



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
Food Access					
Percent of residential area within 1/2 mile of a supermarket/grocery store that accepts SNAP (food stamps) and WIC	All residences have a healthy food store within 1/2 mile or a bus or train route to a healthy food store within 1/2 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
Physical Activity					
Active Transportation					
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 B06134 (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 B075045 (aggregated at block groups)	7.5%	15.5%	No
Percentage of residences within 1/2 mile of a bus or rail stop	All residences within 1/2 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
Goods and services that support the local economy					
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 http://web6.seattle.gov/mnm/# (Seattle My Neighborhood Map) Google 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 ReferenceUSA, Google Maps	5 / 13		No
Recreation					
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 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
Equitable Development					
Access to Economic Opportunities					
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 adjacent 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
Access to high-quality affordable housing					
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 renter 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%	

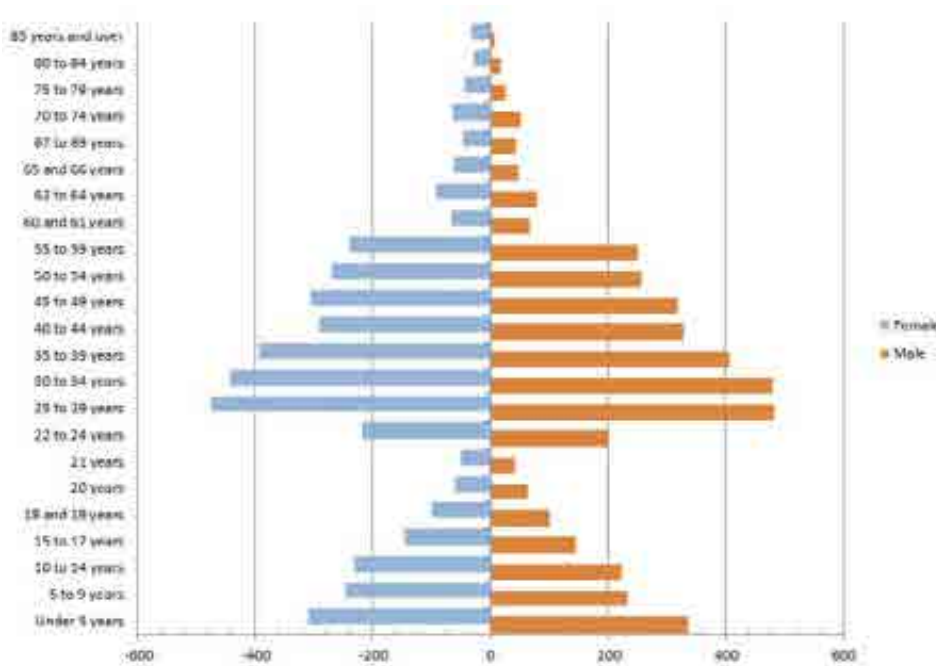
Demographics

Summary *(work in progress)*

Gross Acres	1,255
Total Population	8,423
Total Housing Units	3,657
Total Households	3,376
Population / Acre	6.7
Housing Unit / Acre	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.



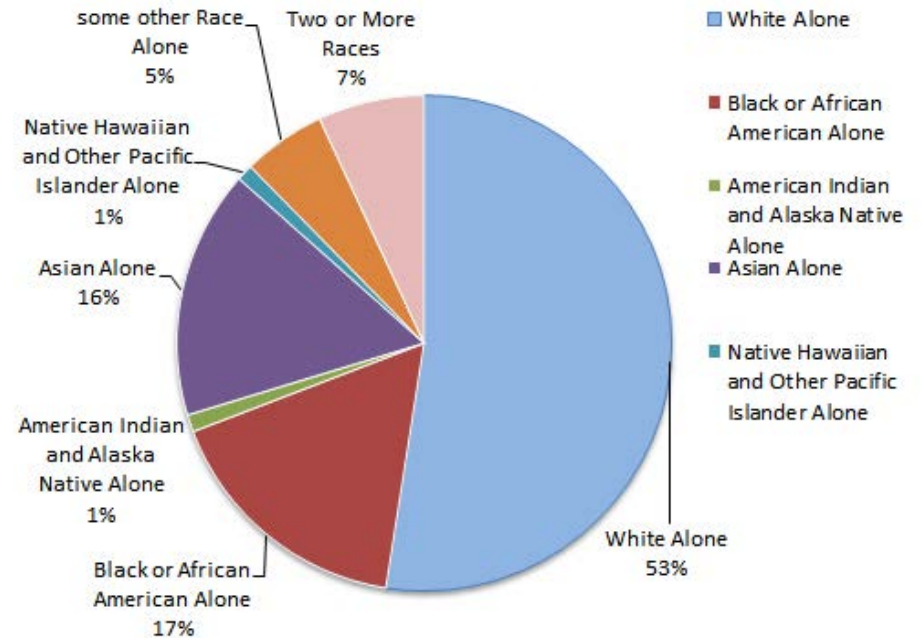
Age Group	Delridge		City of Seattle	
	Population	Percent	Population	Percent
0 to 17 years	1,868	22%	93,513	15%
18 to 29 years	1,794	21%	139,448	23%
30 to 59 years	3,981	47%	278,141	46%
60 and over	780	9%	97,558	16%
Total	8,423	100%	608,660	100%

Source: U.S. Census Bureau Decennial Census 2010

Race

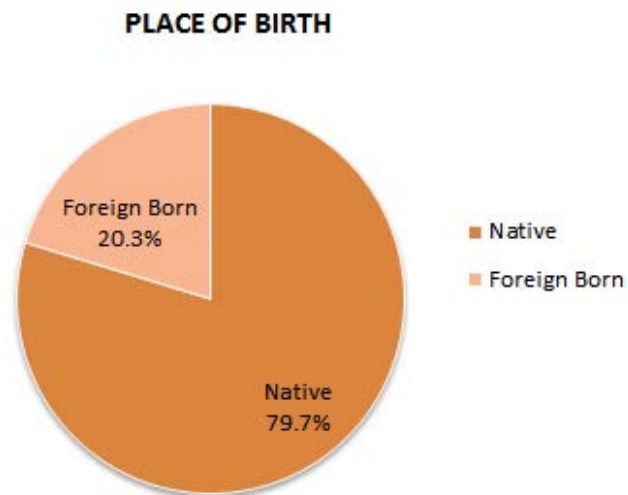
Delridge is a diverse area. 41 percent of the population are persons of color, higher than 34 percent in the city as a whole. It has high concentration of Black or African American (20%) relative to the city as a whole (8%), and Asian (20%) relative to the city as a whole (14%),

Population by Race	Delridge		City of Seattle	
	Total	% of Total	Total	% of Total
White Alone	4,420	64%	422,870	69%
White Alone Not Hispanic	4,073	59%	19,292	3%
Black or African American Alone	1,408	20%	48,316	8%
American Indian and Alaska Native Alone	95	1%	4,809	1%
Asian Alone	1,367	20%	84,215	14%
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%
Population Who are Persons of Color	2,847	41%	205,082	34%
Total	6,920	100%	608,660	100%



