

Background Information

Livable South Downtown

Draft Land Use Recommendations

for the
Little Saigon Urban Form
Community Meeting

Susan McLain, Senior Urban Planner

Livable South Downtown Land Use Study



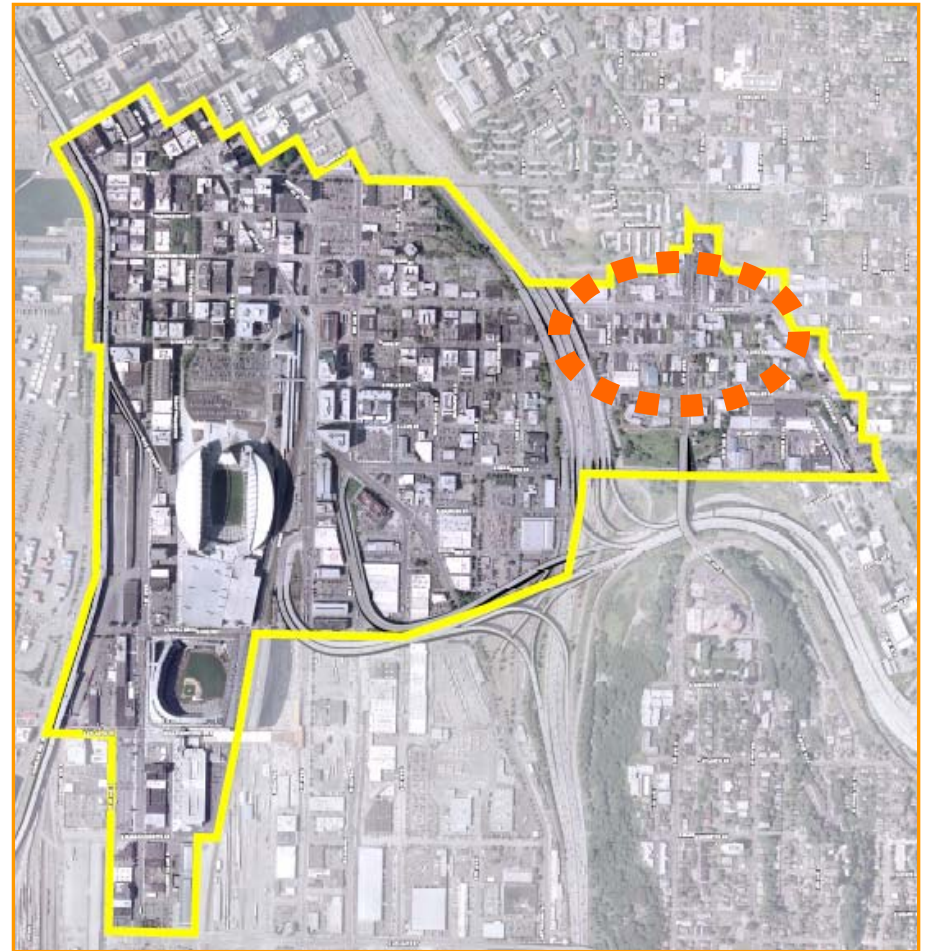
Livable South Downtown Land Use Study

- Mayor-directed
- Study and recommend possible changes to land use laws
- Encourage future neighborhood character
- Study: future buildings, “uses”, character of streets, neighborhood needs, economic opportunities
- Recommendations from Mayor to City Council late in 2008

Little Saigon Today

Within Seattle's
Downtown Urban
Center near
Downtown

Near Yesler Terrace,
Central District,
Rainier Valley



Little Saigon Today

- A thriving business community: many small & family-owned businesses



Little Saigon Today

A place where many people, including Southeast Asian-Americans, come to socialize and shop

