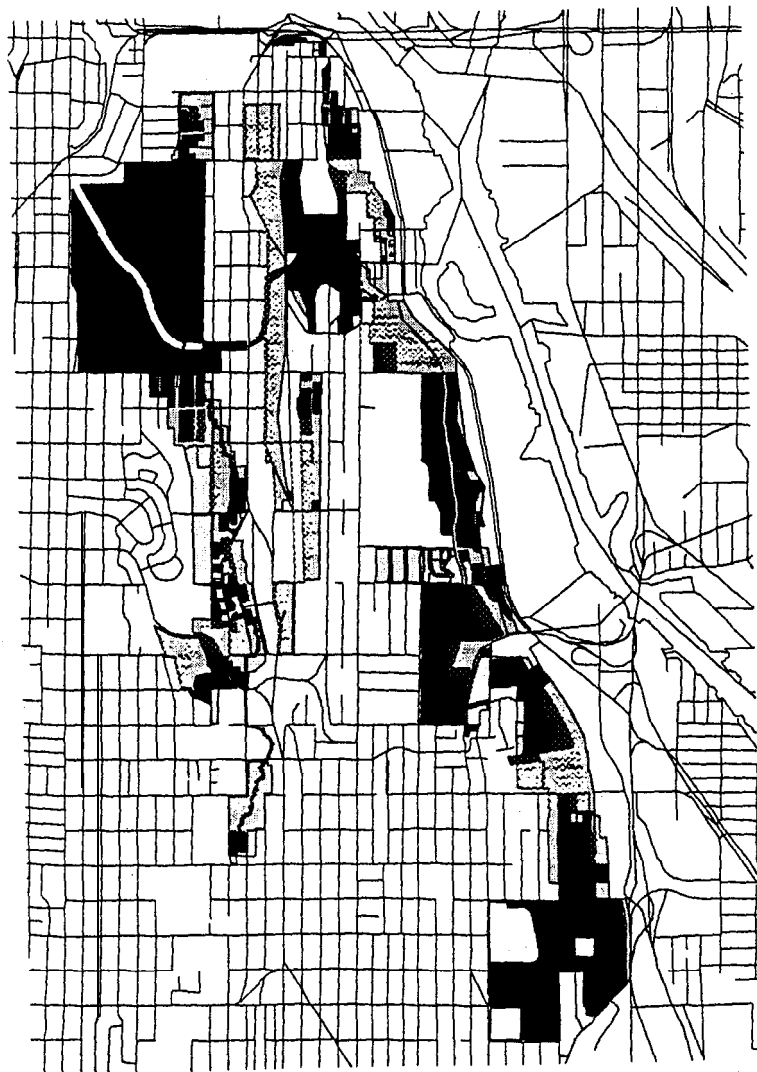




Addendum

DELRIDGE NEIGHBORHOOD **OPEN SPACE PLAN**



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Delridge Neighborhood Open Space Plan

I. INTRODUCTION

The Delridge Neighborhood Open Space plan is intended to be used in conjunction with the Delridge Neighborhood Plan to guide open space preservation in this area. This plan outlines the areas of environmental importance and provides some prioritization for preservation. The priorities in this plan should be compared with those outlined in the adopted Delridge Neighborhood Plan in order to get a complete picture of the Open Space need in the Delridge Neighborhood.

II. CONTEXT

Location

The Delridge Neighborhood spans a large area in West Seattle, extending roughly from SW Spokane Street on the north to SW Thistle Street on the south and from 35th Avenue SW on the west to West Marginal Way on the east. Open Space preservation in the Delridge Neighborhood has historically been concentrated in three identified areas: West Duwamish Greenbelt, Longfellow Greenspace and Puget Creek Natural Area. Besides the three identified preservation areas, this report identifies one more area of environmental importance: Puget Ridge to focus preservation efforts. See attached map for specific boundaries.