Source: U.S. Census Bureau Decennial Census 2010

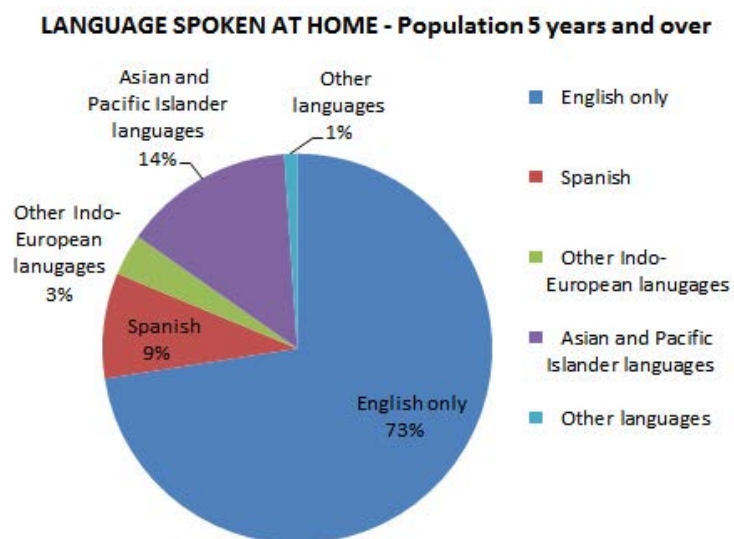
Place of Birth



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
Total Households	3,376	100.0%	283,510	100.0%
Family households:	1,897	56%	121,690	42.9%
<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%
Nonfamily households:	1,479	44%	161,820	57.1%
<i>Householder living alone</i>	903	27%	117,054	41.3%
<i>Two or more unrelated persons</i>	576	17%	44,766	15.8%

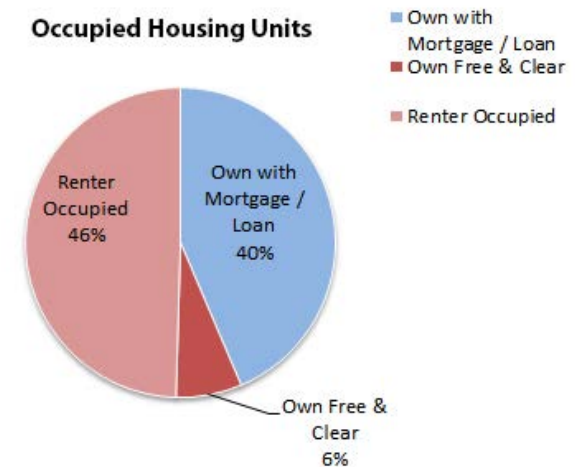
	Delridge	City of Seattle
Average Household Size	2.5	2.1
<i>Average Owner-Occupied Household Size</i>	2.4	2.3
<i>Average Renter-Occupied Household Size</i>	2.5	1.8
Average Family Size	3.2	2.9

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
Total Housing Units	3,657	100%	308,516	100%
Occupied	3,376	92%	283,510	92%
<i>Own with Mortgage / Loan</i>	1,472	40%	105,163	34%
<i>Own Free & Clear</i>	232	6%	31,199	10%
<i>Renter Occupied</i>	1,672	46%	147,148	48%
Vacant	281	8%	25,006	8%
<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%

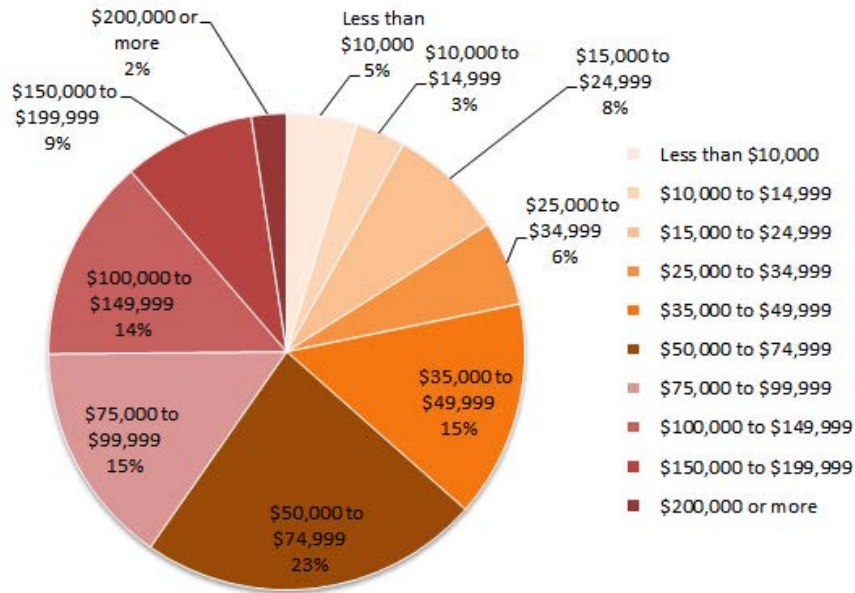
Occupied Housing Units



	Delridge	City of Seattle
Homeowner Vacancy Rate	4.3%	3.1%
Rental Vacancy Rate	6.6%	7.1%

Source: U.S. Census Bureau Decennial Census 2010

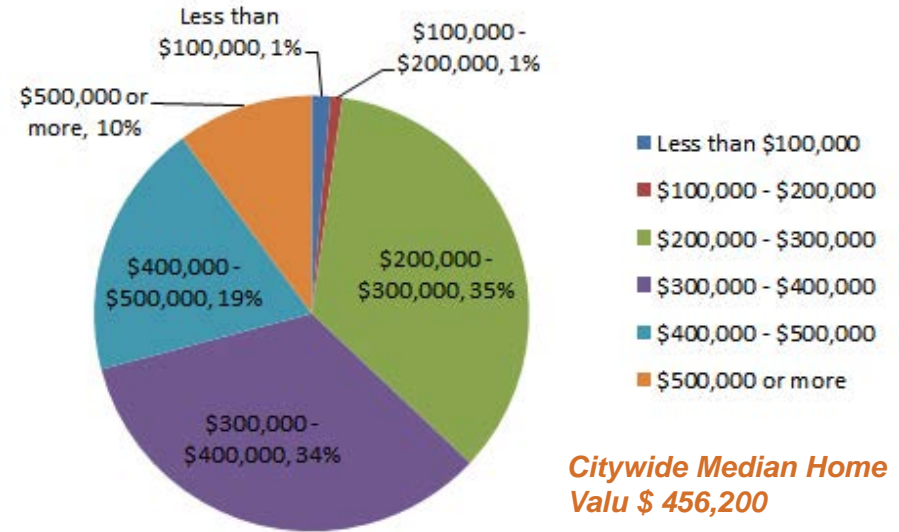
Household Income



Study Area Median Household Income: \$ 53,078
Citywide Median Household Income \$ 60,665

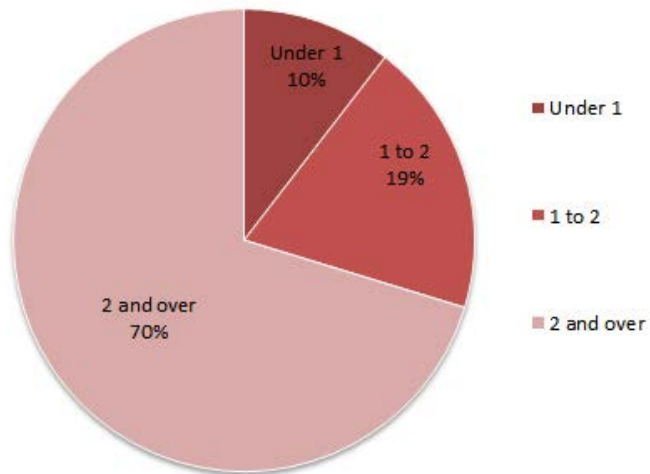
Home Value

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.

