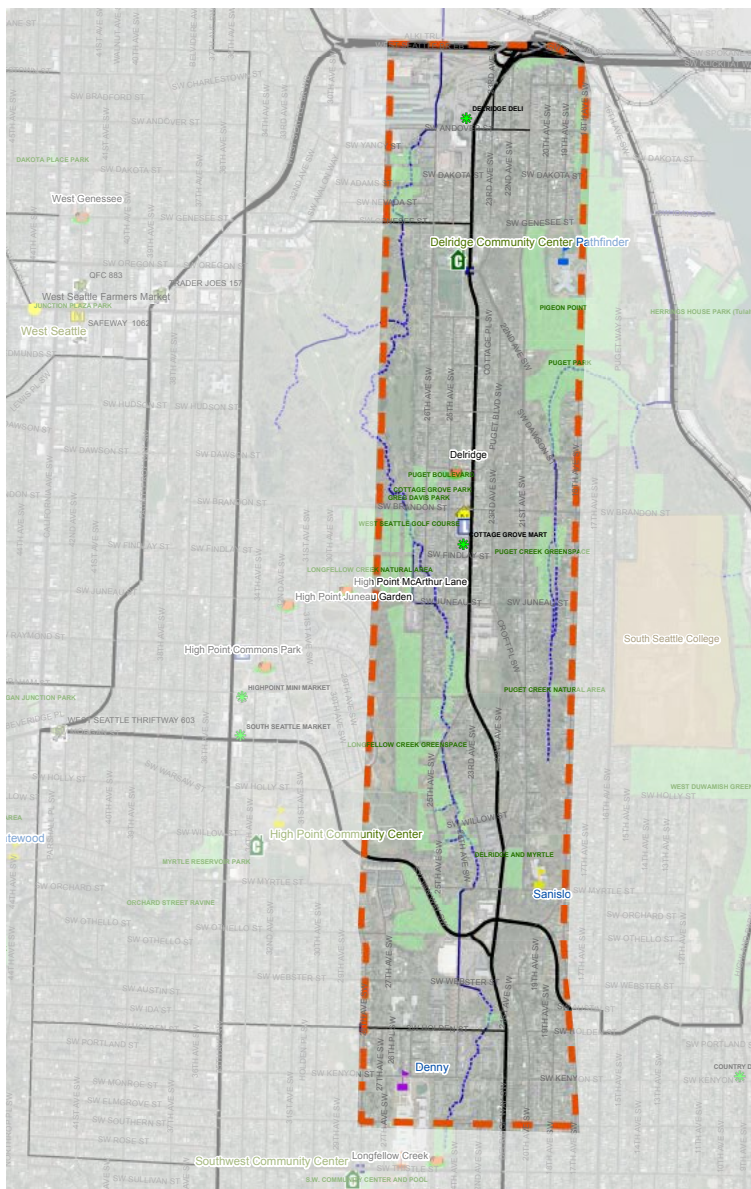


# Delridge Assessment - Background Analysis Report



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Draft December 2014



**City of Seattle**  
Department of Planning  
and Development

## Project Purpose

The Delridge Action Plan seeks to support a healthy neighborhood that:

- Contains diverse households, supported by strong social and cultural institutions and services
- Provides access to resources necessary to meet personal needs, such as healthy food retail and commercial destinations
- Includes a natural and man-made environment with infrastructure supporting healthy activities such as parks, sidewalks, playgrounds, transit, shopping, and services

## Report Purpose

The purpose of this analysis report is to provide some background information to assist in determining community assets, issues, and developing community driven strategies and action for the Delridge Action Plan. The Action Plan boundary is used for data collection and analysis to provide a more accurate background information.

## Healthy Living Assessment

### What is the Healthy Living Assessment?

Healthy Living Assessment is an effective tool to engage community in a detailed dialogue on how planning choices for our neighborhood can improve our health. It consists of three key components:

- **Strong Communities & Organizations:** A thriving and interconnected community that contains diverse households, supported by strong social and cultural institutions and services
- **Healthy People & Families:** A neighborhood that provides access to resources necessary to live a healthful life
- **Great Places that Support our Community:** A natural and built environment that is healthy and provides for a healthy community



The Healthy Living Framework was used guide community discussion and form priorities. It helped to highlight interconnections between the physical and social environments and recommend actions that can improve the health of community members. All of these provided a strong foundation for urban design analysis and recommendations.

The Delridge Action Plan will use the Healthy Living Framework to focus attention on how neighborhood planning can improve our health, connect people and places, and make sure places serve people. The framework proposes that a healthy Delridge includes strong community and organizations, healthy people and families, and a supportive physical environment.

The Healthy Living Assessment for the Delridge Action Plan includes 27 indicators to provide a closer look to the healthy food access, physical activity, equitable development opportunities in the North Delridge area. As the HLA score sheet indicates, 15 out of the 27 indicators exceed the benchmarks.

Health indicators available at the neighborhood level identify assets and gaps in the health promoting infrastructure of a neighborhood and can be used to screen neighborhoods for health improvement opportunities, to describe the relationship of built environment factors to health, and to track progress toward neighborhood improvement.

**N Delridge Healthy Living Assessment Indicator Scores (Draft December 2014)**

| INDICATOR  | BENCHMARK  | SOURCE   | Study Area   | Seattle (Where applicable) | Above Benchmark |
|--|--|--|--|----------------------------|-----------------|
| <b>Food Access</b>   |  |  |  |                            |                 |
| Percent of residential area within ½ mile of a supermarket/grocery store that accepts SNAP (food stamps) and WIC   | All residences have a healthy food store within ½ mile or a bus or train route to a healthy food store within ¼ mile | King County GIS-Food facilities data; WA Retail Reports October 2011   | 0%   |                            | No              |
| Number of P-Patches for each 2,500 households  | Seattle Comprehensive Plan goal = 1 per 2,500 households in Urban Villages   | DON P-Patches Shapefile  | outside of urban village. 1 total for total 3,376 households   |                            | Yes             |
| Percentage of students accessing free/reduced price lunches  | Compare to district average  | Seattle Public Schools 2012-2013 District Scorecard; 2012-2013 School Reports  | schools within the boundary Sanislo Elementary 69%; Pathfinder K-8 Elementary 33% (46% average of two schools) | District - 42%             | No              |
| Farmers market that accept EBT located in the neighborhood   | Farmers market located in neighborhood   | data.seattle.gov   | None   |                            | No              |
| Fast food restaurants (FFR) per 100,000 residents  | Compare to the city as a whole   | Active business shapefile (NAICS 2012: 722513)   | 24 per 100,000 residents   | 24 per 100,000 residents   | Yes             |
| <b>Physical Activity</b>   |  |  |  |                            |                 |
| <b>Active Transportation</b>   |  |  |  |                            |                 |
| Percentage of workers who commute to work through active means (cycling, walking, or transit)  | Compare to the city as a whole   | ACS 2006-2010 5-year estimate Table B08301 (aggregated at block groups)  | 19.8%  | 32.1%                      | No              |
| Travel time to work  | Compare to the city as a whole   | ACS 2006-2010 5-year estimate Table C08134 (aggregated at census tract)  | 16.5 minutes   | 24.9 minutes               | Yes             |
| Percentage of households without a vehicle   | Compare to the city as a whole   | ACS ACS 2006-2010 5-year estimate Table B025045 (aggregated at block groups)   | 7.5%   | 15.5%                      | No              |
| Percentage of residences within ½ mile of a bus or rail stop   | All residences within ½ mile of a bus or rail stop   | SDOT   | 100%   |                            | Yes             |
| Ratio of miles of bike facilities per mile of roadway  | Compare to the city as a whole   | SDOT   | 19%  | 10%                        | Yes             |
| Percentage of roadway with complete sidewalks  | All roadways have complete sidewalks   | SDOT   | 52%  | 72%                        | No              |
| Personal crime incidents with police involvement per year per square mile (Crimes considered are ones that happen in the right of way)   | Compare to the city as a whole   | data.seattle.gov (select Group 1 and Group 2 crimes from 4-1-12 to 4-1-13)   | 31 crimes per sq mi.   | 86 crimes per sq mi.       | Yes             |
| <b>Goods and services that support the local economy</b>   |  |  |  |                            |                 |
| Neighborhood service completeness: Existence of at least 8 out of 11 common public services within the urban village (childcare/daycare, community garden, public health clinic, library, parks or open spaces, performance space or cultural center, place of worship, post office/mail drop box, public art, recreational facility, and public school) | Existence of 8 out of 11 public services   | data.seattle.gov<br>http://web6.seattle.gov/mnm/# (Seattle My Neighborhood Map)<br>Google<br>http://www.mailboxmap.com | 8 / 11   |                            | Yes             |