Environmental Characteristics

The defining feature of the Delridge Neighborhood is Longfellow creek, one of the three remaining 'major year round stream systems which still flow freely within Seattle. The historical headwaters of the creek are underground at Roxbury Park and the creek extends about 3 miles to the West Waterway of the Duwamish River. About 1/3 of the creek is piped, appearing above ground for the first time between 24th Ave SW and 25th Avenue SW, north of SW Thistle St. and continuing above ground until it is piped under the K-Mart parking lot. Other than culverts at street crossings, the stream continues above ground after K-Mart until it reaches SW Andover St where it is piped under the Salmon Bay Steel parking lot and into the Duwamish River. Besides Longfellow Creek the area is surrounded by the wooded hillsides of the Puget Ridge Greenspace, and West Duwamish Greenbelt and contains the headwaters for Puget Creek. The natural areas in the Delridge Neighborhood all have significant tree cover, primarily alder and big leaf maple with some conifers interspersed. Most of the 4 greenspaces are mapped as environmentally critical per the city's environmentally critical areas ordinance SMC 25.09, due to the creeks and the steep slopes.

Purposes

The Delridge Neighborhood is blessed with an abundance of green. Greenspaces can serve different purposes and in this area they provide visual identity for the surrounding neighborhoods, valuable stream and riparian habitat, and important buffers between industrial and residential uses.

Boundaries

The four Greenspaces encompass about 650 acres and include Longfellow Creek Greenspace (94 Acres), West Duwamish Greenbelt (460 Acres), Puget Creek Natural Area (30 Acres) and the proposed Puget Ridge Greenspace (64 Acres).

II. GOALS

The preservation goals for the four identified greenspaces are slightly different. The strategy and priorities for each area is explained below .

A. Longfellow Creek Greenspace

1. Private Property

The Longfellow Creek Greenspace is one of most developed in the city. The goal for this area is to preserve as much of the stream corridor and steep hillsides as possible. Much of the undeveloped streamside property has been acquired, the challenge is to preserve the intervening gaps.

a. Acquisition

The first acquisition in the area was the West Seattle Golf Course in 1935. Although the golf course is not within the current greenspace boundary, property for its expansion that is within the boundary was acquired in 1970 with funds from the 1968 Forward Thrust Bond. The total acreage acquired before 1989 was approximately 5.5 acres. This Greenspace was a primary target for the 1989 Open Space Program where an additional 34.8 acres was acquired.

i. Future Priorities

Future priorities are undeveloped properties within the greenspace that represent prime opportunities for acquisition. Longfellow Creek is so developed that there are few of these opportunities.

ii. Potential Opportunities

Potential opportunities are developed properties that represent good possibilities for redevelopment due to rundown buildings or other circumstances and should be considered for acquisition when this occurs. This area is currently going through intense redevelopment as new apartment complexes infiltrate the valley. Properties that lie within the creek's floodplain should be the first priority for this type of acquisition. The following developed properties would provide important linkages with existing ownership and should be targeted should they come up for sale 6554, 6560 & 6568 24th Ave SW; 2401 SW Myrtle St.

b. Voluntary Conservation

Voluntary Conservation refers to property preservation without acquisition and is an important strategy in this time of decreased funding for preservation. This strategy includes land donations and tax breaks through a King County program called Current Use Taxation. However, because of the small lot sizes (the current requirement is ½ acre of contiguous property) and piecemeal ownership patterns, this strategy would not be particularly successful in this area unless the criteria is changed.