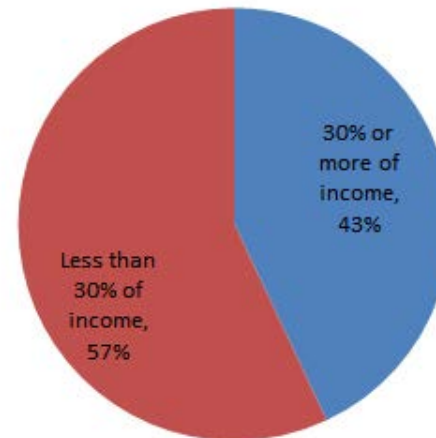


Citywide Median Home Value \$ 456,200

Ratio of Income to Poverty



Housing Cost to Income Ratio

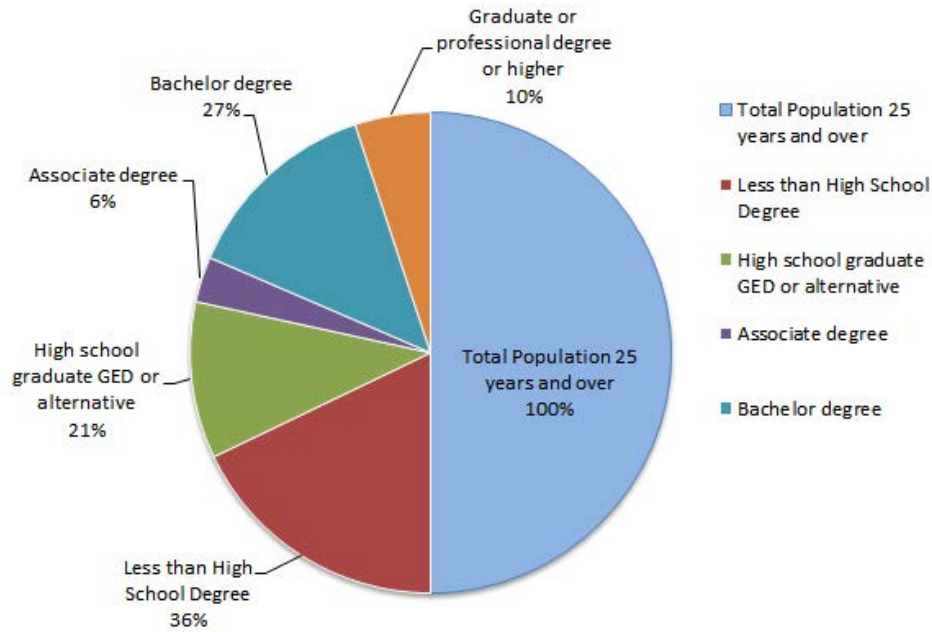


Study Area:
 Over 43% of households pay more than 30% of income on housing cost.

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

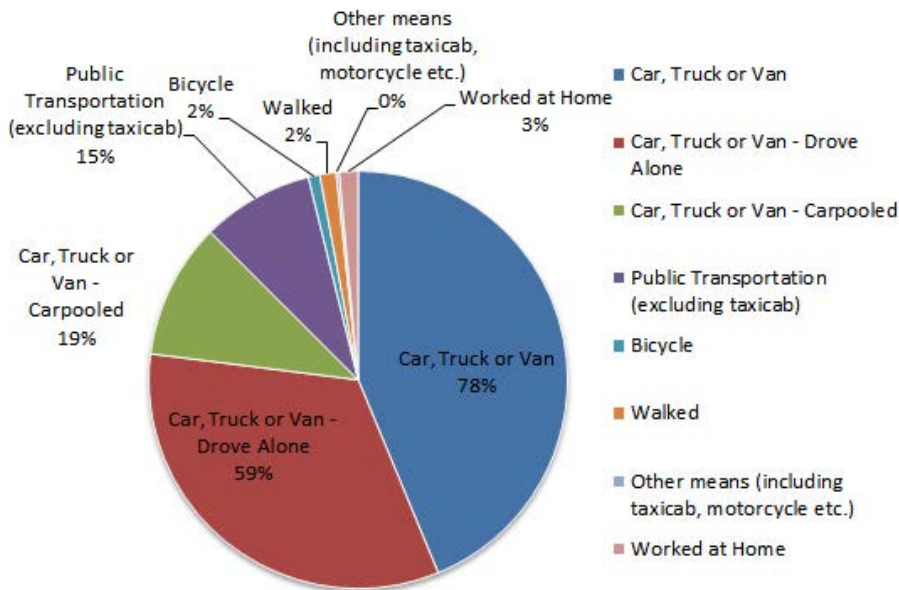
(work in progress)

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

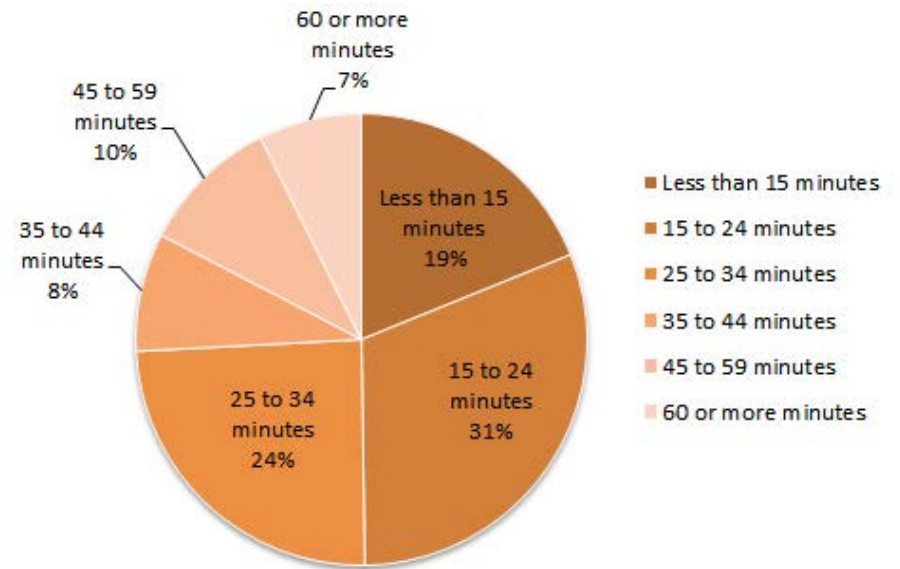
Of workers 16 years and over who did not work at home, 43 percent use alternative/active means of travel to commute to work, such as public transportation, walking and biking. This is substantially higher than city-wide percentage of 32.