A cultural gathering place



Little Saigon Today

Many existing light industry businesses



Little Saigon Today

Streetscapes with cars and people



Little Saigon Today

Some residents

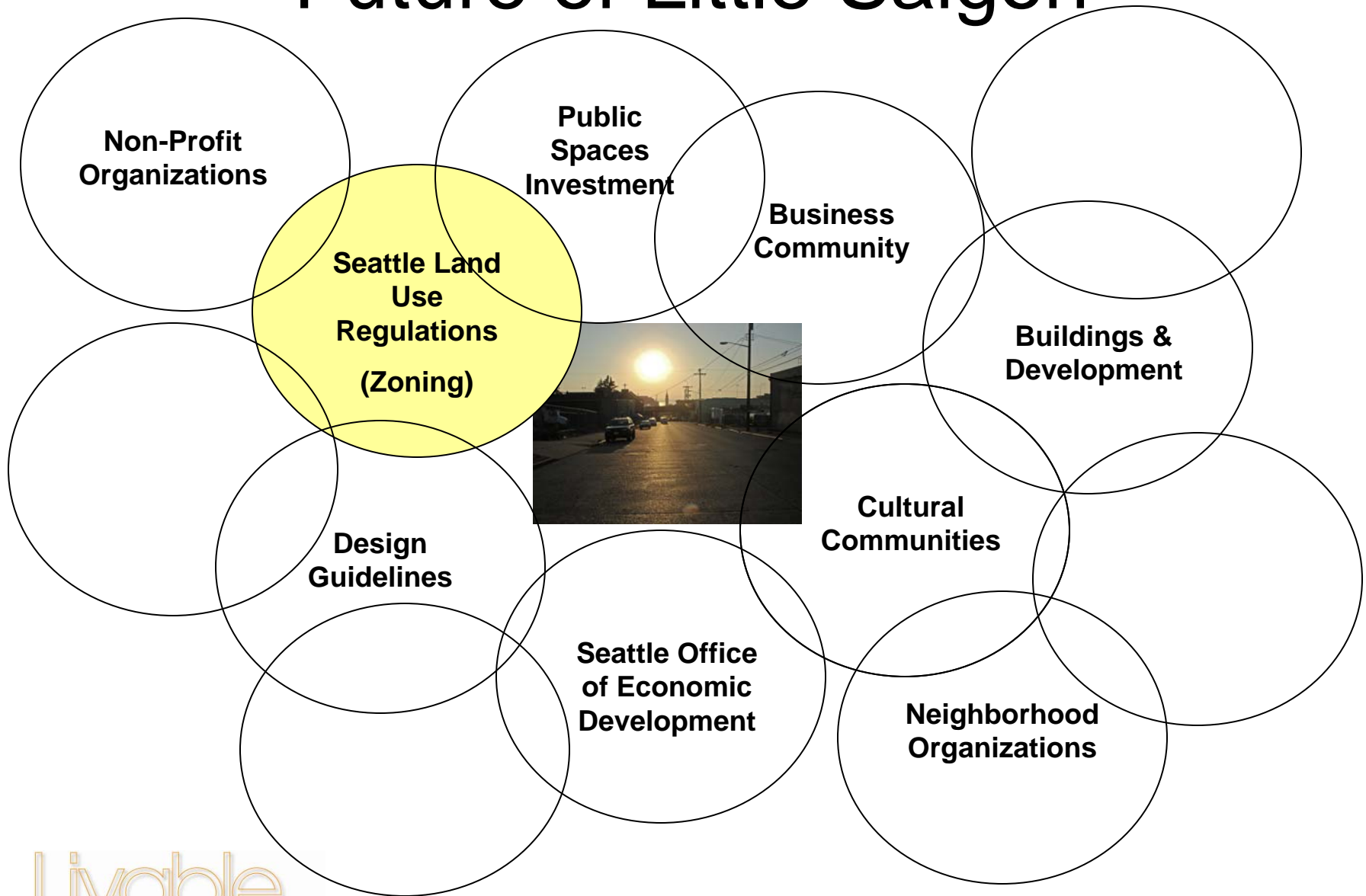


Future of Little Saigon

Little Saigon will change & grow.