2. Public Property (Non DPR)

There is publicly owned property within the greenspace other than DPR. Some property was transferred in the 1970's for the expansion of the golf course and most of the remaining property should be transferred at some time to ensure management that is consistent with open space goals. There is a City Light substation that is not proposed for transfer although it has a buffer along 26th Avenue SW that should be protected

a. Transfers of Jurisdiction/Management

The breakdown of public jurisdiction is as follows:

Agency	Acreage	Proposed Transfer	Notes	Transfers to Date	Notes
ESD	24.65 acres	24.65 acres		5.5 acres	Ord 102677
Finance	.73 acres	.73 acres		0	
ROW					

ESD:

There is a large ESD property that comprises the hillside to the west of Longfellow creek that is scheduled to be transferred to DPR in early 1999. There has been a problem with dumping from the adjacent SHA property that needs to be monitored. The property was cleaned up in 1996 and there were discussions about SHA constructing a fence along the boundary to stop illegal dumping, but nothing has been done to date.

Finance:

Two small properties under the jurisdiction of Department of Finance have not been transferred due to encroachments by neighbors.

Undeveloped ROW:

Opportunities: Street vacation with donation by private owners, Greenstreet with management by DPR or street use permit

B. West Duwamish Greenbelt

1. Private Property

The West Duwamish Greenspace is the largest of the greenspaces in Seattle encompassing approximately 460 acres. The goal for this area is to preserve the undeveloped steep hillsides, creating as much connectivity as possible. There has been a lot of public acquisition in this area leaving several gaps in ownership. These gaps should be prioritized for preservation.

a. Acquisition

DPR has been preserving property in this greenbelt since 1912 when it was given the 17.6 acres that constitutes Puget Park. In 1969 DPR began acquisition of property in this greenbelt with funds from the 1968 Forward Thrust Bond Program, and in 1970 the Department was able to purchase several more parcels. In the early 1960's DPR acquired the 39.2 acres for Riverview Playfield and then in 1972 DPR acquired 93.2 acres in the then Highland Greenbelt using federal funds. The total acreage acquired before 1989 was approximately 150 acres. This Greenbelt was a primary target for the 1989 Open Space Program where additional 96 acres was acquired and 82 acres transferred from other City departments.

i. Future Priorities

Future priorities are undeveloped properties within the greenbelt that represent prime opportunities for acquisition. Two properties targeted for acquisition in the 1989 Open Space Program were dropped due to unsuccessful negotiations, but remain top priorities for this area: 1) Washington Federal property was dropped due to environmental hazards. There is no immediate threat of the development of the property due to these environmental hazards, but should environmental regulations change in the future development pressure could increase. 2) The Mayer property was dropped because of the inability to reach agreement on the value of the property and should also be revisited in the future. See accompanying map for the specific properties.

ii. Potential Opportunities

Potential opportunities are developed properties that represent good possibilities for redevelopment due to rundown buildings or other circumstances and should be considered for acquisition when this occurs; or properties that were dropped because of unwilling sellers but still represent a good opportunity for acquisition. There are likely to be many of these opportunities in the future as this area becomes more developed. There are currently two developed properties that should be considered for acquisition in order to consolidate existing ownership: 4707 14th Ave SW and 7905 3rd Ave SW.

b. Voluntary Conservation

Voluntary Conservation refers to property preservation without acquisition and is an important strategy in this time of decreased funding for preservation. This strategy includes land donations and tax breaks through a King County program called Current Use Taxation. Several properties have been preserved through voluntary preservation and many opportunities still exist.

2. Public Property (Non DPR)

There was a large amount of publicly owned property in the West Duwamish Greenbelt, although much of it has already been transferred to DPR. The goal is to transfer as much of this property as possible to DPR so that management of this property is consistent with open space goals.

a. Transfers of Jurisdiction

The breakdown of public ownership is as follows:

Agency	Acreage	Proposed Transfer	Notes	Transfers to Date	Notes
CL	.37 acres	0			
ESD	94.89 acres	94.89 acres		2.33 acres 78.71 acres .49 acres 3.06 acres	Ord113576 Ord117453 Ord117338 Ord117792
Finance	2.11 acres	2.11 acres		0	
SED	13.7 acres	12.52 acres		0	
Water	18.89 acres	0			
ROW					

ESD:

There are several ESD properties scheduled to be transferred to DPR in early 1999.