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

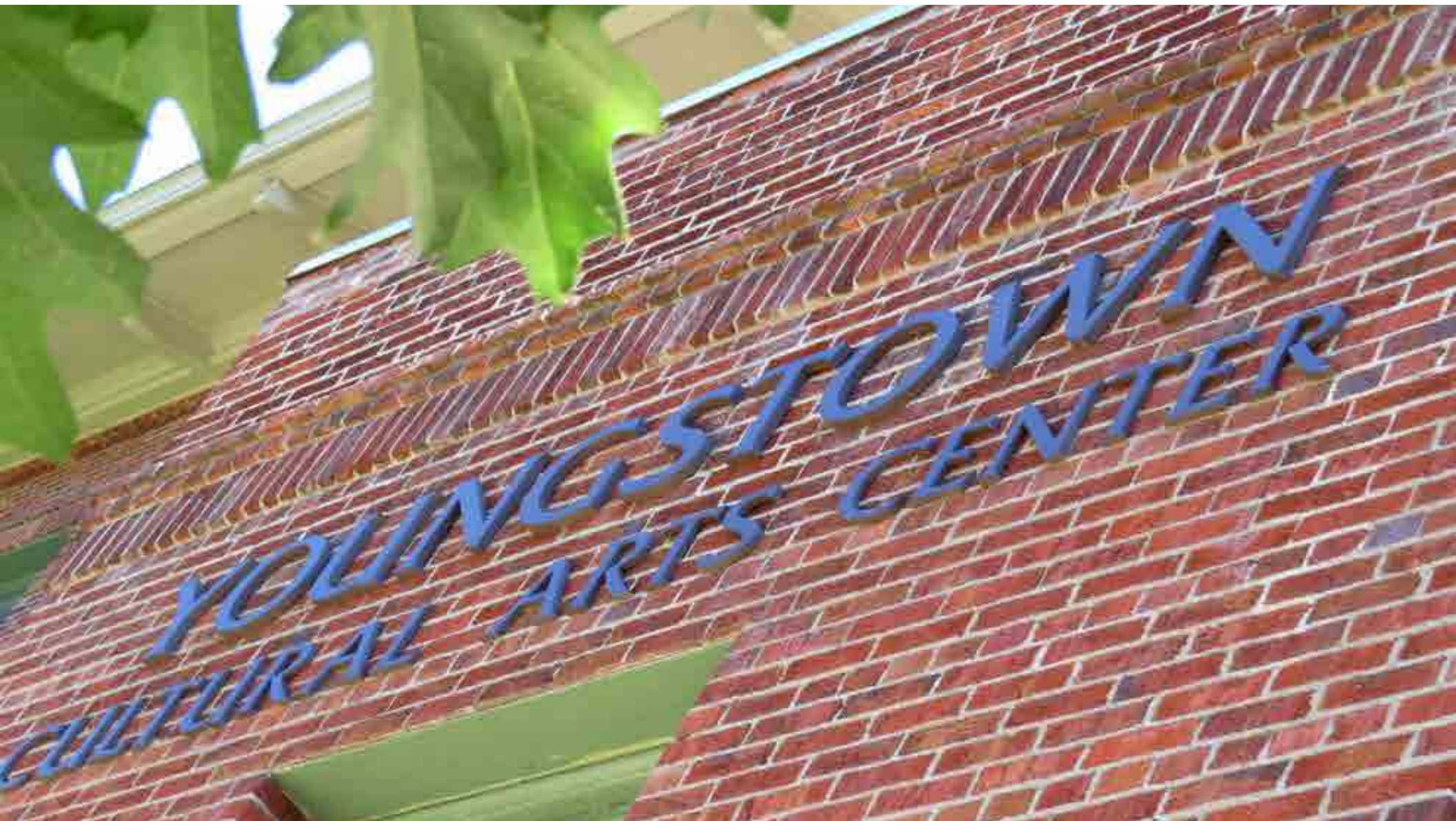
17 Minutes

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.

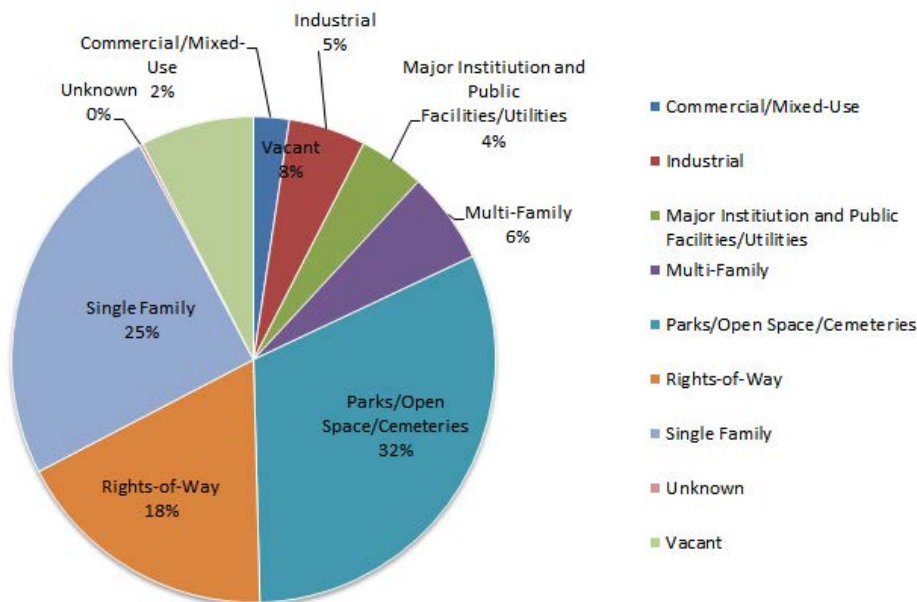
Source: 2006-2010 American Community Survey Estimates (census tracts), U.S. Census Bureau
 Note: These ACS estimates are available down to census tract level. The combination of census tracts used for these estimates varies somewhat from block groups, and the urban village itself.

