West Seattle

Area: 016

Area Information

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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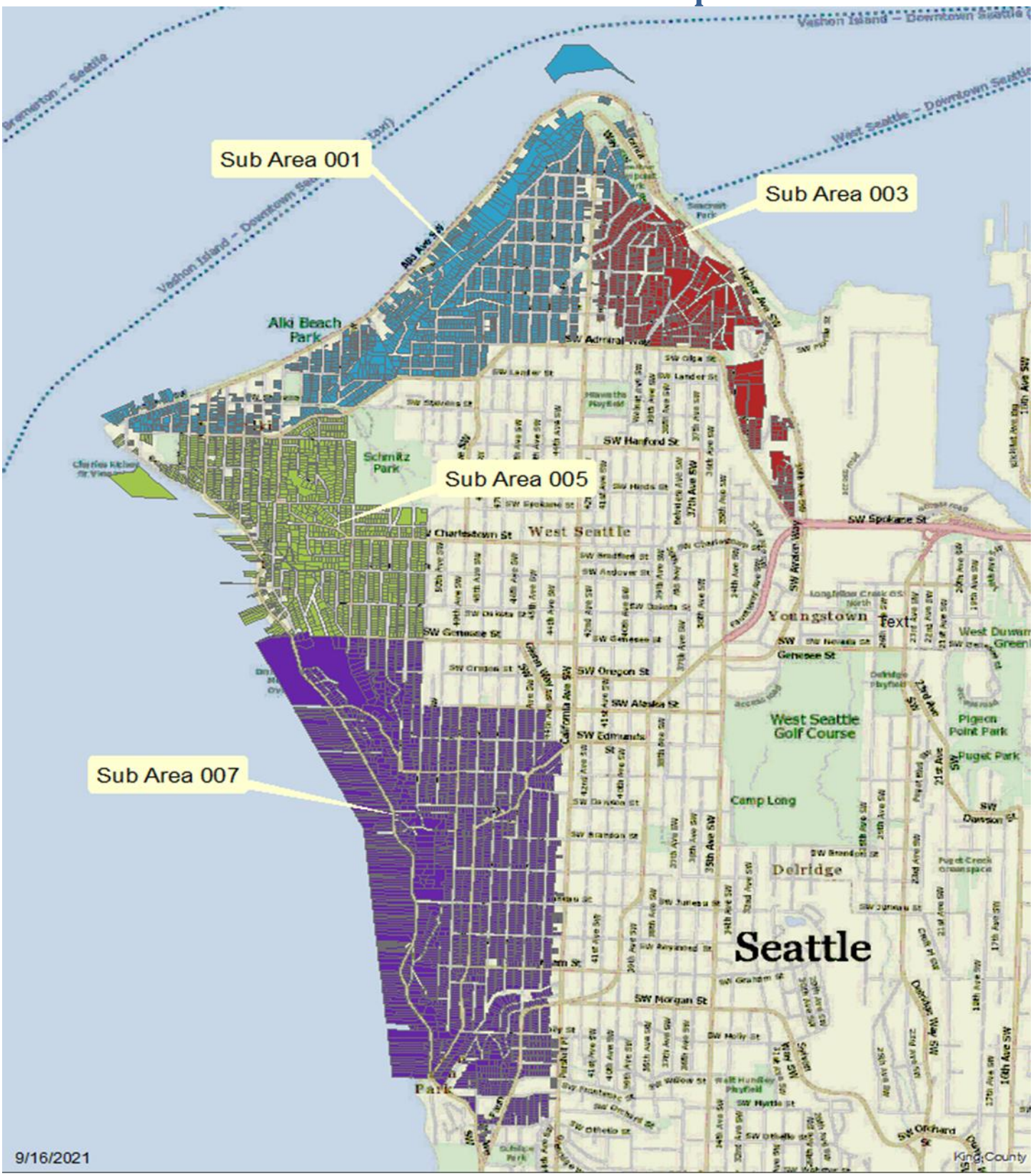
Area 016 - Overview Map



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Area Information
Area 016 – West Seattle

Name or Designation

Area 013 - West Seattle

Boundaries

The area includes the waterfront hillsides around the perimeter of West Seattle, excluding much of the interior core, with the boundaries being somewhat irregular (see map – page 5). In general, the southernmost boundary is the north end of Lincoln Park, the easternmost boundary is Harbor Avenue SW, and the Puget Sound makes up the northern and western boundaries.

Maps

A general map of the area is included in this report. More detailed Assessor's maps are in the King Street Center.