Finance:

Properties under the jurisdiction of Department of Finance are scheduled to be transferred in 1999.

SED:

There are no current plans to transfer properties under the jurisdiction of SED.

Undeveloped ROW:

Opportunities: Street vacation with donation by private owners, Greenstreet with management by DPR or street use permit

C. Puget Creek Natural Area

1. Private Property

The Puget Creek Natural Area is a small greenspace to the south of Puget Park that constitutes the headwaters for Puget Creek and encompasses approximately 64 acres. The goal for this area is to preserve as much of the undeveloped wetland and creek property as possible on either side of 19th Avenue SW, creating as much connectivity as possible. Priority should be given to subdivided parcels along the creek, because they will be easier for the owner to develop.

a. Acquisition

This greenspace was first identified for preservation during the 1989 Open Space Program. Funding came from King County Regional Conservation Futures Bond in 1993 and the total acreage acquired under the 1989 Open Space program was 6.15 acres.

b. Future Priorities

Future priorities are undeveloped properties within the greenbelt that represent prime opportunities for acquisition. The remaining privately owned property present many opportunities for acquisition. See accompanying map for specifics.

c. Potential Opportunities

Potential opportunities are developed properties that represent good possibilities for redevelopment due to rundown buildings or other circumstances and should be considered for acquisition when this occurs. Because of the abundance of undeveloped properties in this natural area, these opportunities are of less importance.

b. Voluntary Conservation

Voluntary Conservation refers to property preservation without acquisition and is an important strategy in this time of decreased funding for preservation. This strategy includes land donations and tax breaks through a King County program called Current Use Taxation. However, because of the small lot sizes and piecemeal ownership patterns, this strategy would not be particularly successful in this area. Because of the lack of funding for acquisition and the abundance of undeveloped property, voluntary preservation should be pursued in this area.

D. Puget Ridge Greenspace

1. Private Property

The Puget Ridge Greenspace is the wooded hillside to the east of Delridge Way running from approximately SW Dakota Street on the north to SW Orchard Street on the south. This hillside serves as a visual backdrop for the Delridge valley so the goals are to preserve as much of the undeveloped steep hillside property as possible, giving priority to preserving the most visually accessible of the undeveloped properties.

a. Acquisition

This greenspace has not been previously unidentified for preservation. No funding has been identified for preservation.

i. Future Priorities

Future priorities are undeveloped properties within the greenspace that represent prime opportunities for acquisition. There are currently many opportunities for acquisition, although development in this area is consuming much of the undeveloped property. Because of the lack of funding, priority should be given to the most visual parts of the greenspace. See accompanying maps for specifics.

ii. Potential Opportunities

Potential opportunities are developed properties that represent good possibilities for redevelopment due to rundown buildings or other circumstances and should be considered for acquisition when this occurs. Because of the abundance of undeveloped properties in this natural area, these opportunities are of less importance.