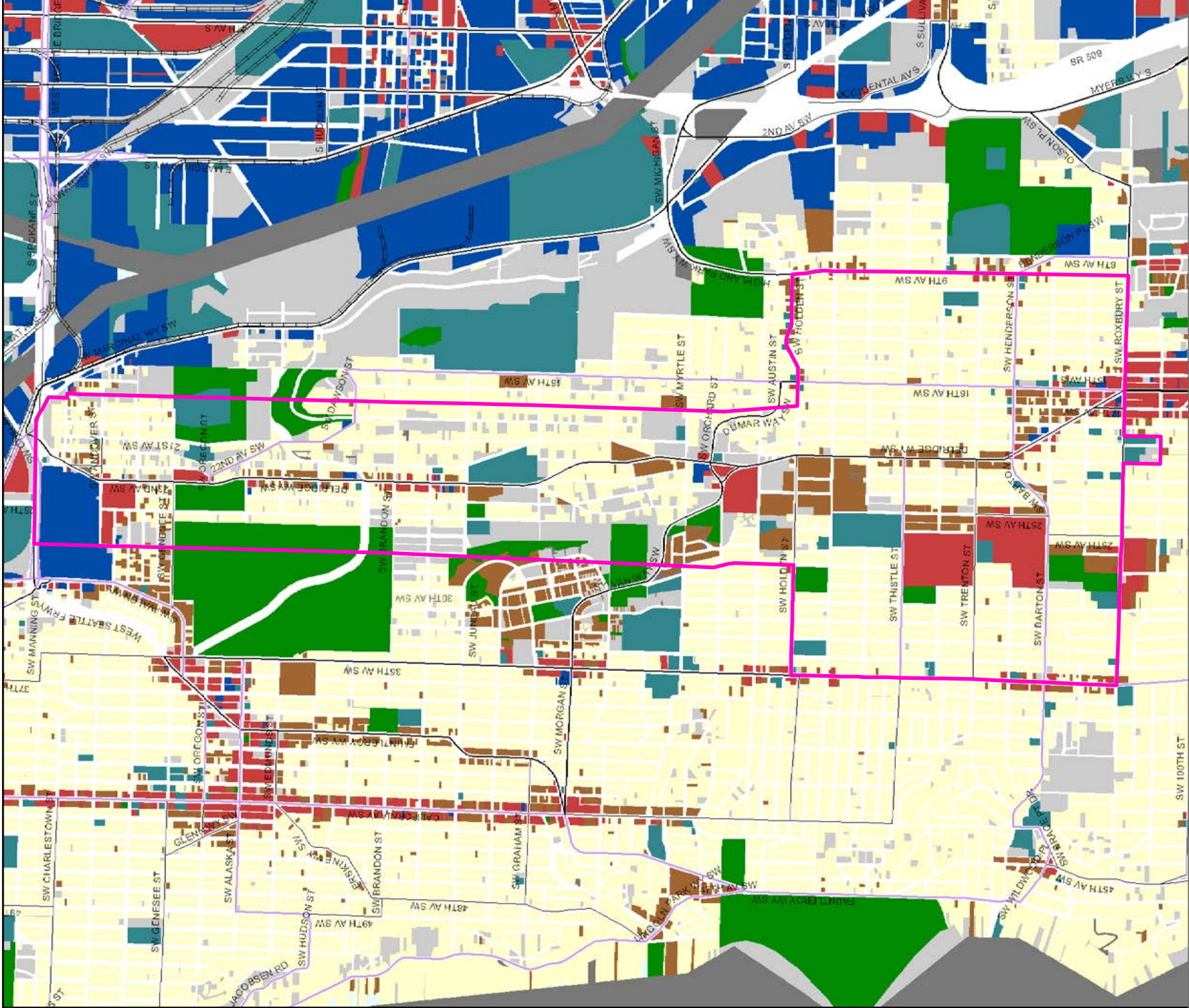


YOUNGSTOWN
CULTURAL ARTS CENTER

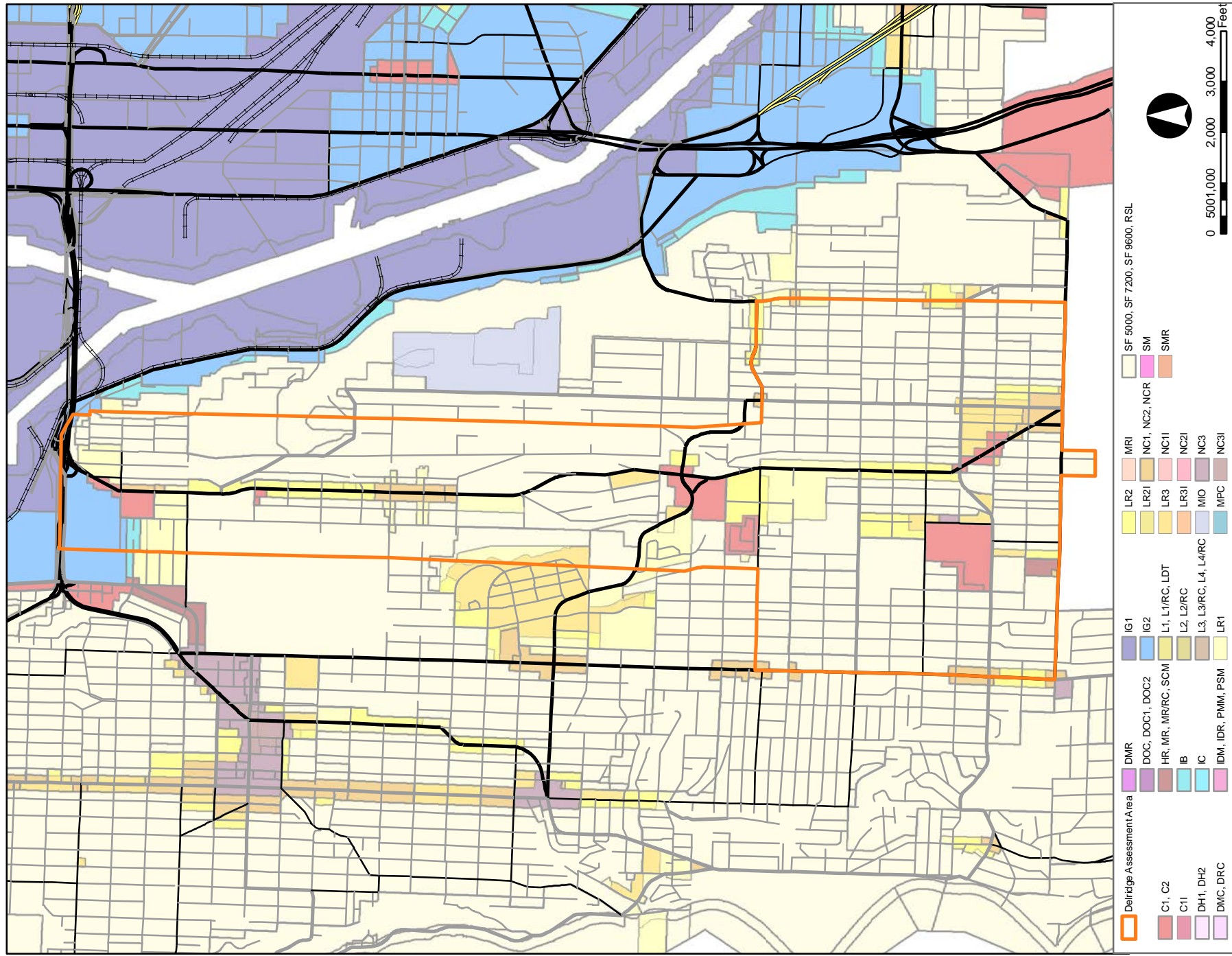
Development Pattern

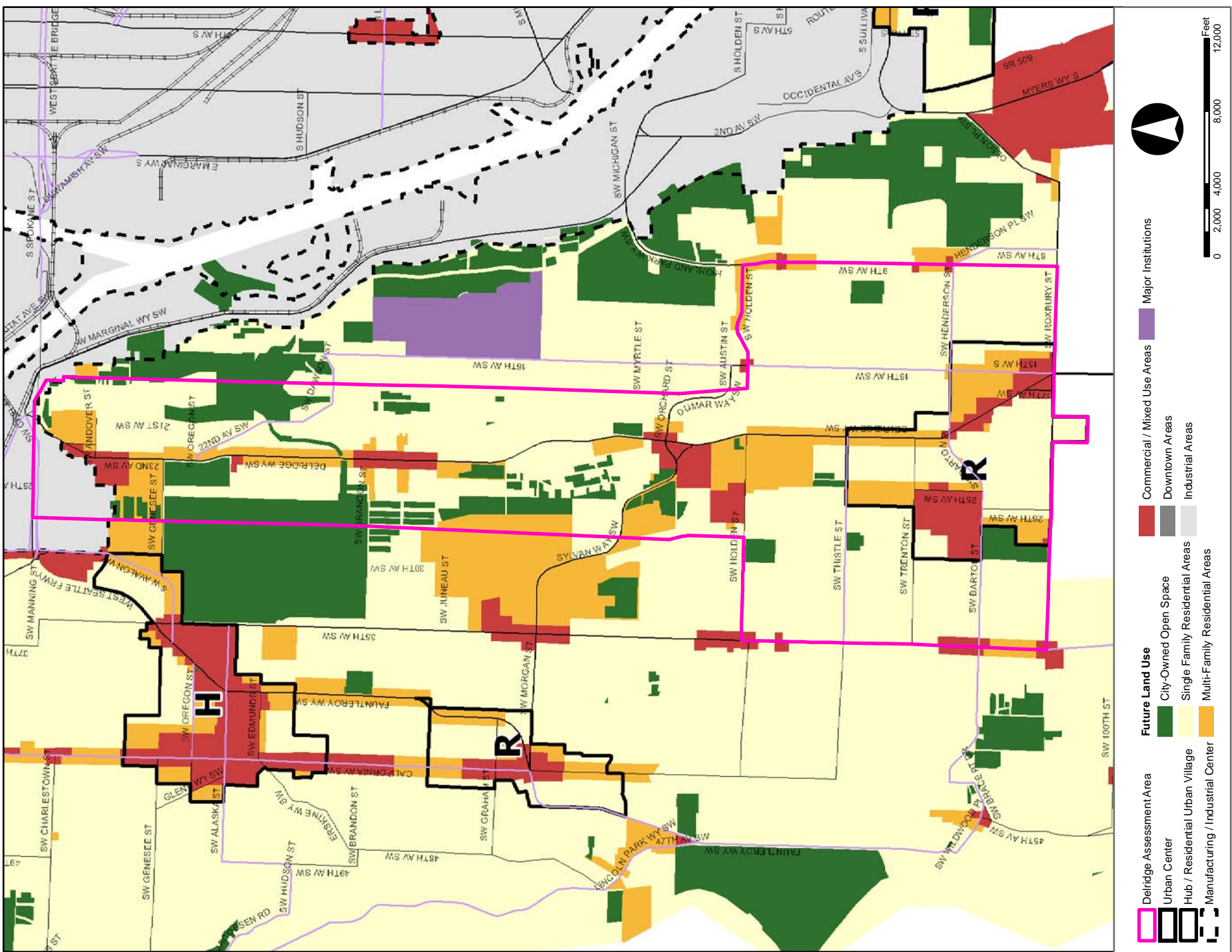
Existing Land Use	Acreage	%
Commercial/Mixed-Use	40	7.6%
Easement	0	0.0%
Industrial	8	1.5%
Major Institution and Public Facilities/Utilities	40	7.7%
Multi-Family	78	15.0%
Parks/Open Space/Cemeteries	32	6.2%
Reservoirs/Water Bodies	0	0.0%
Rights-of-Way	168	32.4%
Single Family	130	25.1%
Unknown	1	0.1%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





