

# Olmstead Brothers' Puget Boulevard/23rd Avenue SW

Applicant(s): Mike Dady & Scott Hale

**Location:** 4700 to 5000 block of 23rd Ave SW/Puget Boulevard SW and one block length of SW Hudson Street from Puget Boulevard to Delridge Way SW: <http://goo.gl/maps/NBlu2>

**Problem(s):** Puget Boulevard SW was one of only two streets in all of West Seattle to be part of the system of city wide boulevards as envisioned by the Olmstead Brothers, the famous Landscape Architects who brought us Schmitz Boulevard, Lake Washington Boulevard, Ravenna Boulevard, Cheasty Boulevard, etc.

- 23rd Ave SW/Puget Boulevard SW has no sidewalk, curbs or planting strips and has very poor drainage
- 23rd Ave SW/Puget Boulevard SW serves as the only route from the central North Delridge area for pedestrian access to and from Pathfinder Elementary School, South Seattle Community College, Puget Park, the West Duwamish Greenbelt and the Puget Ridge and Pigeon Point neighborhoods
- 23rd Ave SW/Puget Boulevard SW is the most direct route from the central North Delridge area of accessing by bicycle Pathfinder Elementary School, South Seattle Community College, Puget Park, the West Duwamish Greenbelt, and the Puget Ridge and Pigeon Point neighborhoods
- All properties abutting 23rd Ave SW/Puget Boulevard SW are in an Environmentally Critical Area's (ECA) with Potential Slide and Steep Slope designations
- Due to its rudimentary condition 23rd Ave SW/Puget Boulevard SW has drainage issues that affects homes and properties on the street as well as homes and properties down-slope on Cottage Place SW
- New Single Family home construction has already been occurring on 23rd Ave SW/Puget Boulevard, SW with 25 +/- vacant and developable parcels remaining
- Some of these vacant parcels have already been short-platted and as economic conditions improve, additional development is planned to take place which will exacerbate the drainage issues and haphazard parking behavior that are already occurring
- 23rd Ave SW/Puget Boulevard, SW has cut-through traffic en-route to South Seattle Community College, Pathfinder Elementary and other local destinations affects pedestrians ability to safely walk the street due to the narrow nature of the northern half of 23rd Ave SW/Puget Boulevard SW
- The 23rd Ave SW/Puget Boulevard SW Right-Of-Way varies from 30' at the north end, to 44' in the central section, to 70' wide when 23rd converts to Puget Boulevard, SW which creates conflicts with vehicles trying to pass each other and decreases the safety of desired pedestrian mobility
- The eastern portion of the 70' wide ROW area of 23rd Ave SW/Puget Boulevard SW has a large swath of native trees and shrubs including Pacific Madrone, Western Red Cedar, Douglas Fir, Big Leaf Maple, Ocean Spray, and Salal which are being choked out by invasive species such as English Ivy, Holly and Himalayan Blackberry.

This and the other problems on the street are a disservice to the vision and legacy of the Olmstead Brothers.

**Proposed Solution:** Bring 23rd Ave SW/Puget Boulevard SW up to Complete Street Standards with the inclusion of drainage improvements, curbing, street-tree's, landscape plantings, Olmstead Brothers historical information kiosk and if possible, sidewalk(s).

If there is not room in the 30' wide ROW section of 23rd Ave SW for sidewalk(s) then install speed cushions, chicanes, a serpentine street design, or other traffic calming elements to allow pedestrians to safely walk in the street, with traffic, that through design is forced to travel at a much slower speed than currently exists.

Possible One-Way'ing of the 30' wide section 23rd Ave SW to where it intersects with the new development driveway access at Puget Boulevard SW.

Scope of project would include the removal of all invasive species from the 70'wide ROW portion of Puget Boulevard SW.

**City Staff said to be contacted:**

**Asserted benefits:** Environmental Benefits, Economic Benefits, Neighborhood character, Quality of Life, Sense of Place, Mitigation from ongoing development/drainage issues

**Included elements:** Removal of invasive species from SDOT ROW, new sidewalk or sidewalk repair, new curb or curb repair, landscaping, bike lane or sharrow, new street signs, traffic calming