision gradually further.
Private/Public Partnership

Enriching the Grid

Private Courtyard

Residences

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Enriching the Grid

Private/Public Partnership

Private Courtyard

Private

Public

Residences

Cross-block Connection

Street

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Enriching the Grid

Private/Public Partnership

Private Courtyard

Semi-Public

Private

Public

Passage/Alley

Residences

Cross-block Connection

Street

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Deconstructing the Grid

Private/Public Partnership

Private

Semi-Public

Public

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Conceptual Approach - City Scale
Conceptual Approach: City Scale

Relationship of Site to City

To Yesler Terrace, Harborview Hospital, Harborview Park

Lake to Sound Connection

Downtown Seattle

Swedish Med. Center

University

Harborview

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Little Saigon 12th & Jackson

Regional Trail

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Conceptual Approach: 
City Scale

Public Transportation Connections

Proposed Future Bus Station
Transit Hub 12th & Jackson
Proposed Future Streetcar Line
Bus Line

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Conceptual Approach:
City Scale

Walking Distances

- Swedish Medical Center
- University
- Harborview Hospital
- Kobe Terrace
- Dearborn/Goodwill
- Downtown
- Waterfront
- Stadiums

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Conceptual Approach - Site Scale
Existing physical boundaries around Little Saigon create perfect conditions for strong cultural identity.
Existing physical boundaries around Little Saigon create perfect conditions for strong cultural identity.
Conceptual Approach

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

Subculture Boundaries

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Conceptual Approach

Public Transportation within Little Saigon

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

Proposed Future Streetcar Line

Existing Bus Line

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Conceptual Approach

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

North to Yesler Terrace, Hospitals

West to Downtown, Waterfront

East to Lake

South/East to Lake
Gateways are located on the neighborhood boundary at main vehicular and pedestrian routes.
Gateways are located on the neighborhood boundary at main vehicular and pedestrian routes.
Jackson & 12th act as main connectors and locations for transportation and active, dense commercial use

Parking along the boundaries to keep traffic out.
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
Conceptual Approach

Pedestrian-friendly Green Streets

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

Conceptual Approach

Commercial Activity focused around 12th & Jackson

Pedestrian-friendly Areas concentrated on King and Weller

S. Jackson St.

S. King St.

S. Weller Street

12th Avenue S.
Connections improve circulation, social interaction and strengthen pedestrian, small business, ‘village’ character.
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.

The Main Plaza is a place for interchange, activity, expression and commerce.

Plaza at 12th & Jackson

King Street Shared Plaza

King Street Shared Plaza

The Shared Plaza's on King Street provide pedestrian-friendly areas which strengthen the Vietnamese, small-business character of the Neighborhood.
Focus Areas

Green Streets: King & Weller Street

Yesler Terrace

King Street

Green Street

Weller Street

Green Street

Future Dearborn/Goodwill Development

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Focus Areas

Green Streets: King & Weller Street

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Focus Areas

Green Streets: King & Weller Street

- Decorative paving at Shared Plazas
- Increased planting area
- Vietnamese detailing
- Stormwater Treatment
- Reduced traffic lanes
- Expanded pedestrian area
- Water connection

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Focus Areas

Terraced Garden
With Integrated Stormwater Management

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Focus Areas

Dearborn Wetland

Dearborn Stormwater Retention Area

Future Dearborn/Goodwill Development

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Focus Areas

Pedestrian Cross-Block Connections

- Water entry feature
- Cross-block stormwater connection
- Seattle/Vietnamese planting
- Plaza/courtyard
- Public pedestrian walkway

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Focus Areas

Shared Plazas

Yesler Terrace

Shared Vehicular and Pedestrian Plazas

Future Dearborn/Goodwill Development

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Focus Areas

Shared Plazas

- Shared Street: King Street
- Sidewalk Activity
- Stormwater Planter
- Plaza Paving Over Street
- Vietnamese Design
- Reduced Curb with Safety Measures

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Focus Areas

Urban Nodes

Visual/Physical Water Connection

Integrated Stormwater Management

Public Gathering Areas

Shared Space

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Focus Areas

Urban Nodes

Plaza at 12th & Jackson

Yesler Terrace

Future Dearborn/Goodwill Development

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**Short-Term Vision**

**ACTIONS 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.

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

**PHASE 3: CONTINUE DESIGN AND CONSTRUCTION OF SELECTED PROJECTS UNTIL COMPLETION**
Thank you!