- 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





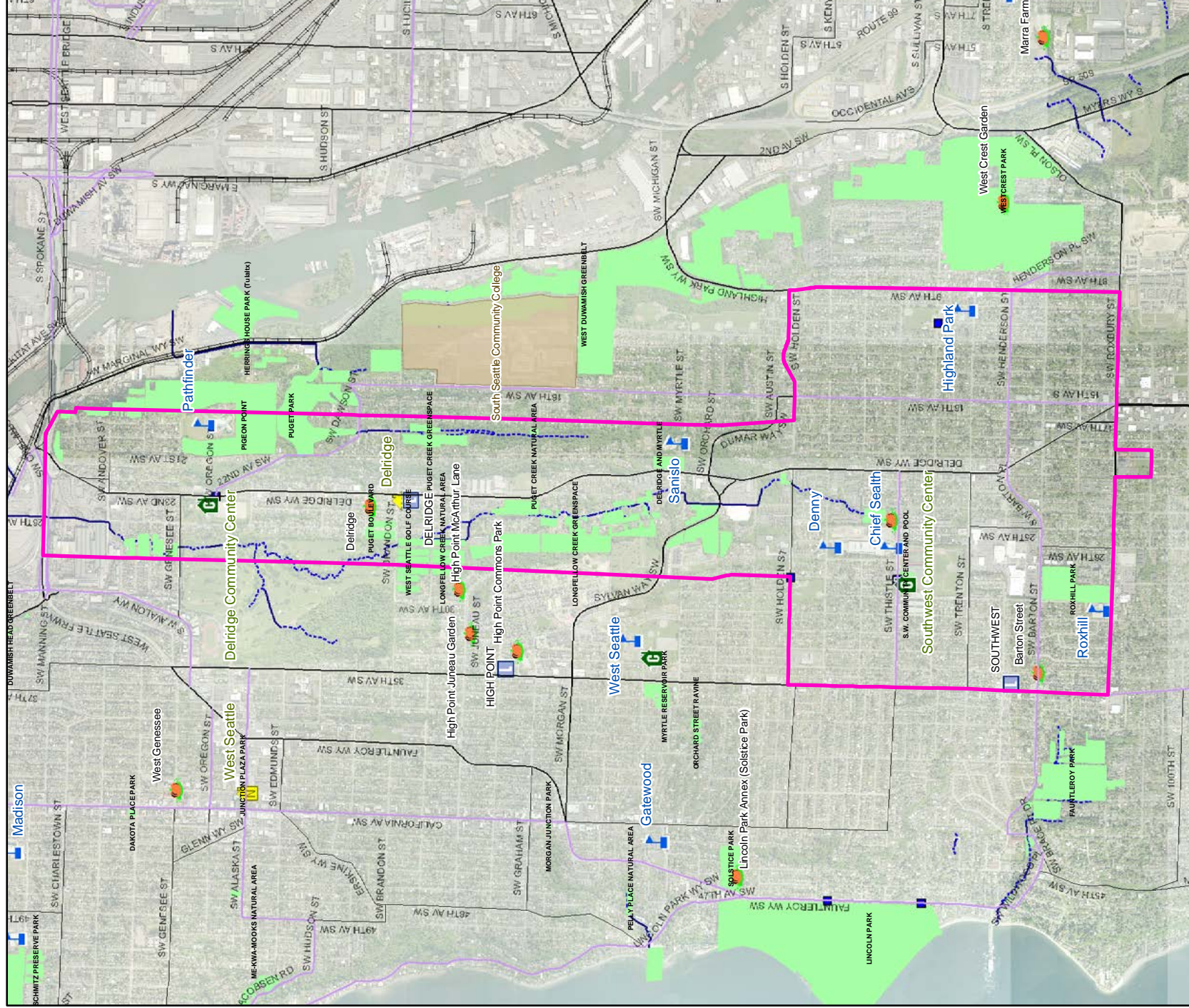


Community and Environment

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.