| INDICATOR  | BENCHMARK  | SOURCE   | Study Area   | Seattle (Where applicable)                                   | Above Benchmark |
|--|--|--|--|--|-----------------|
| Neighborhood retail completeness: Existence of at least 9 out of 13 common retail services within the urban village (auto repair,banks/credit unions, beauty salon/barber shop, bike repair, coffee shop, dry cleaner,eating establishments, gym/fitness center,hardware store, laundromat, pharmacy, retail food market (including supermarket, produce store, and other retail food stores),entertainment (e.g., video store or movie theater) | Existence of 9 out of 13 retail services                                     | Business license - NAICS Codes<br>ReferenceUSA<br>Google Maps  | 5 / 13   |  | No              |
| <b>Recreation</b>  |  |  |  |  |                 |
| Acres of parkland per 1,000 households in study area   | 1 acre of parkland per 1,000 households in Urban Village (Seattle comp plan) | DPR Gaps Analysis Report   | 41.6   |  | Yes             |
| Acres of parkland per 1,000 residents  | Compare to the city as a whole   | DPR-Parks Shapefile  | 16.6   | 10.3   | Yes             |
| Reported Gaps in DPR Gaps Analysis   | All residents within urban village are 1/8 mile away                         | 2011 Gaps Analysis Update  | Outside of Urban Village   |  |                 |
| Percentage of residences within a ¼ to ½ mile of a park  | ¼ to ½ acre of park within ¼ to ½ mi of each resident                        | DPR-Parks Shapefile  | 99% within 1/4 mi<br>100% within 1/2 mi  |  | Yes             |
| Percentage of residences within ¼ mile of a public playground  | All residences within ¼ mile of a playground                                 | DPR-Play area Shapefile  | 42%  |  | No              |
| Percentage of residences within 1 mile of a community center that provides opportunities for indoor activity or recreation   | All residences within 1 mile   | DPR-Community Center Shapefile   | 100%   |  | Yes             |
| <b>Equitable Development</b>   |  |  |  |  |                 |
| <b>Access to Economic Opportunities</b>  |  |  |  |  |                 |
| Unemployment rate  |  | ACS 2006-2010 5-year estimate DP03 (agregated at census tract)   | 9.4%   | 6.3%   | No              |
| High school graduation rates at local schools  |  | OSPI website, Washington State Report Card   | Chief Sealth International High School (outside but ajacent to study area): Adjusted 4-Year Cohort Graduation Rate (Class of 2011) 75.1% | Adjusted 4-Year Cohort Graduation Rate (Class of 2011) 75.8% | No              |
| <b>Access to high-quality affordable housing</b>   |  |  |  |  |                 |
| Proportion of households paying greater than 30% of their income on housing  | Compare to the city as a whole   | ACS 2006-2010 5-year estimate Table B25070 (aggregated at block groups)  | 43.0%  | 40.9%  | No              |
| Proportion of households living in overcrowded conditions  | Compare to the city as a whole   | ACS 2006-2010 5-year estimate Table B25014 (aggregated at block groups)  | 4.0%   | 2.1%   | No              |
| Average household size (Owner)   |  | 2010 Census (population in owner occupied housing divided by the total of the owner occupied housing units)    | 2.4  | 2.3  |                 |
| Average household size (Renter)  |  | 2010 Census (population in renteer occupied housing divided by the total of the renter occupied housing units) | 2.5  | 1.8  |                 |
| Percentage of foreign-born   |  | ACS 2006-2010 5-year estimate DP02 (agregated at census tract)   | 20.3%  | 17.3%  |                 |

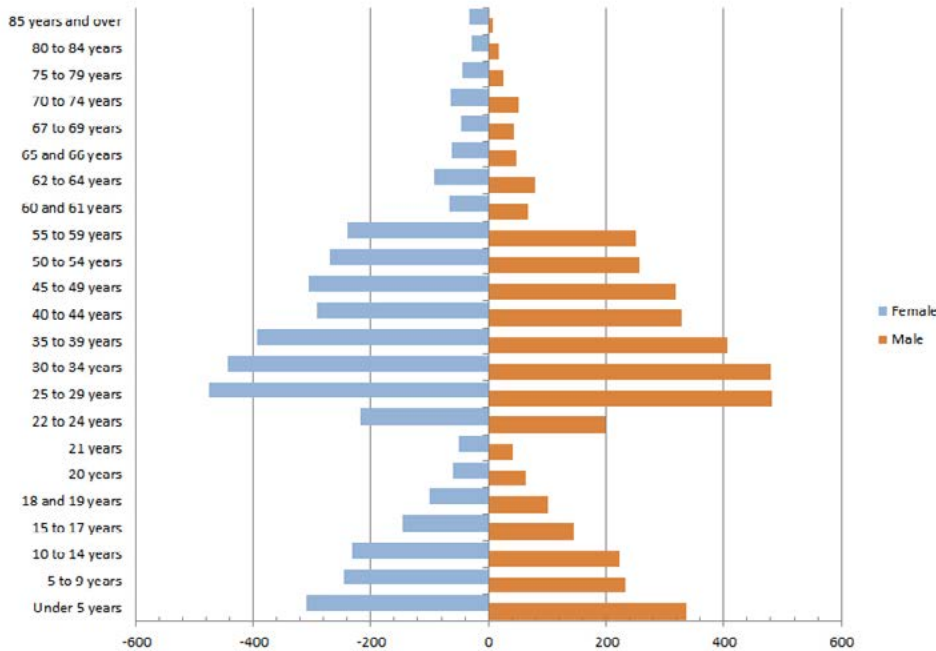
## Demographics

**Summary** *(work in progress)*

|                            |       |
|----------------------------|-------|
| <b>Gross Acres</b>         | 1,255 |
| <b>Total Population</b>    | 8,423 |
| <b>Total Housing Units</b> | 3,657 |
| <b>Total Households</b>    | 3,376 |
| <b>Population / Acre</b>   | 6.7   |
| <b>Housing Unit / Acre</b> | 2.9   |

## Age

Approximately 43 percent of the population is under 30 year old. The biggest age group is 30 to 59 years, which account for 47 percent of the population. Overall it has higher teen age group compared with the city as a whole.



| Age Group      | Delridge     |             | City of Seattle |             |
|----------------|--------------|-------------|-----------------|-------------|
|                | Population   | Percent     | Population      | Percent     |
| 0 to 17 years  | 1,868        | 22%         | 93,513          | 15%         |
| 18 to 29 years | 1,794        | 21%         | 139,448         | 23%         |
| 30 to 59 years | 3,981        | 47%         | 278,141         | 46%         |
| 60 and over    | 780          | 9%          | 97,558          | 16%         |
| <b>Total</b>   | <b>8,423</b> | <b>100%</b> | <b>608,660</b>  | <b>100%</b> |

Source: U.S. Census Bureau Decennial Census 2010

## Race

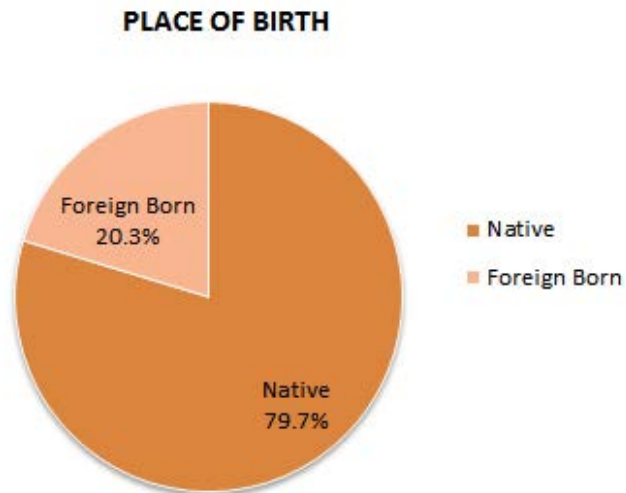
Delridge is a diverse area. 41 percent of the population are persons of color, higher than 34 percent in the city as a whole. It has high concentration of Black or African American (20%) relative to the city as a whole (8%), and Asian (20%) relative to the city as a whole (14%),

| Population by Race                               | Delridge     |             | City of Seattle |             |
|--|--------------|-------------|-----------------|-------------|
|  | Total        | % of Total  | Total           | % of Total  |
| <b>White Alone</b>                               | <b>4,420</b> | <b>64%</b>  | <b>422,870</b>  | <b>69%</b>  |
| White Alone Not Hispanic                         | 4,073        | 59%         | 19,292          | 3%          |
| <b>Black or African American Alone</b>           | <b>1,408</b> | <b>20%</b>  | <b>48,316</b>   | <b>8%</b>   |
| American Indian and Alaska Native Alone          | 95           | 1%          | 4,809           | 1%          |
| <b>Asian Alone</b>                               | <b>1,367</b> | <b>20%</b>  | <b>84,215</b>   | <b>14%</b>  |
| Native Hawaiian and Other Pacific Islander Alone | 90           | 1%          | 2,351           | 0%          |
| some other Race Alone                            | 458          | 7%          | 14,852          | 2%          |
| Two or More Races                                | 585          | 8%          | 31,247          | 5%          |
| <b>Population Who are Persons of Color</b>       | <b>2,847</b> | <b>41%</b>  | <b>205,082</b>  | <b>34%</b>  |
| <b>Total</b>                                     | <b>6,920</b> | <b>100%</b> | <b>608,660</b>  | <b>100%</b> |



Source: U.S. Census Bureau Decennial Census 2010

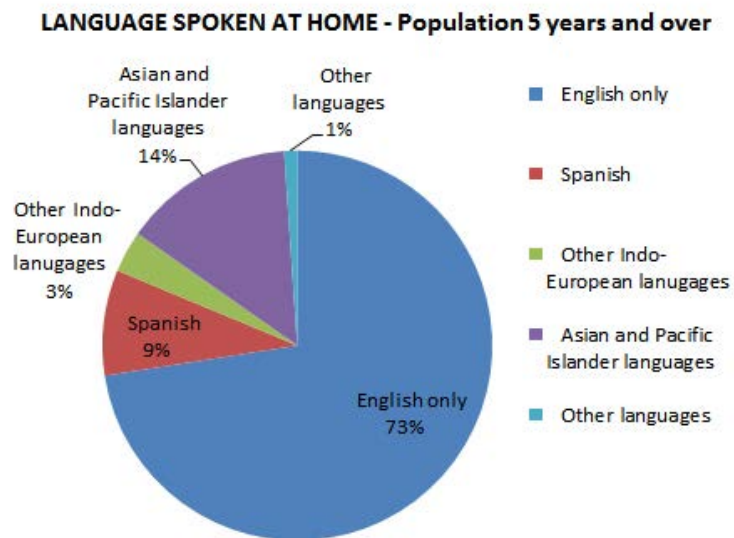
Place of Birth



**Citywide Foreign Born: 17.3%**

Source: 2006-2010 American Community Survey Estimates (Census tracts), U.S. Census Bureau

Language Spoken at Home - Population 5 years and over



**Citywide English Only Spoken at Home: 78.7%**

Source: 2006-2010 American Community Survey Estimates (block groups), U.S. Census Bureau

## Household

Over 56 percent of households are family, approximately 13 percentage points higher than the city as a whole.