How will Little Saigon grow?

Future of Little Saigon



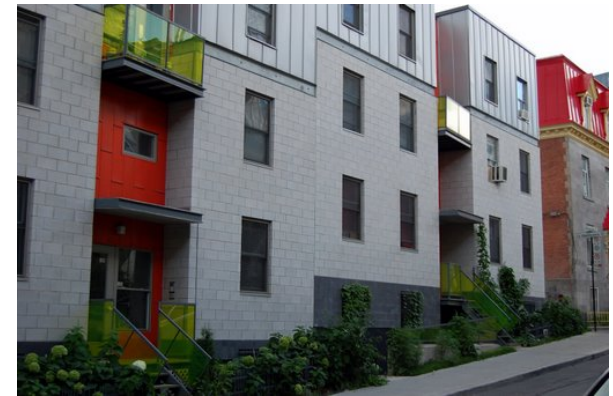
Future of Little Saigon

- opportunities for small businesses
- economic opportunities for everyone



Future of Little Saigon

- More people living in- and around the Little Saigon neighborhood



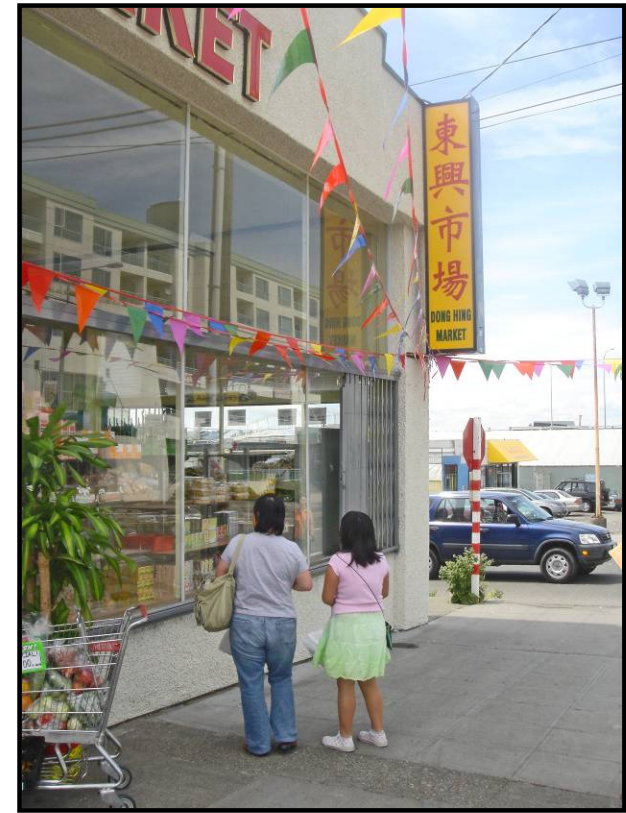
Future of Little Saigon

- Cultural character, history and ways of life recognized and honored



Future of Little Saigon

- streetscapes friendly to pedestrians
- open spaces for people of all ages



Livable South Downtown Draft Land Use Recommendations

Today's Zoning

- Today, no size limit for commercial uses



Future Recommended Zoning

- Size of businesses limited to 25,000 square feet generally or 50,000 square feet for a grocery store

Livable South Downtown

Draft Land Use Recommendations

Today's Zoning

Does not encourage
people-friendly street-
scapes

Future

Recommended Zoning

Encourages people-
friendly streets:

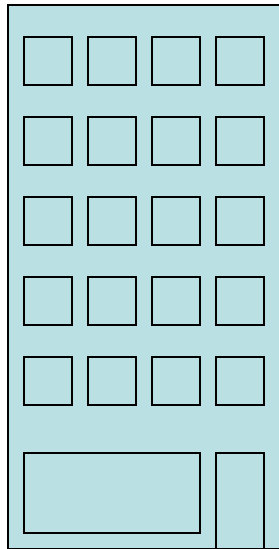
- windows at the street
- no blank walls
- buildings designed for
shoppers & business
- safer for pedestrians