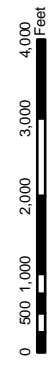
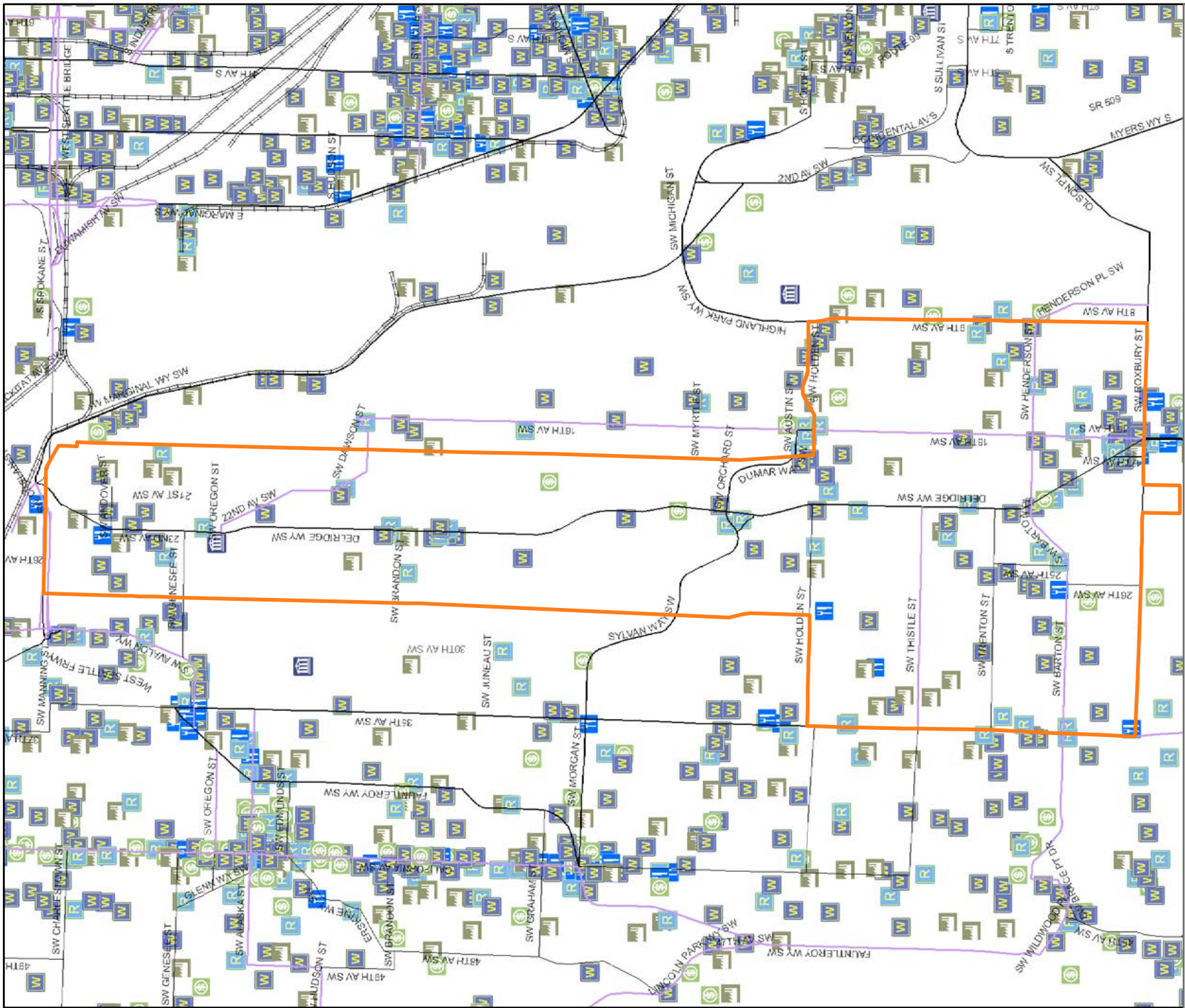
However, these areas are not integrated to create a cohesive sense of place for community to gather and socialize, and to build strong community capacity and organizations.












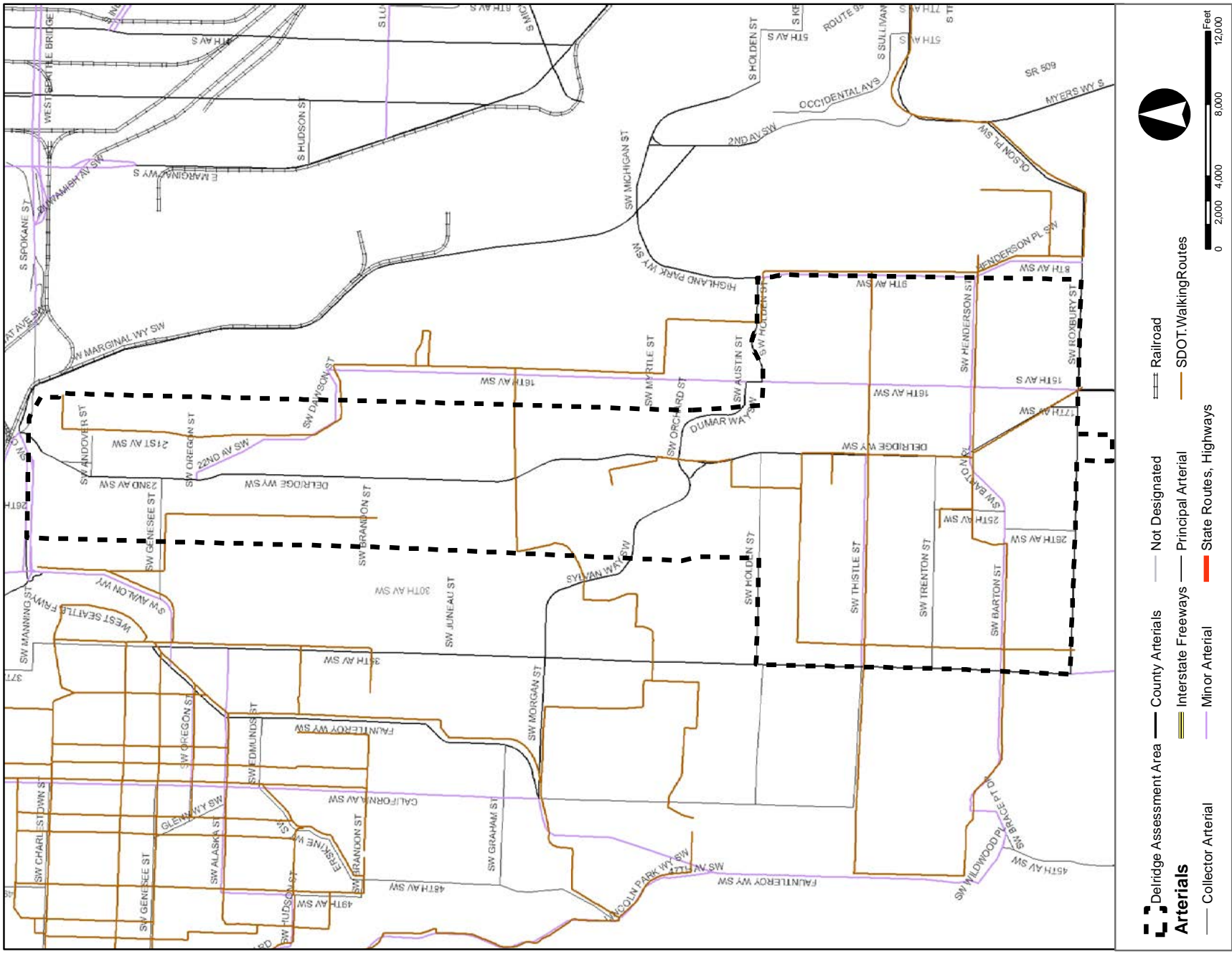
- Delridge Assessment Area
- P P-patch
- S Swimming pools
- L Library
- C Community Centers
- N Neighborhood Service Centers
- C City Colleges and Universities
- P Parks and Green Spaces
- O Open Channel
- C Culverted
- S Schools Public