The average household size is larger than the city as a whole due to the larger renter-occupied household size, 39 percent larger than citywide. The average family size is also slightly larger than the city as a whole.

|  | Delridge     |               | City of Seattle |               |
|--|--------------|---------------|-----------------|---------------|
|  | Number       | Percent       | Number          | Percent       |
| <b>Total Households</b>                    | <b>3,376</b> | <b>100.0%</b> | <b>283,510</b>  | <b>100.0%</b> |
| <b>Family households:</b>                  | <b>1,897</b> | <b>56%</b>    | <b>121,690</b>  | <b>42.9%</b>  |
| <i>Families with Related Child(ren)</i>    | 1,032        | 31%           | 51,238          | 18.1%         |
| <i>Families without Related Child(ren)</i> | 865          | 26%           | 70,452          | 24.8%         |
| <b>Nonfamily households:</b>               | <b>1,479</b> | <b>44%</b>    | <b>161,820</b>  | <b>57.1%</b>  |
| <i>Householder living alone</i>            | 903          | 27%           | 117,054         | 41.3%         |
| <i>Two or more unrelated persons</i>       | 576          | 17%           | 44,766          | 15.8%         |

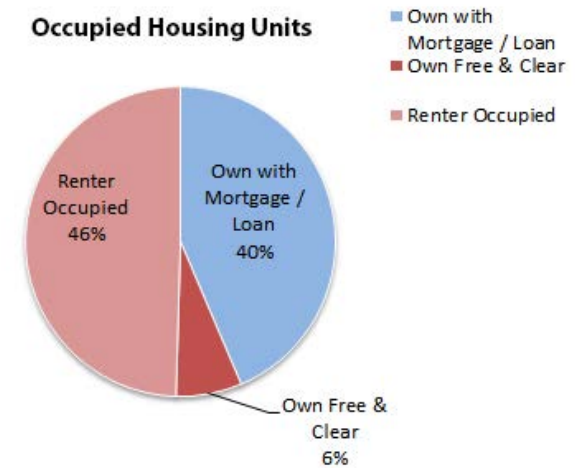
|   | Delridge   | City of Seattle |
|---|------------|-----------------|
| <b>Average Household Size</b>                 | <b>2.5</b> | <b>2.1</b>      |
| <i>Average Owner-Occupied Household Size</i>  | 2.4        | 2.3             |
| <i>Average Renter-Occupied Household Size</i> | 2.5        | 1.8             |
| <b>Average Family Size</b>                    | <b>3.2</b> | <b>2.9</b>      |

## Housing

Approximately 46 percent housing units are occupied by renters similar to the percent for the City as a whole. The homeowner vacancy rate is 1.2 percent higher than citywide.

|  | Delridge     |             | City of Seattle |             |
|--|--------------|-------------|-----------------|-------------|
|  | Number       | Percent     | Number          | Percent     |
| <b>Total Housing Units</b>                           | <b>3,657</b> | <b>100%</b> | <b>308,516</b>  | <b>100%</b> |
| <b>Occupied</b>                                      | <b>3,376</b> | <b>92%</b>  | <b>283,510</b>  | <b>92%</b>  |
| <i>Own with Mortgage / Loan</i>                      | 1,472        | 40%         | 105,163         | 34%         |
| <i>Own Free &amp; Clear</i>                          | 232          | 6%          | 31,199          | 10%         |
| <i>Renter Occupied</i>                               | 1,672        | 46%         | 147,148         | 48%         |
| <b>Vacant</b>  | <b>281</b>   | <b>8%</b>   | <b>25,006</b>   | <b>8%</b>   |
| <i>For Rent</i>                                      | 118          | 3%          | 11,225          | 4%          |
| <i>Rented, Not Occupied</i>                          | 3            | 0%          | 842             | 0%          |
| <i>For Sale Only</i>                                 | 77           | 2%          | 4,350           | 1%          |
| <i>Sold, Not Occupied</i>                            | 17           | 0%          | 930             | 0%          |
| <i>For seasonal, recreational, or occasional use</i> | 13           | 0%          | 3,322           | 1%          |
| <i>Other Vacant</i>                                  | 53           | 1%          | 32              | 0%          |

**Occupied Housing Units**

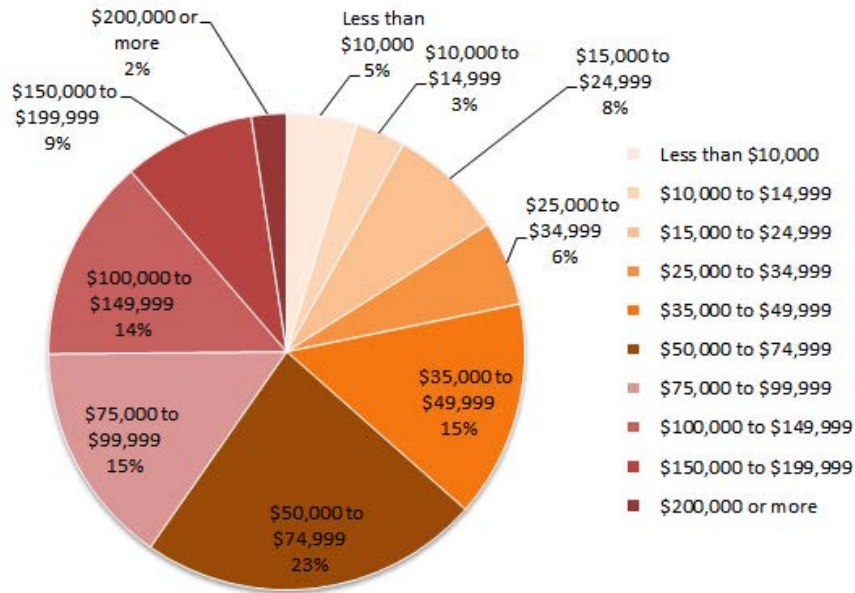


|                               | Delridge    | City of Seattle |
|-------------------------------|-------------|-----------------|
| <b>Homeowner Vacancy Rate</b> | <b>4.3%</b> | <b>3.1%</b>     |
| <b>Rental Vacancy Rate</b>    | <b>6.6%</b> | <b>7.1%</b>     |

Source: U.S. Census Bureau Decennial Census 2010



## Household Income

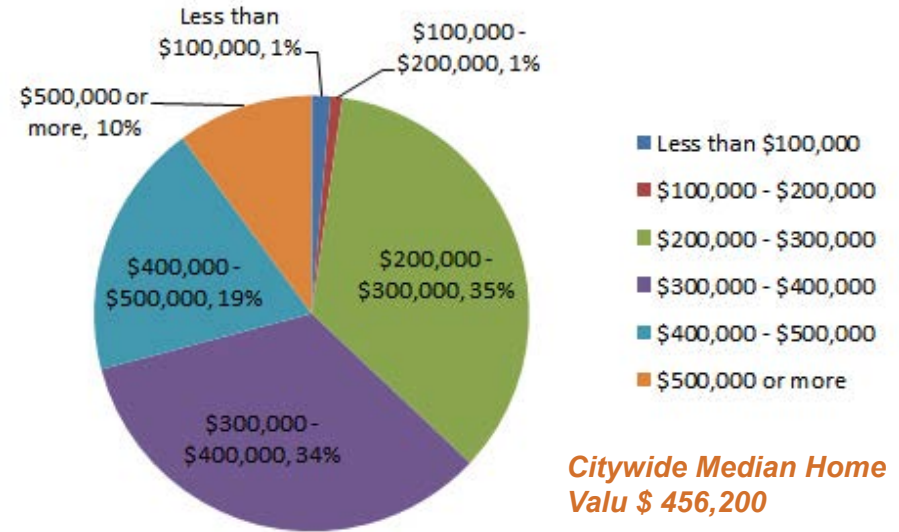


**Study Area Median Household Income:**  
**Citywide Median Household Income**

**\$ 53,078**  
**\$ 60,665**

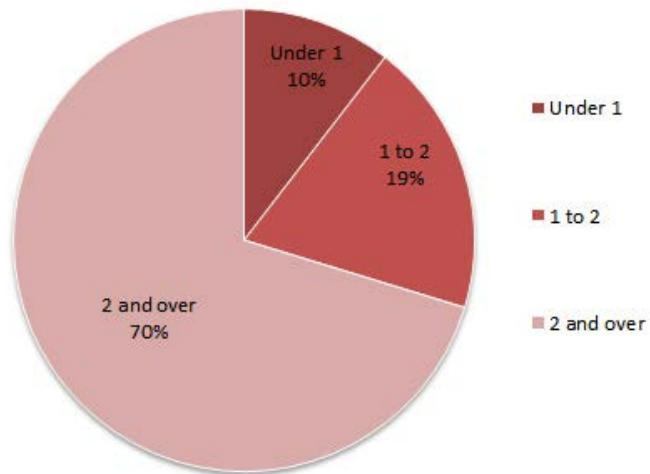
## Home Value

The median home value is \$321,400 in the North Delridge Assessment Area. 53 percent of the houses are between \$300,000 to \$500,000.