Livable South Downtown

Draft Land Use Recommendations

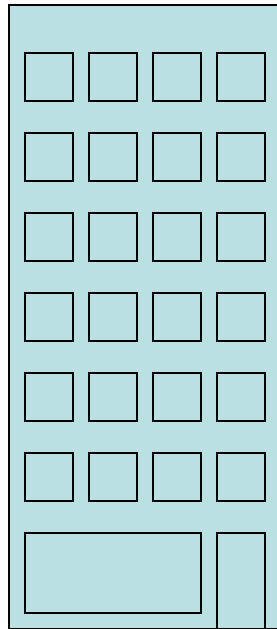
Today's Zoning

Buildings up to 65'



Recommended Zoning

Buildings up to 85'

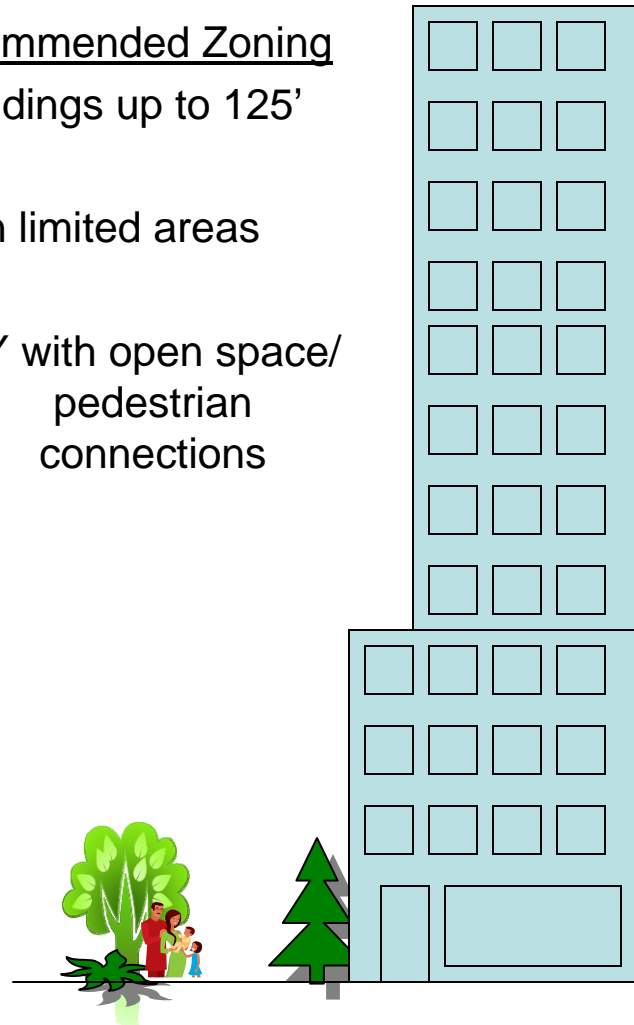


Recommended Zoning

Buildings up to 125'

in limited areas

ONLY with open space/
pedestrian
connections



Livable South Downtown

Draft Land Use Recommendations

Today's Zoning

No design consideration
for Little Saigon

Future

Recommended Zoning

Design guidelines for
Little Saigon

- neighborhood character
- cultural character
- local history
- unique conditions,
business needs

Livable South Downtown Draft Land Use Recommendations

Today's Zoning

Residents not allowed
in some areas

Future

Recommended Zoning

Residential units
encouraged in mixed-
use buildings



Livable South Downtown Draft Land Use Recommendations

Today's Zoning

No provisions for street design and open space

Future

Recommended Zoning

Green streets are “park-like streets” in areas zoned for residents & mixed-use:

- S. King Street
- S. Weller St







Livable South Downtown Draft Land Use Recommendations

Tell us your opinion

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www.seattle.gov/dpd/Planning/South_Downtown



Livable
South Downtown