Area Description

Area 013 / West Seattle is located southwest of the Seattle Central Business District and lies along the Puget Sound and Elliot Bay. The area is near business and commercial centers, including the Admiral area, Morgan Street Junction, and the West Seattle Junction. There are also businesses located along the waterfront as well as the Alki Point Lighthouse. There are several miles of waterfront parks and beaches that outline the northern and western perimeter providing recreational amenities. The easy access to downtown Seattle, Highway 99, and I-5 has been hampered by the West Seattle Freeway closure in March of 2020.

Area 016 is an extremely diverse area. While grades range from 4 to 13, the typical grade of homes in the area is 7 or 8. A large portion of these homes were built between 1900-1929. The typical Single Family zoned lot size ranges between 5000sf – 7000sf. At least 83% of the parcels are zoned single family and the rest are zoned multi-family or commercial. Portions of the area are impacted by traffic noise, various commercial influences, topography / steep slope, landslide hazard, ravines, or hillside locations which allow desirable views. Approximately 35% of the parcels have some degree of view, most often of the Puget Sound, the surrounding Territory, and/or Olympic Mountains, while some properties also enjoy a view of the Seattle Skyline overlooking Elliot Bay or the Cascade Mountains. 3% of the parcels in this area are desirable waterfront properties with waterfront footage ranging from 12ft to 155ft, excluding the public waterfront beach areas.

Area 16 is divided into four Sub Areas:

Sub Area 1 is in the Northwest portion of Area 16. It follows along Alki Avenue SW extending from Alki Point to the northern portion of the Harbor Avenue SW. There are 1,850 improved parcels in this area and it is comprised of several neighborhoods, the largest being Neighborhood 70. This sub area has the largest concentration of non-single family zoning parcels with 678 parcels. This includes

Area Information (continued)

339 townhomes, 125 duplexes and 47 triplexes. There is a small commercial area along Alki Avenue SW, which has numerous small businesses, restaurants, and Alki Beach. This area normally has access to Seattle's downtown business district which has been made more difficult due to the West Seattle Bridge closure. Many parcels are located on a hillside which allows them views of Puget Sound but are also impacted by topography.

Sub Area 3 is the smallest of the three sub areas and is in the Northeast portion of Area 16. It has 586 improved parcels. This area normally has access to Seattle's downtown business district which has been made more difficult due to the West Seattle Bridge closure. This Sub Area has several ravines whose parcels are impacted by topography; due to this the Sub Area has the highest percentage, 32%, of all undeveloped land. Along the arterial of Harbor Avenue SW there are numerous small businesses, water taxi access to downtown Seattle, beachfront parks, and restaurants one of which is Saltys on Alki. Many parcels in this area enjoy views of Elliot Bay the Seattle Skyline.

Sub Area 5 is located in the west portion of Area 16 on the south side of SW Admiral Way and includes the lower half of Alki Point. Approximately 87% of the parcels are zoned single family. Being located near Alki Point this area has good access to the small businesses and restaurants located Alki Avenue SW. Approximately half the parcels enjoy views of Puget Sound.

Sub Area 7 is the largest of the four sub areas with a wide diversity of properties. It has approximately 2,608 improved parcels with lot sizes ranging from a typical building lot to over 2 acres. Grades also vary widely from grade 5 to 13 (Mansion). This area is located at the lower southwest section of Area 16 and extends to Lincoln Park. Most of the waterfront parcels are in this sub area the remainder are in sub area 1 and sub area 5. Many of the properties in this sub area enjoy Puget Sound views but are also impacted by topography.

Based primarily on location and building grade, 11 neighborhoods have been identified within Area 16. While these neighborhoods tend to be distinct, there is no clear boundary between them; rather gradual differences that increase with distance. These areas have been assigned neighborhood codes primarily as a means of identifying the different land values within them.

Area 016 Housing Profile

Grade 5/Year Built 1916/Total Living 720

Grade 5/Year Built 1921/Total Living 640

Grade 6/Year Built 1911/Total Living 950

Grade 6/Year Built 1948/Total Living 880

Grade 7/Year Built 1925/Total Living 1180

Grade 7/Year Built 1946/Total Living 1200

Area 016 Housing Profile... Continued

Area 016 Housing Profile…

Continued… Continued

Grade 8/Year Built 1928/Total Living 2010

Grade 9/Year Built 1928/Total Living 1460

Grade 10/Year Built 1932/Total Living 2790

Grade 8/Year Built 2006/Total Living 2600

Grade 9/Year Built 2017/Total Living 2590

Grade 10/Year Built 2015/Total Living 2720

Area 016 Housing Profile…

Continued… Continued… Continued

Grade 11/Year Built 1994/Total Living 3310

Grade 12/Year Built 2008/Total Living 6790

Grade 11/Year Built 2011/Total Living 3390

Grade 12/Year Built 2015/Total Living 7870

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration.
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain.
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.