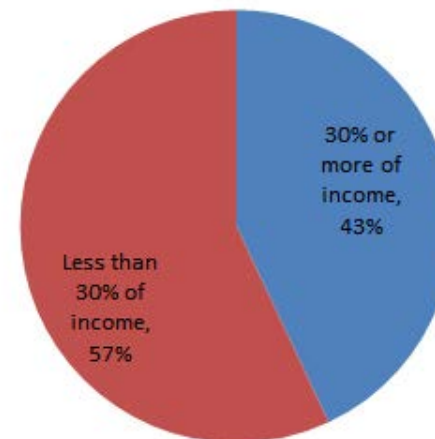


**Citywide Median Home Value \$ 456,200**

## Ratio of Income to Poverty



## Housing Cost to Income Ratio



### Study Area:

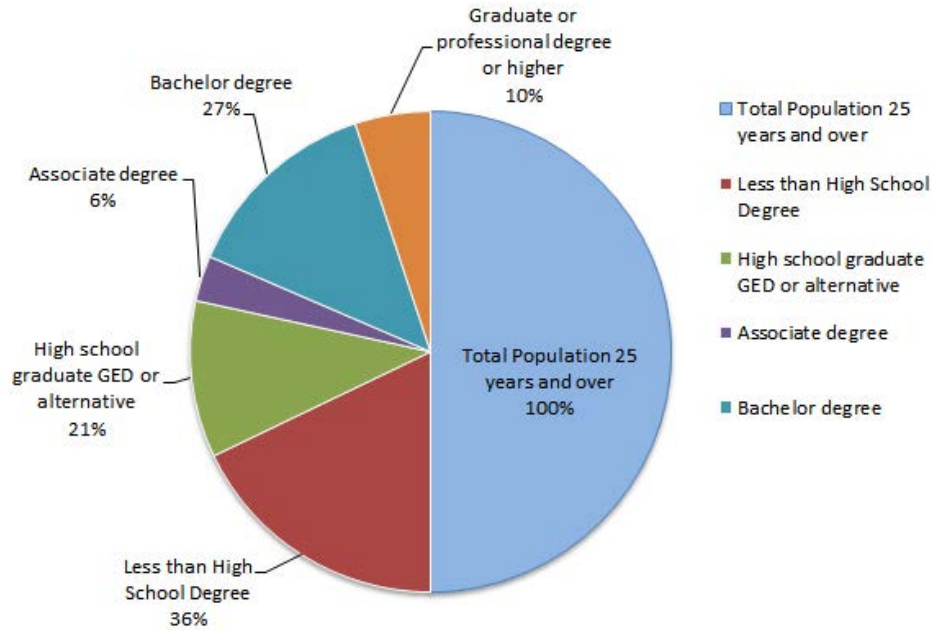
Over 43% of households pay more than 30% of income on housing cost.

### City as a Whole:

41% of households pay more than 30% of income for rent.

Source: 2006-2010 American Community Survey Estimates (block groups), U.S. Census Bureau  
 Note: These ACS estimates are available down to block groups level. The combination of block groups used for these estimates varies somewhat from the urban village itself.

### Educational Attainment



**Study Area Percent Bachelor's Degree or Higher: 37%**  
**Citywide Percent Bachelor's Degree or Higher: 55%**

| Education Attainment                      | Total | % of Total |
|---|-------|------------|
| Total Population 25 years and over        | 9,353 | 100%       |
| Less than High School Degree              | 3,343 | 36%        |
| High school graduate GED or alternative   | 1,973 | 21%        |
| Associate degree                          | 573   | 6%         |
| Bachelor degree                           | 2,513 | 27%        |
| Graduate or professional degree or higher | 951   | 10%        |

### Employment by Sectors

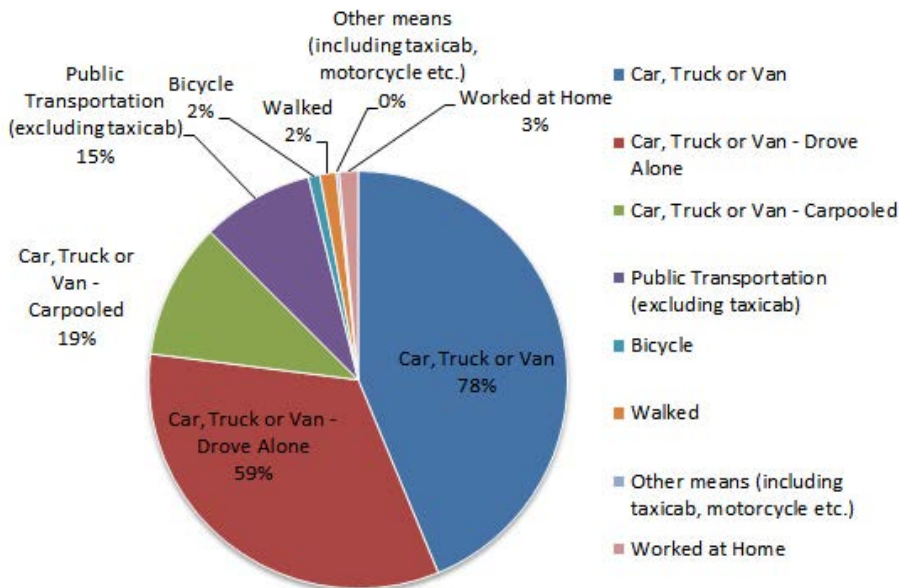
(work in progress)

Source: 2006-2010 American Community Survey Estimates (block groups), U.S. Census Bureau  
 Note: These ACS estimates are available down to block groups level. The combination of block groups used for these estimates varies somewhat from the urban village itself.

## Travel Means to Work

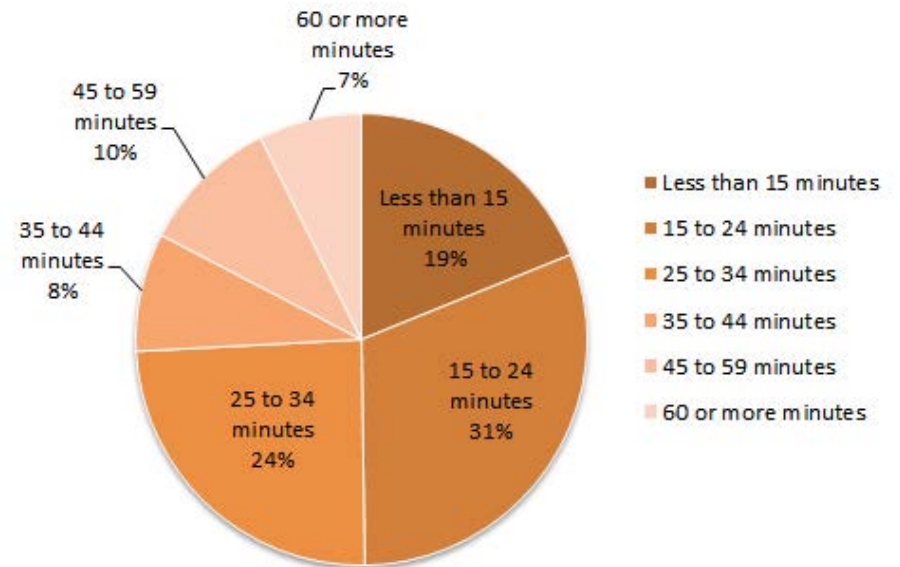
Of workers 16 years and over who did not work at home, 43 percent use alternative/active means of travel to commute to work, such as public transportation, walking and biking. This is substantially higher than city-wide percentage of 32.

| Means of Transportation to Work (for Workers 16 Years and Older) | Delridge |         | City of Seattle |         |
|--|----------|---------|-----------------|---------|
|  | Number   | Percent | Number          | Percent |
| Total Workers 16 years and Over                                  | 7,401    | 100%    | 339,549         | 100%    |
| Car, Truck or Van  | 5,754    | 78%     | 213,548         | 63%     |
| Car, Truck or Van - Drove Alone                                  | 4,374    | 59%     | 180,755         | 53%     |
| Car, Truck or Van - Carpooled                                    | 1,380    | 19%     | 32,793          | 10%     |
| Public Transportation (excluding taxicab)                        | 1,140    | 15%     | 63,741          | 19%     |
| Bicycle  | 118      | 2%      | 9,499           | 3%      |
| Walked   | 167      | 2%      | 29,479          | 9%      |
| Other means (including taxicab, motorcycle etc.)                 | 30       | 0%      | 4,020           | 1%      |
| Worked at Home   | 192      | 3%      | 19,262          | 6%      |



## Travel Time to Work

| Travel Time to Work                              | Delridge |         | City of Seattle |         |
|--|----------|---------|-----------------|---------|
|  | Number   | Percent | Number          | Percent |
| Total Workers 16 years and over who did not work | 7,209    | 100%    | 320,287         | 100%    |
| Less than 15 minutes                             | 1,360    | 19%     | 68,434          | 21%     |
| 15 to 24 minutes                                 | 2,228    | 31%     | 109,794         | 34%     |
| 25 to 34 minutes                                 | 1,759    | 24%     | 78,348          | 24%     |
| 35 to 44 minutes                                 | 611      | 8%      | 25,241          | 8%      |
| 45 to 59 minutes                                 | 718      | 10%     | 21,390          | 7%      |
| 60 or more minutes                               | 533      | 7%      | 17,080          | 5%      |



**Study Area Mean Travel Time to Work**

**17 Minutes**

**Citywide Mean Travel Time to Work**

**25 Minutes**

Source: 2006-2010 American Community Survey Estimates (block groups), U.S. Census Bureau  
 Note: These ACS estimates are available down to block groups level. The combination of block groups used for these estimates varies somewhat from the urban village itself.