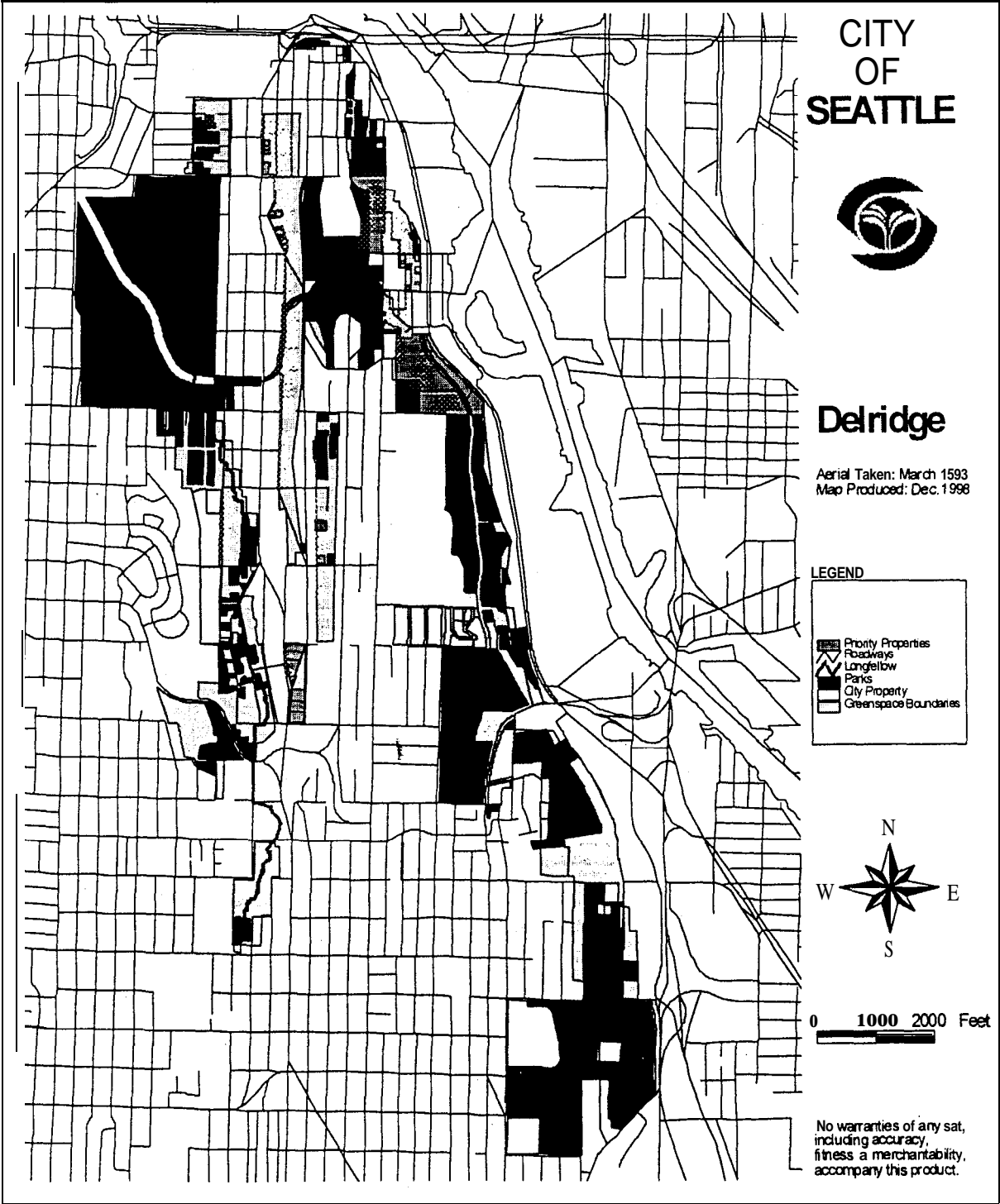
b. Voluntary Conservation

Voluntary Conservation refers to property preservation without acquisition and is an important strategy in this time of decreased funding for preservation. This strategy includes land donations and tax breaks through a King County program called Current Use Taxation. Because of the lack of funding for acquisition and the abundance of undeveloped property, voluntary preservation should be a prime strategy for this area.

III. CONCLUSION

This Delridge Neighborhood Open Space Plan is intended to be used in conjunction with the Delridge Neighborhood Plan to guide open space preservation in this area. Building from earlier plans and programs (especially the 1989 Open Space Program), the Delridge Neighborhood Open Space Plan tries to plot a strategy for future land preservation in the Delridge area.

The Delridge Neighborhood Open Space Plan attempts to delineate areas of environmental importance in the neighborhood, provide information on public property within these areas and provide some prioritization for preservation. The priorities in this plan should be compared with those outlined in the adopted Delridge Neighborhood Plan in order to get a complete picture of the Open Space need in the Delridge Neighborhood.



Addendum to, Delridge Neighborhood Plan