

# 23rd Ave SW Pedestrian Improvement and Drainage Mitigation Project

Applicant(s): Patrick Baer & Aaron Jennings

**Location:** 23rd Ave SW, 5400 block to 5600 block (Brandon Street SW to Juneau Street SW) and connecting streets from 23rd Ave SW to Delridge Way SW (SW Brandon Street from 23rd Ave SW to Delridge Way SW; SW Findlay Street from 23rd Ave SW to Delridge Way SW; SW Juneau Street from 23rd Ave SW to Delridge Way SW)

**Problem:** Project area is in what is commonly called the Brandon Node, an NC Zoned business district that was developed through the Neighborhood Planning process. Project area is also adjacent to the Seattle Public Schools K-5 STEM School at Boren. Efforts are ongoing to improve the business district, the STEM School and surrounding areas pedestrian mobility. These improvements to the street-grid are sought for public safety, Crime Prevention Through Environmental Design and aesthetics. The project also seeks to buffer and help mitigate impacts from a sixty-six unit supportive housing project that is currently under construction at 5444 Delridge Way SW. Northbound vehicle traffic coming off of Puget Ridge via Croft Place SW has a history of cutting-through on the substandard street known as 23rd Ave SW to by-pass two blocks of what can be congested northbound traffic on Delridge Way SW. The 5400 block of 23rd Ave SW does not have any curbs or sidewalks or infrastructure to mitigate the impact of storm water from the street. Sloping topography to the East of 23rd Ave SW produces a lot of run-off water that migrate to the toe of the slope and then accumulates on the street edge(s) where it then migrates westward to the properties on the West side of 23rd Ave SW. Currently, the majority of storm water drains towards the west side of the streets to properties below street level causing frequent water related issues. The east side of the street is lined with houses all with impervious driveways and has no infrastructure to adequately capture this storm water. This issue also impacts the 5600 block of 23rd Ave SW, but the east hillside does not have houses.

**Proposed Solution (s):** To solve the existing drainage issues and bring the project area up to Complete Streets standards, we are proposing installation pedestrian enhancements, curbs and infrastructure to mitigate storm water runoff from the slope to the East and 23rd Ave SW itself. Landscaped plantings and improved lighting are requested as part of the scope of the project. The narrowness of the 23rd Ave ROW may limit planting strip/street-tree installation. In lieu of this, the installation of public art would help to increase the vitality of the project. These enhancements would help to delineate private property from the public realm and would ease some of the undesired behavior that is known to occur in this area. These behaviors include illegal dumping, loitering/drug dealing, car ranching, etc. To address the cut-through traffic issue on 23rd Ave SW it is requested that a traffic circle or choker-bulb be installed at the intersection of 23rd Ave SW and SW Juneau and or the inclusion of speed-cushions along the length of 23rd Ave SW from Juneau to Findlay. The 5600 block of 23rd Ave SW does not have curbs or sidewalks (for pedestrian safety) or infrastructure to mitigate the impact of storm water from the street. Currently, the West side of the street has been developed with single family homes. The East side of this section of street has incurred less development, but has a number of remaining vacant parcels that will eventually see future development. With development of these properties very likely to occur in the coming years (as Seattle's available land decreases and housing demands increases), we are concerned that unless proactively addressed, infrastructure issues currently being experienced by residents of the 5400 block of 23rd Ave SW will be mimicked by residents 5600 block of 23rd Ave SW.

Additionally, we are requesting connecting curb sidewalks on the 23rd to Delridge east/west connections. Currently, there are not sidewalks.

Priorities are as followed: 23rd Ave SW 5400 block 23rd Ave SW 5600 block 23rd Ave to Delridge east/west connections

**City Staff said to be contacted:**

**Asserted benefits:** Environmental Benefits, Economic Benefits, Neighborhood character, Quality of Life, Drainage issues

**Included elements:** New sidewalk or sidewalk repair, new curb or curb repair, pedestrian lighting, landscaping, traffic calming