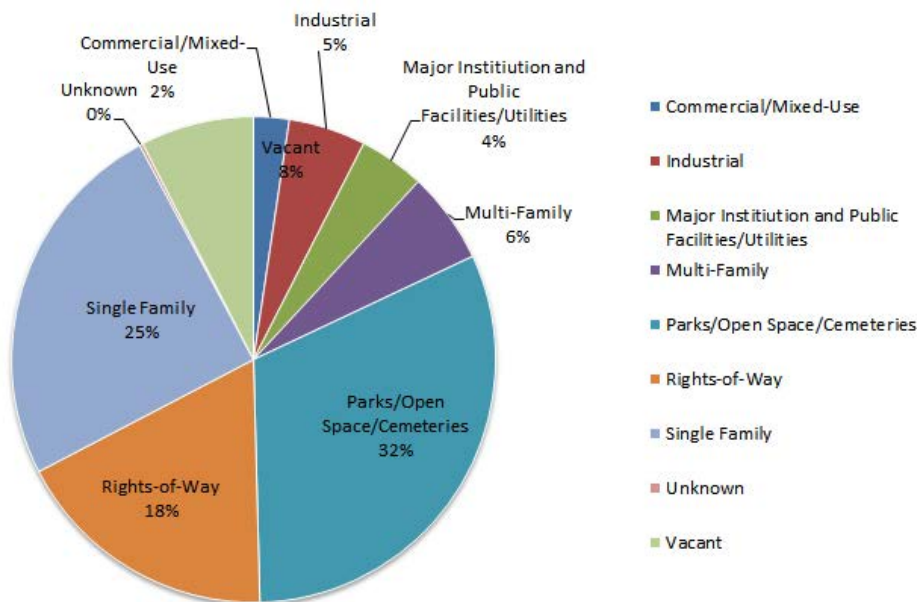
Source: 2006-2010 American Community Survey Estimates (census tracts), U.S. Census Bureau  
 Note: These ACS estimates are available down to census tract level. The combination of census tracts used for these estimates varies somewhat from block groups, and the urban village itself.

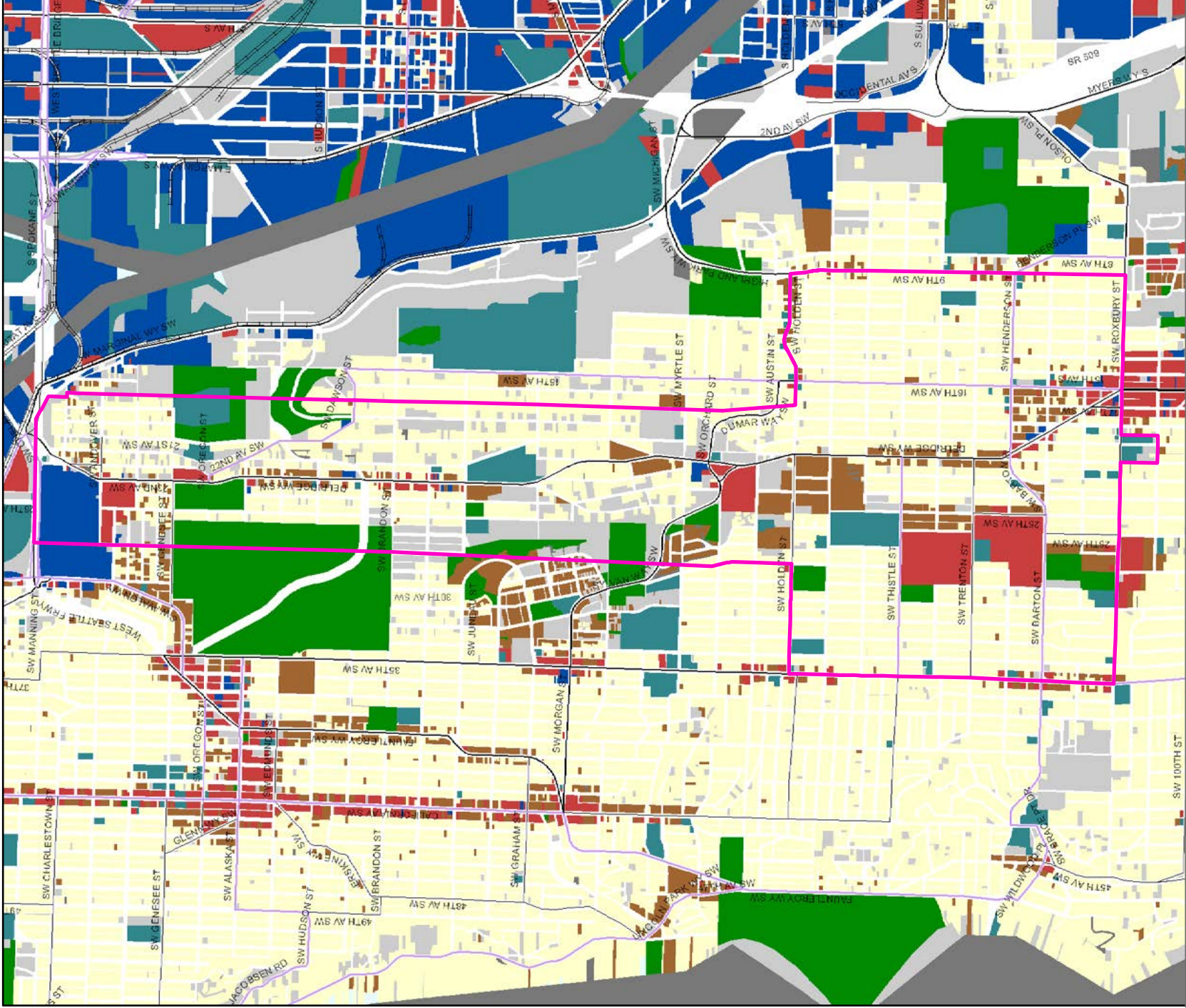


YOUNGSTOWN  
CULTURAL ARTS CENTER

## Development Pattern

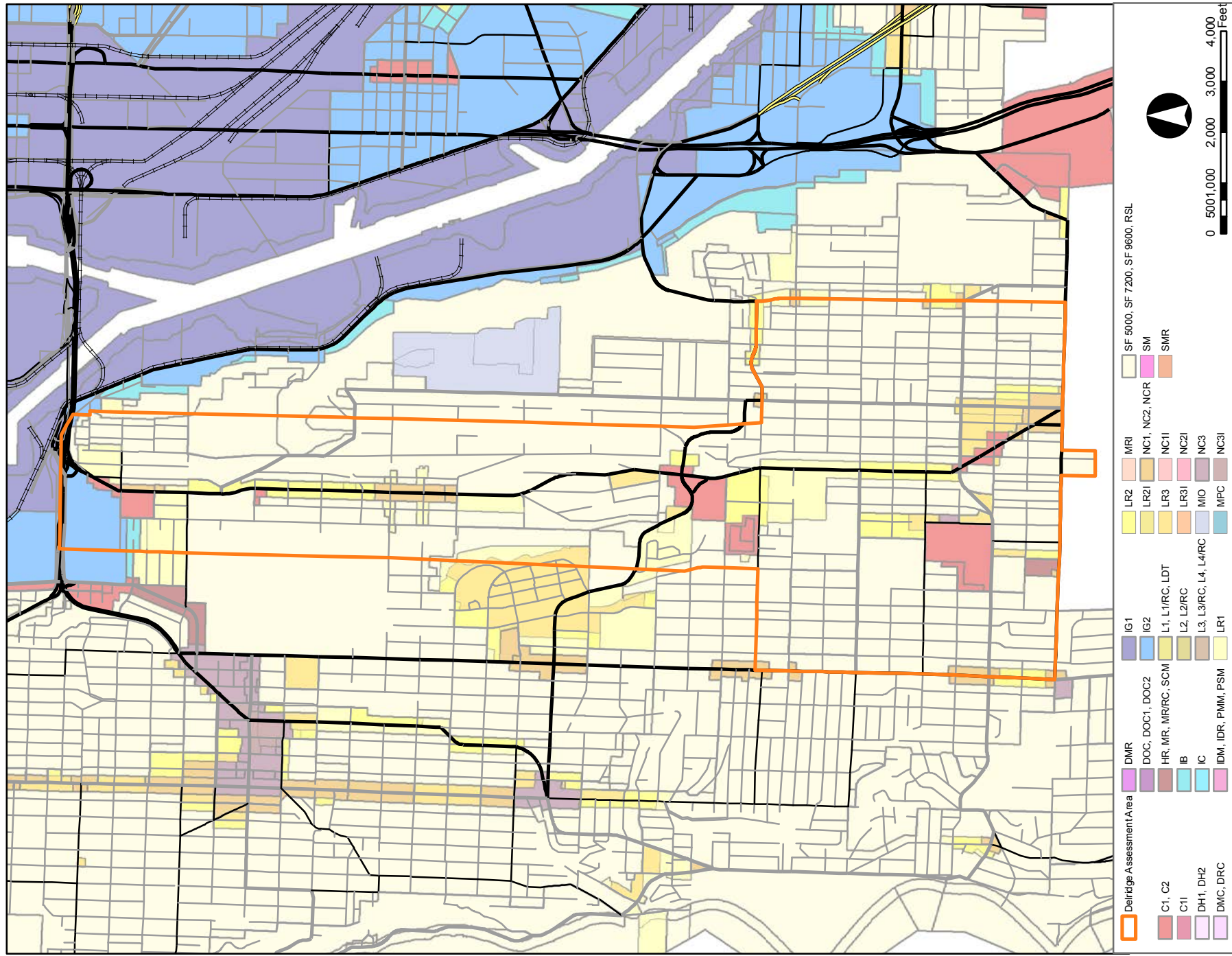
| Existing Land Use                                 | Acreage    | %             |
|---|------------|---------------|
| Commercial/Mixed-Use                              | 40         | 7.6%          |
| Easement  | 0          | 0.0%          |
| Industrial  | 8          | 1.5%          |
| Major Institution and Public Facilities/Utilities | 40         | 7.7%          |
| Multi-Family                                      | 78         | 15.0%         |
| Parks/Open Space/Cemeteries                       | 32         | 6.2%          |
| Reservoirs/Water Bodies                           | 0          | 0.0%          |
| Rights-of-Way                                     | 168        | 32.4%         |
| Single Family                                     | 130        | 25.1%         |
| Unknown   | 1          | 0.1%          |
| Vacant  | 23         | 4.4%          |
| <b>Total</b>                                      | <b>519</b> | <b>100.0%</b> |



