

The word "introduction" is written in a bold, lowercase, sans-serif font. The letters are stacked vertically: "intro" on the top line, "duc" on the second line, and "tion" on the third line. The text is contained within a white rounded rectangle with a dark purple border.

## Project Background

This document is the final product of a graduate-level course in the Department of Urban Design and Planning (UDP) at the University of Washington. The six-month project began in January of 2006 and ended in June of the same year.

The Delridge neighborhood of Seattle, Washington was the study area. It was selected in part as an effort to strengthen the collaboration between the University of Washington, South Seattle Community College, and the communities of Delridge, White Center, and South Park. The Office of the UW-Community Partnership assisted in connecting UDP with the Delridge Neighborhoods Development Association (DNDA). UDP and DNDA developed this studio project jointly.

The work was divided into two parts. During the first half, five teams worked to develop a thorough understanding of different aspects of the neighborhood, including: socio-demographics; community context; housing, economic development, and environment; land use; and community services. As part of our efforts to understand the existing conditions in Delridge, UDP and DNDA held a community meeting on March 2. The detailed reports produced by each of the five teams, as well as a summary of the March 2 community meeting are attached in Appendix 5.

In response to the opportunities and challenges identified by the original analysis, the following five topic-areas were prioritized for in-depth study during the second half of the project: economic development; trail connectivity; housing; opportunity spaces; and urban design. We presented the findings from each of these top areas at a community meeting held on June 1, at which time we solicited public comment. This document is the final record of these efforts.

## Delridge Background

Though the City of Seattle does have a definition for the boundaries of Delridge, in this document, the limits may be more or less extensive depending upon the context, such as when discussing the specific area of the Neighborhood Plan. This variation is reflected throughout this report.

Today, Delridge is most strongly characterized by residential neighborhoods, but it is also home to a variety of large and small businesses. While single-family homes are most common, townhomes and apartment buildings also have a notable and growing presence. Amongst the homes and businesses is extensive green space, including unique natural amenities such as Longfellow Creek and the Legacy Trail.

Delridge is an ethnically diverse community; minority groups comprise about half the population. Incomes also vary extensively, with the average household income in Delridge just slightly lower than state and county figures.

The following summaries briefly describe each of the five sections presented in this

## Introduction to the Report

report.

- **Economic Development**

Creating retail opportunities in the Brandon node is a critical component to developing a vibrant Delridge community. With the recent growth and development along Delridge Way, business owners and community members are increasingly optimistic about business growth. This section examines the opportunities and challenges associated with retail development in the Brandon Node. Presented is an innovative retail strategy to be implemented in two phases: Phase One includes a small grocery store and three restaurants; Phase Two includes an ice cream parlor, an outdoor footwear and equipment shop, and an outdoor cinema.

- **Trail Connectivity**

A significant asset of the Delridge neighborhood is its extensive network of open space, trails and staircases. This network provides an excellent opportunity to create foot and bike paths that link places of interest in Delridge to surrounding landmarks in the greater West Seattle Peninsula. This section inventories the existing network and identifies the eight routes that, if improved or constructed, would provide the greatest connectivity between trails and landmarks in Delridge and beyond. In addition, we offer specific recommendations for improving each of the eight connectors and a prioritized list for implementation.

- **Housing**

The current housing market in Delridge is in a rapid state of transition, with older single-family homes and apartment buildings being demolished and replaced with townhouses and four-plexes. This transition is threatening the availability of rental units and producing new housing that is outside of the price range of the average Delridge resident. Warning that displacement of Delridge residents is a very real possibility, this section recommends immediate action to increase affordable housing opportunities.

- **Opportunity Spaces**

Within the Brandon node of the Delridge neighborhood, there are several parcels of land with redevelopment potential. To be considered an “opportunity space,” the parcel must have redevelopment potential, as well as value to the community. Addressed in this section is the methodology we used to select the four opportunity spaces, the significance of those spaces, and recommendations for redevelopment.

- **Urban Design**

As denser housing and increased retail attract more activity at the Brandon node, it is important to consider design elements that will improve the existing character and infrastructure, as well as build upon neighborhood assets. This section identifies ways to create pedestrian comfort and neighborhood identity, and connect the Brandon node to surrounding trails and neighborhoods through improved signage and infrastructure. In addition, we provide a digital model of Delridge that includes our recommendations and illustrates what future development might look like.

## Conclusion

This report presents a detailed analysis of the Delridge neighborhood. It identifies opportunities and makes recommendations for creating a truly vibrant community. Although we have addressed the five sections separately, there is extensive overlap between each one.

- Implementation of economic development strategies will rely on opportunity space analysis and improved urban design.
- Increased housing density is a keystone to new business vitality.
- A more cohesive trail network and urban wayfinding elements will likely bring trail users from outside of the area to businesses at the node.
- Creating neighborhood identity and pedestrian comfort will foster a sense of pride and community among residents.

Clearly there are synergies between each of the sections of this report. We encourage the Delridge Neighborhoods Development Association to engage the community in evaluating the recommendations made in this report – adding, deleting, and amending them as time goes on to continue to accurately reflect community values and vision.