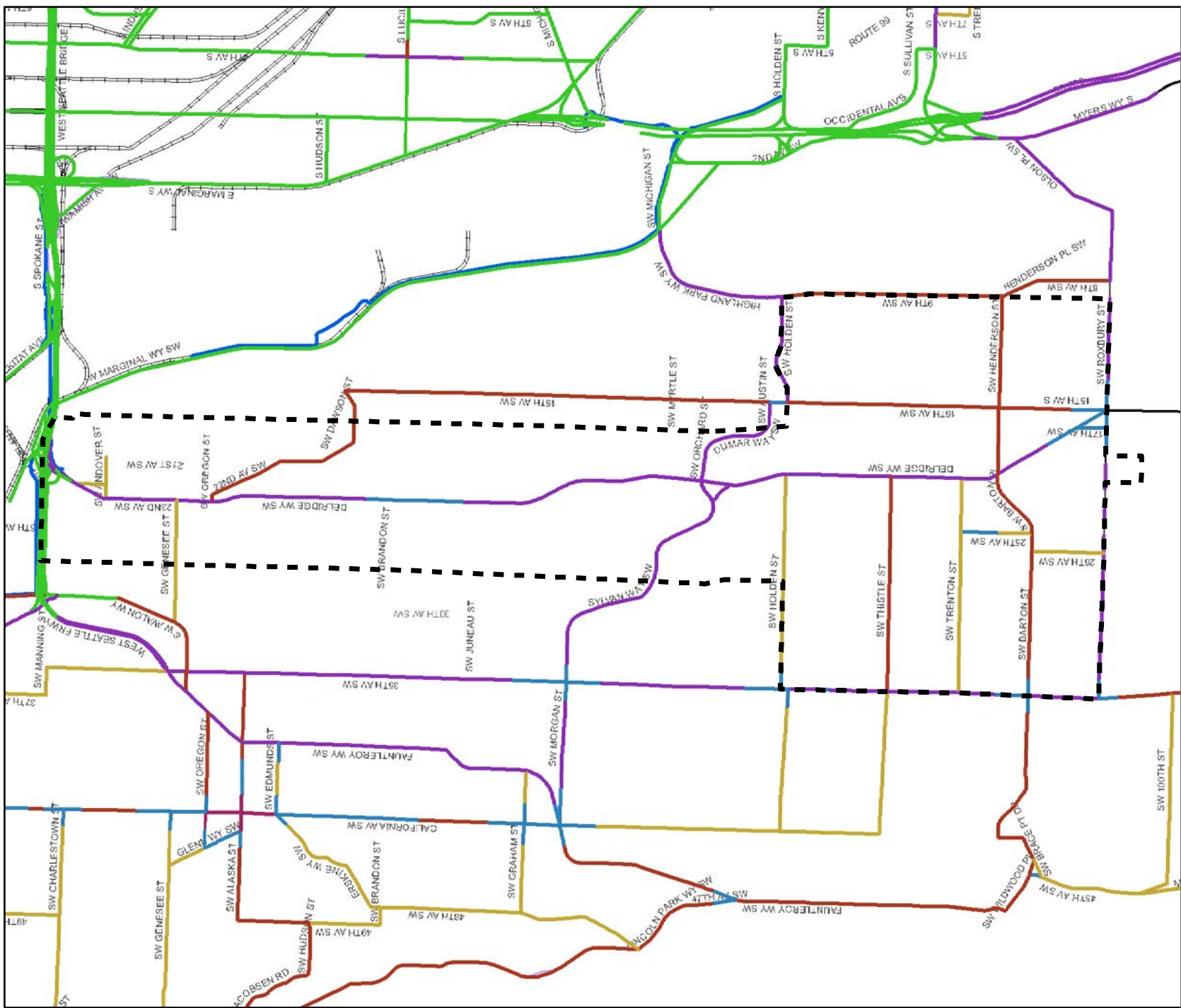




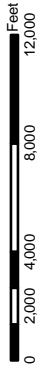
-  Delridge Assessment Area
-  Retail Trade
-  Food Service Establishment
-  Finance, Insurance, Real Estate
-  Public Administration
-  Manufacturing
-  Wholesale Trade

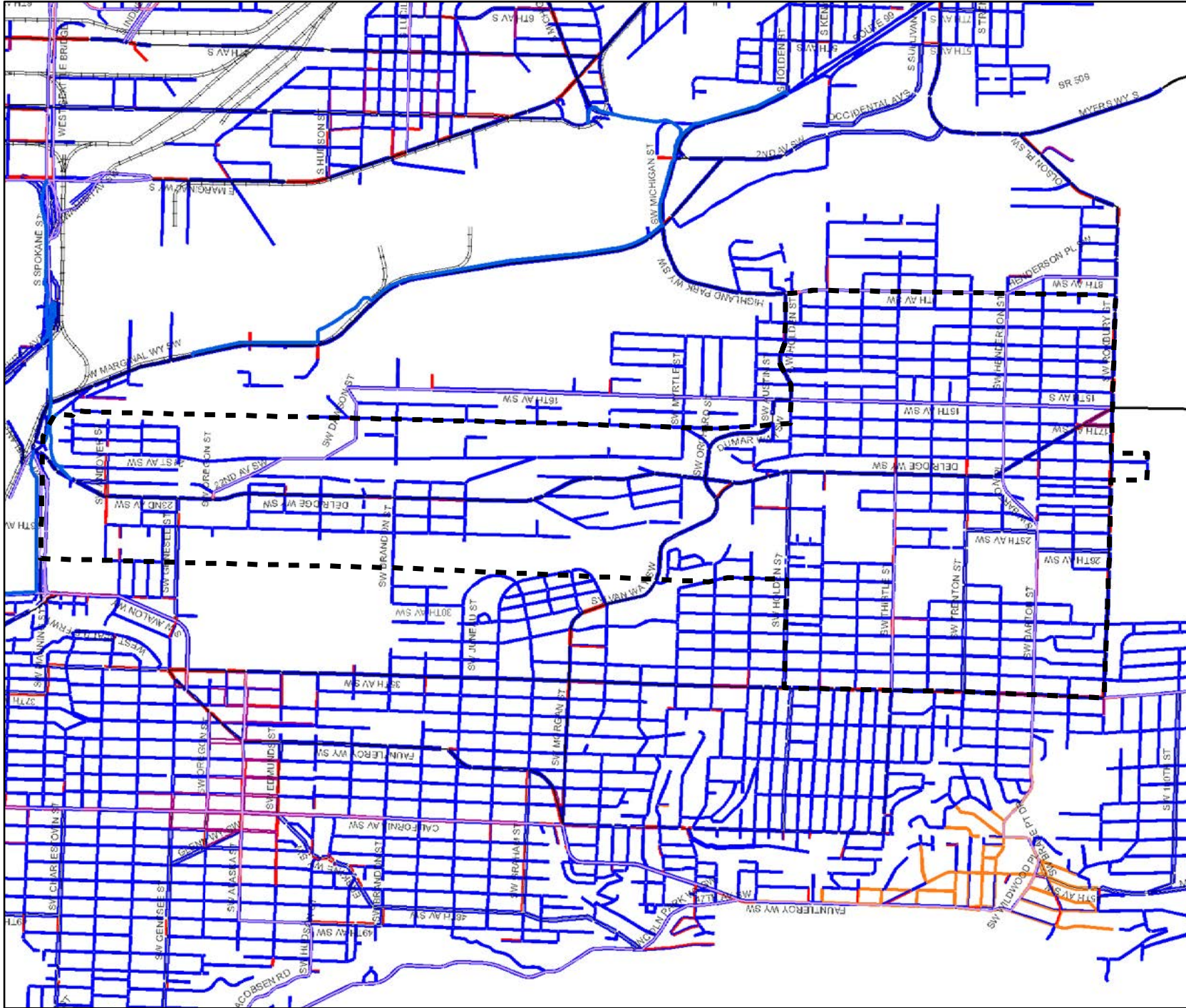
Transportation and Mobility





- Delridge Assessment Area Street Types**
- Commercial Connector
 - Industrial Access
 - Mixed Use Street
 - Regional Connector
 - Local Access
 - Main Street





Delridge Assessment Area SDOT Parking Categories

- No Parking Allowed
- Paid Parking
- Restricted Parking Zone
- Carpool Parking
- Time Limited Parking
- Unrestricted Parking

<all other values>

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





City of Seattle
Department of Planning
and Development