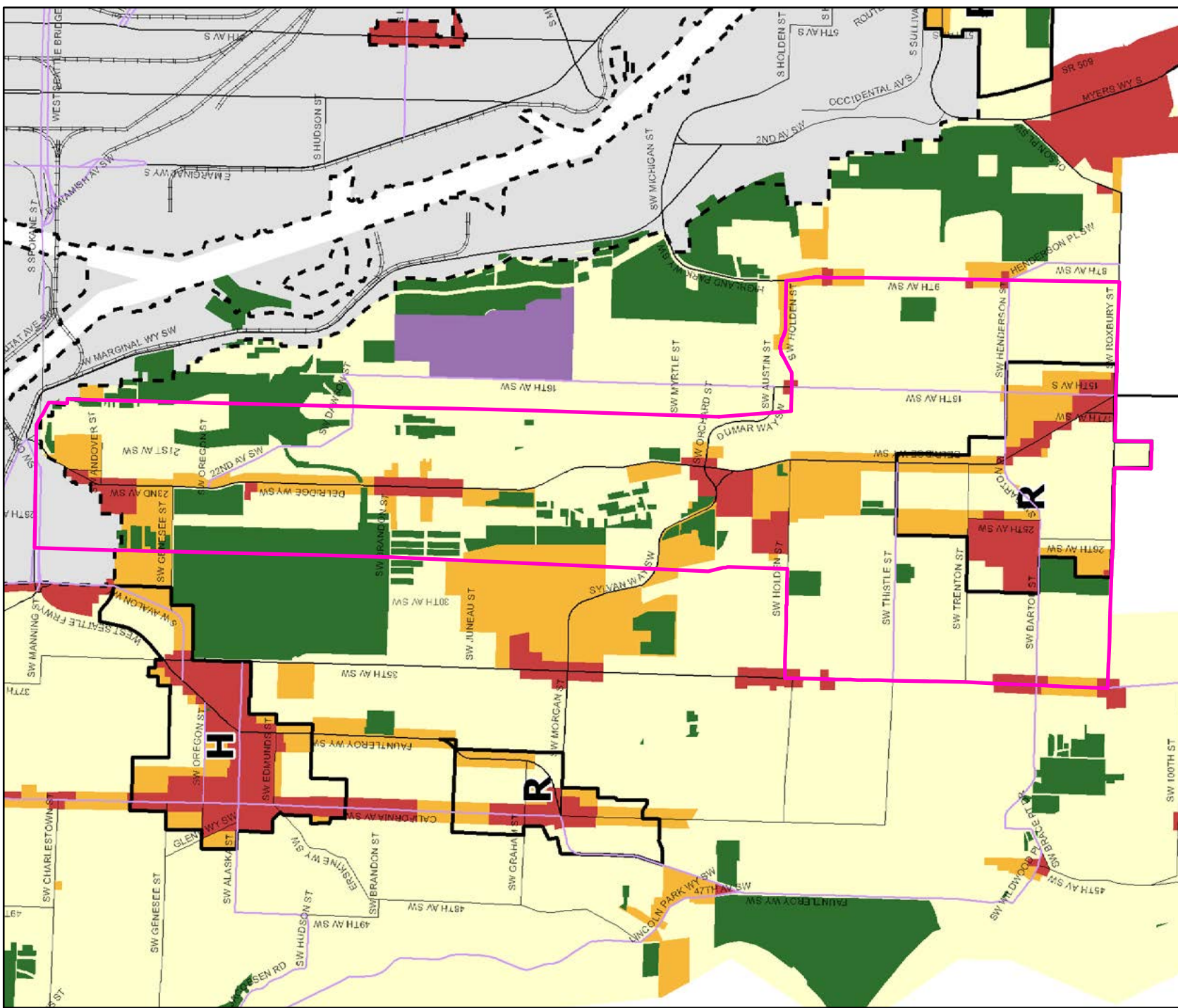


- Deiridge Assessment Area
- Commercial/Mixed-Use
- Industrial
- Single Family
- Multi-Family
- Parks/Open Space/Cemeteries
- Reservoirs/Water Bodies
- Major Institution and Public Facilities/Utilities
- Vacant
- Easement
- Unknown









**Deiridge Assessment Area**

- Urban Center
- Hub / Residential Urban Village
- Manufacturing / Industrial Center

**Future Land Use**

- City-Owned Open Space
- Single Family Residential Areas
- Multi-Family Residential Areas

**Commercial / Mixed Use Areas**

- Downtown Areas
- Industrial Areas

**Major Institutions**

0 2,000 4,000 8,000 12,000 Feet

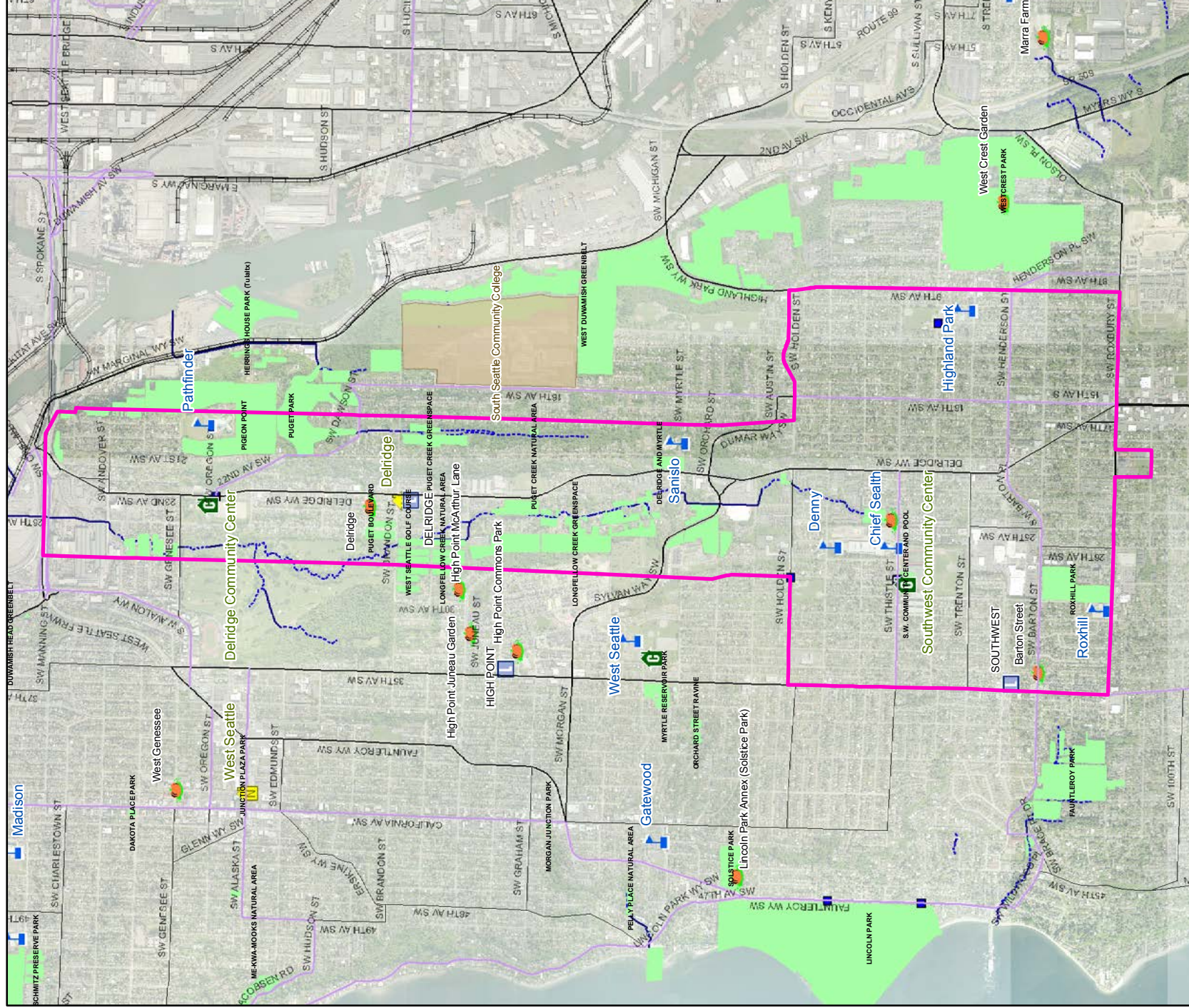


## Community and Environment

There is a lot of community assets in the Delridge assessment area, such as community centers, parks and open spaces, culture centers, schools, community college, libraries, P-Patch community garden, and Longfellow creek nature preserve and trail.

However, these areas are not integrated to create a cohesive sense of place for community to gather and socialize, and to build strong community capacity and organizations.





**Delridge Assessment Area** (Pink outline)

**Library** (Blue square icon)

**Community Centers** (Green square icon)

**Neighborhood Service Centers** (Yellow house icon)

**City Colleges and Universities** (Brown square icon)

**Parks and Green Spaces** (Light green square icon)

**Patch** (Green circle icon)

**Swimming pools** (Blue square icon)

**Schools Public** (Blue triangle icon)

**Open Channel** (Dashed blue line)

**Culverted** (Solid blue line)

**Scale:** 0 2,000 4,000 8,000 12,000 Feet

**North Arrow**

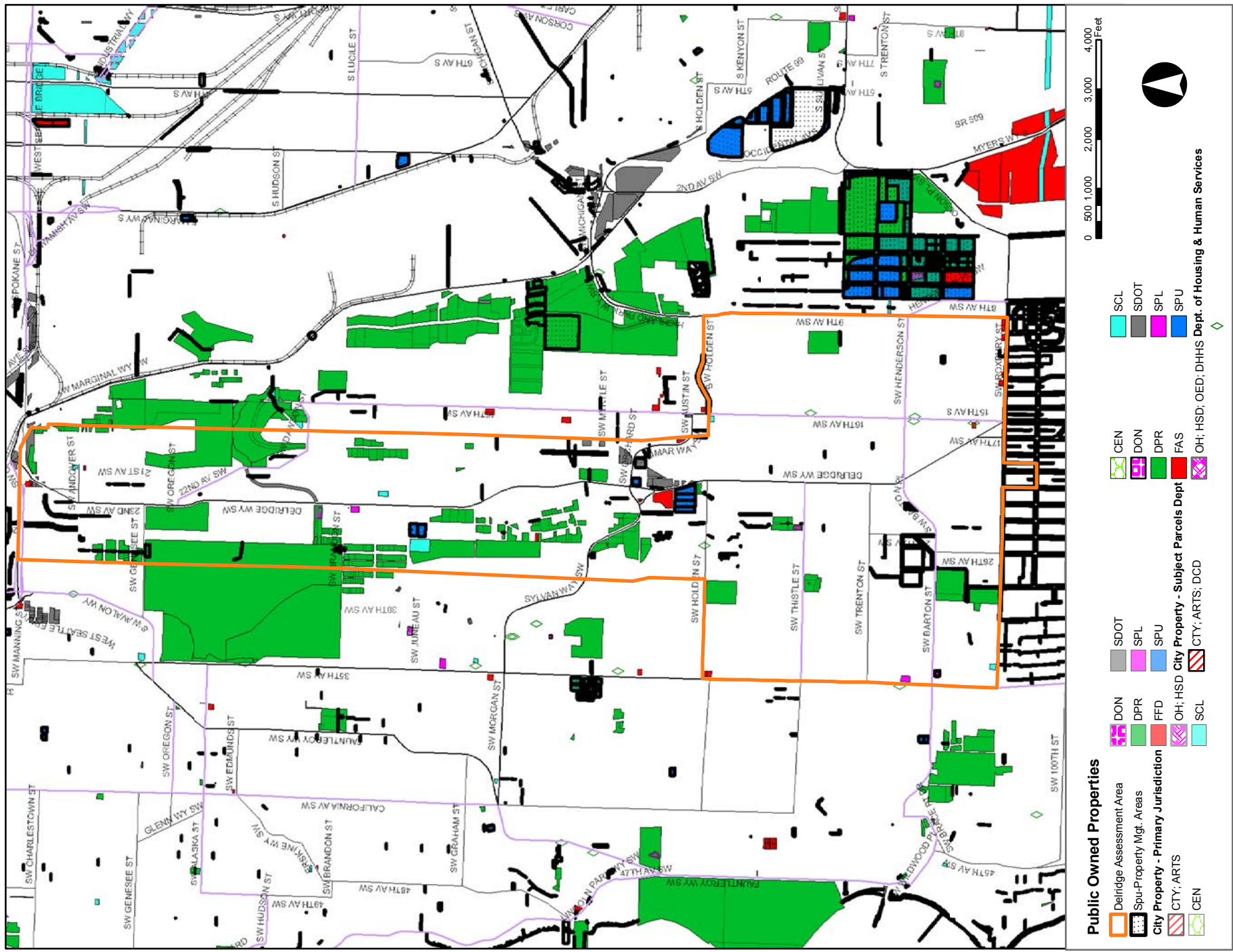












**Public Owned Properties**

- Delridge Assessment Area
- Spu-Property Mgt. Areas
- City Property - Primary Jurisdiction**
- DON
- DPR
- FFD
- OH; HSD City Property - Subject Parcels Dept
- CTY; ARTS
- CEN

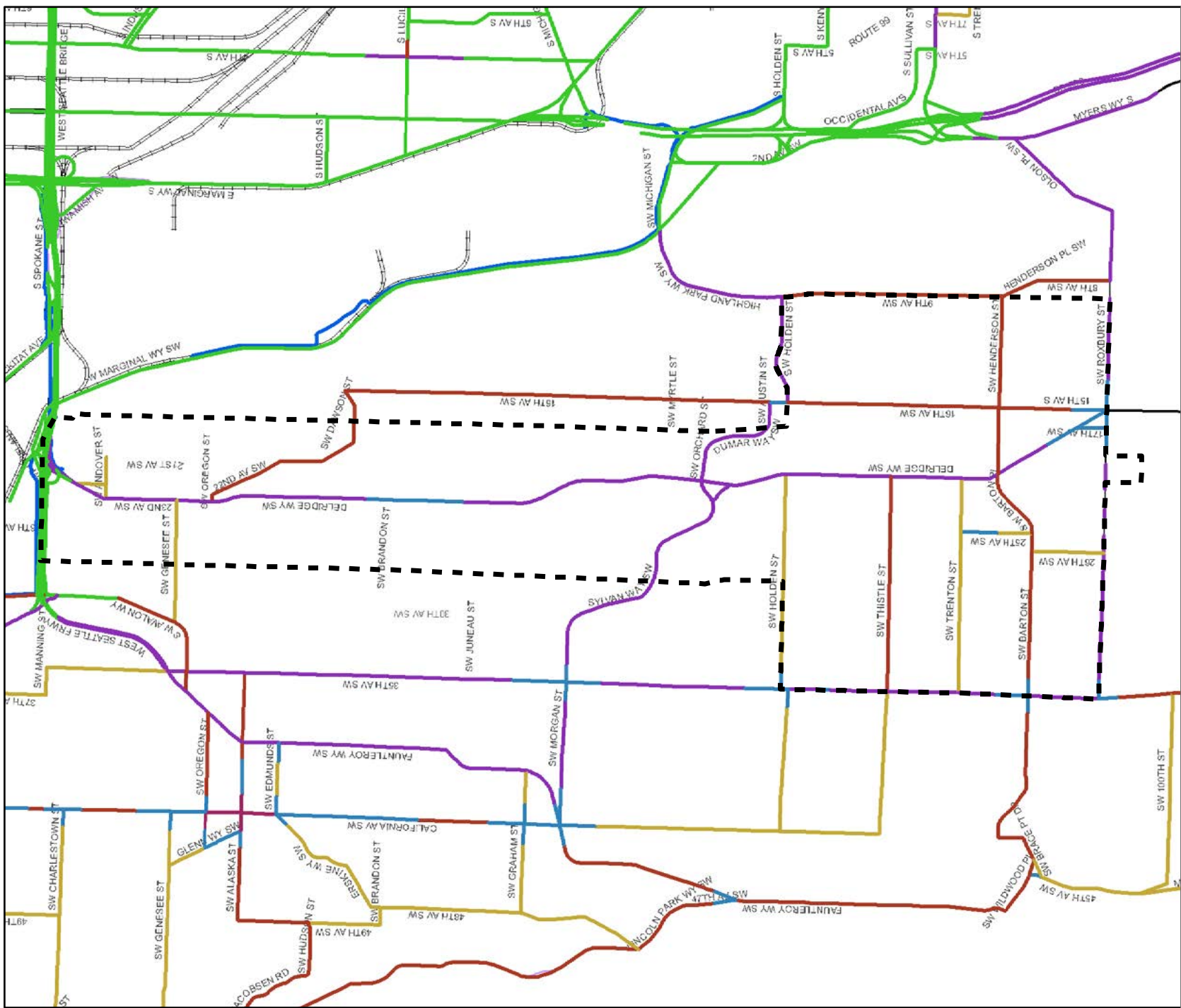
- SDOT
- SPL
- SPU
- OH; HSD City Property - Subject Parcels Dept
- SCL

- CEN
- DON
- DPR
- FAS
- OH; HSD; OED; DHHS Dept. of Housing & Human Services

- SCL
- SDOT
- SPL
- SPU

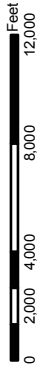




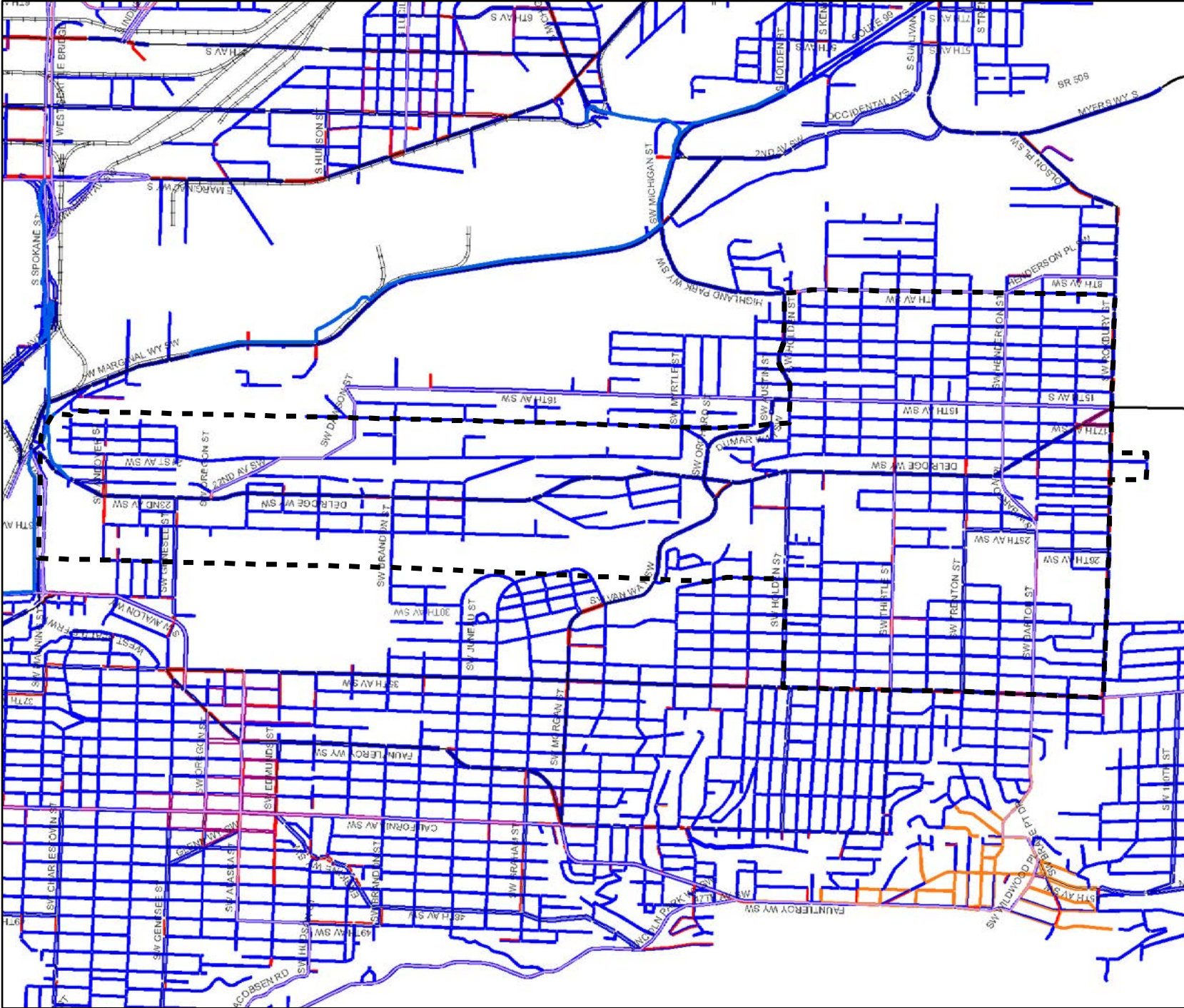


**Delridge Assessment Area Street Types**

- Commercial Connector
- Industrial Access
- Local Access
- Main Street
- Mixed Use Street
- Regional Connector



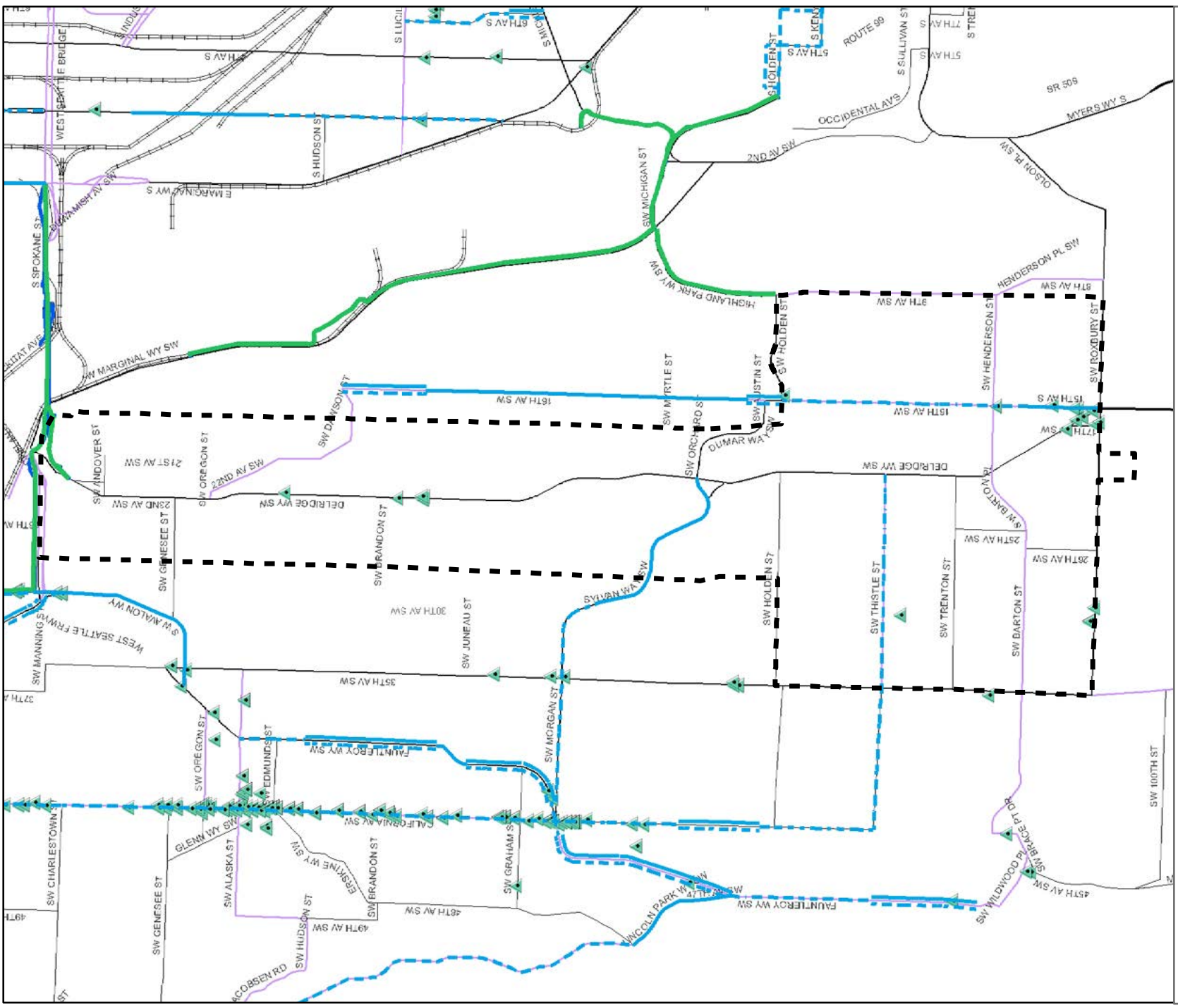




Delridge Assessment Area

- SDOT Parking Categories**
- No Parking Allowed
  - Paid Parking
  - Carpool Parking
  - <all other values>
  - Time Limited Parking
  - Unrestricted Parking
  - Restricted Parking Zone





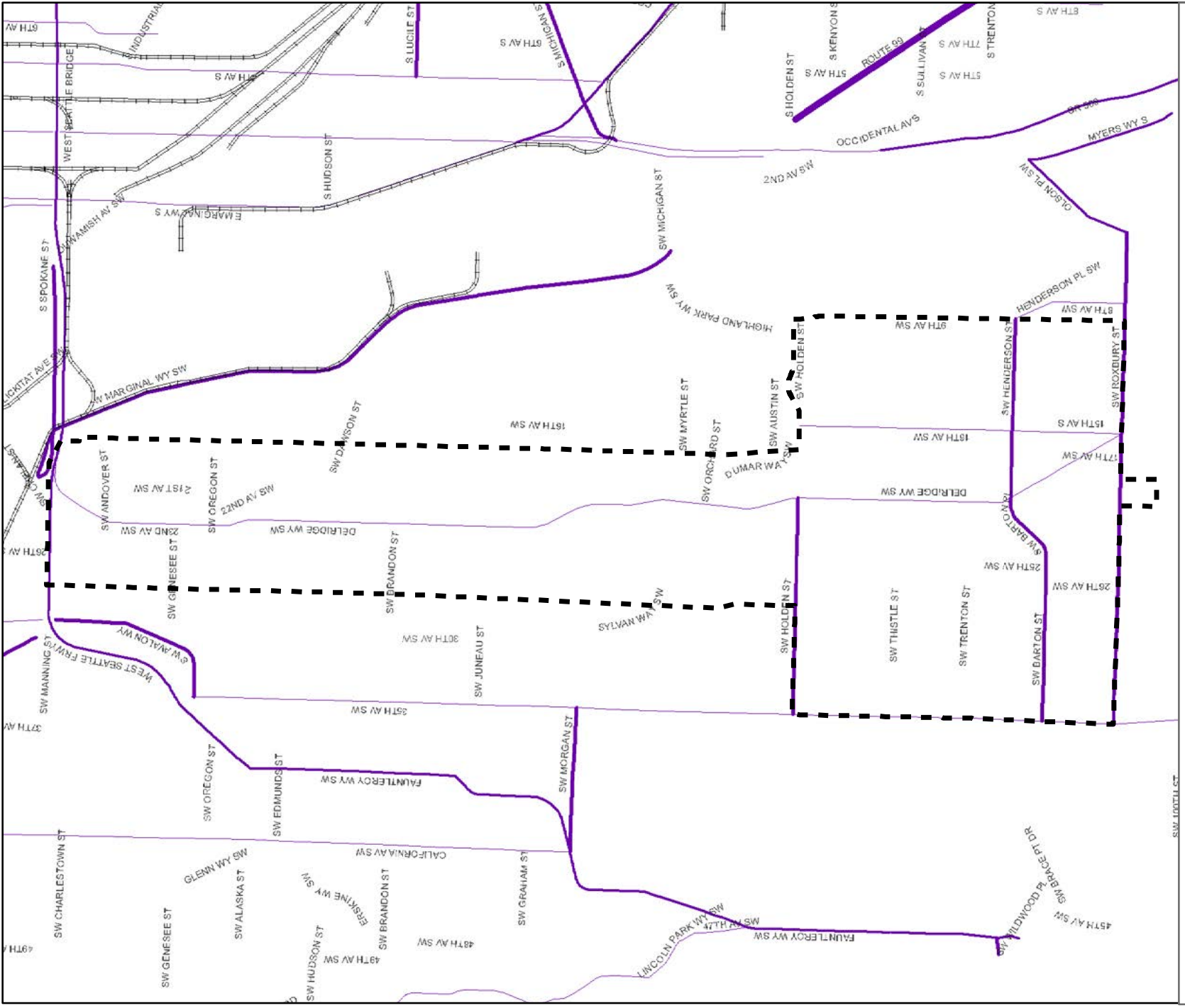
- Deiridge Assessment Area
- Bike Lane
- Sharrow w/Bicycle Lane on Uphill Side
- Overpass
- Sharrow
- Multi-use Trail
- Bike Racks
- Neighborhood Greenway





0 2,000 4,000 8,000 12,000 Feet










 Delridge Assessment Area  
  < 10,000  
  10,000 - 20,000  
  20,000 - 35,000  
  35,000 - 50,000



0   2,000   4,000   8,000   12,000  
 Feet



**City of Seattle**  
Department of Planning  
and Development