

South Beacon Hill/Rainier Valley

Area: 021

Area Information



Rainier Beach Community Center

Photo obtained from NakanoAssociates.com



King County Department of Assessments

Setting values, serving the community, and pursuing excellence

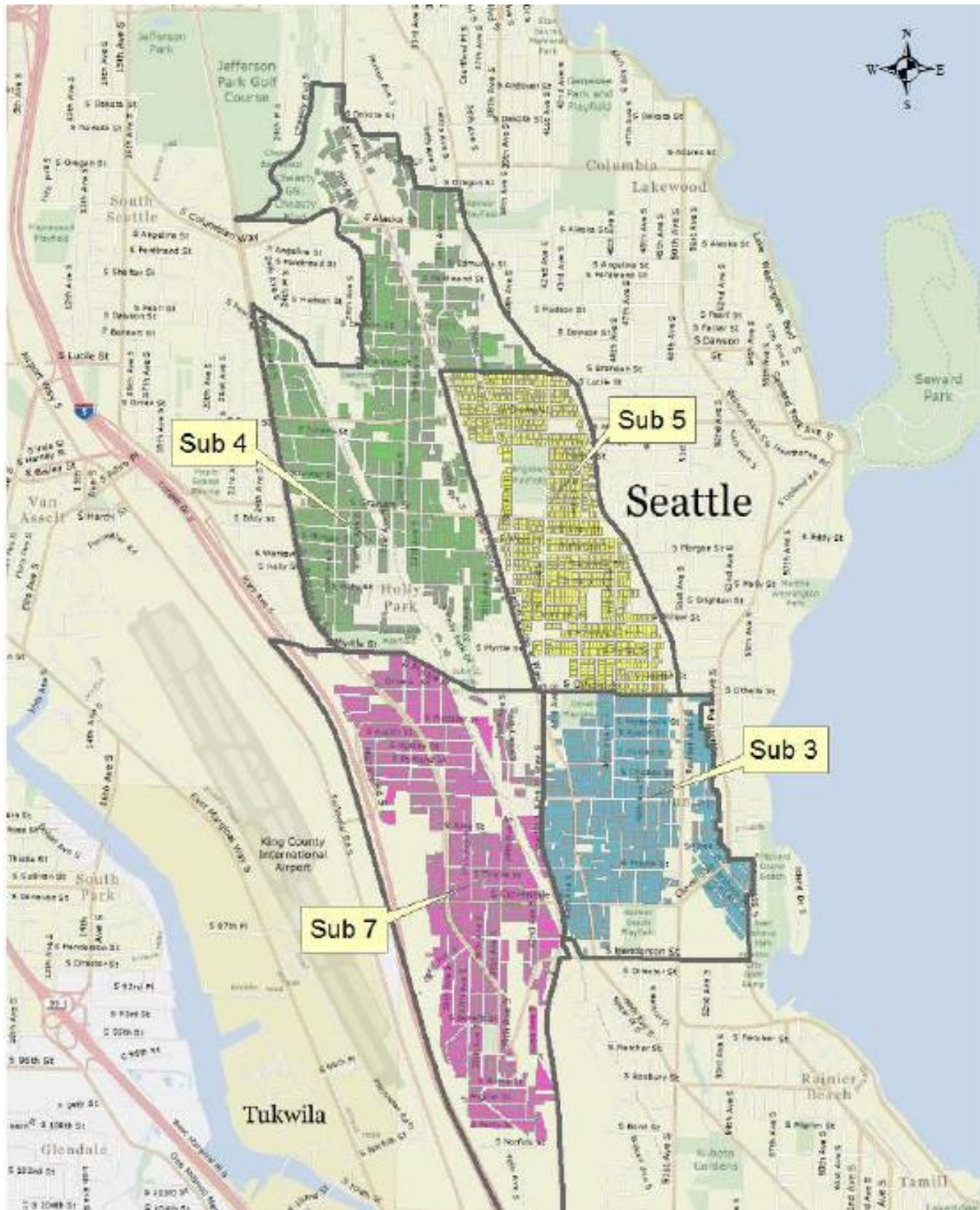
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Area 021Error! Reference source not found. Map



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Area Information

Name or Designation

Area **Error! Reference source not found.** - South Beacon Hill/Rainier Valley

Boundaries

Area 021 is bounded by S. Andover St and S. Dakota St. to the north, Rainier Ave. S. heading east at Othello St and extending south along Seward Park Ave S. to the east; the southern border is S. Henderson and S. Norfolk St; the western border is Interstate 5 and Beacon Ave. S.

Maps

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King Street Center.

Area Description

Area a 021 is located just south east of downtown Seattle and is within close proximity to the downtown Seattle business district. This area includes portions of south Beacon Hill and the Rainier Valley. Area 21 has good access to major highways I-5 and I-90. Local streets access, provided by Rainier Ave. S and Beacon Ave. S., allows alternative routes to downtown as well. Additionally, area 21 also benefits from the Sound Transit light rail which offers transportation north from the Rainier Valley to downtown Seattle, and to as far south as SeaTac Airport. There are three stops on the light rail with the Columbia Center, Othello and Rainier Beach stations within the area boundaries.

Area 21 includes the historic community of Columbia City, which is considered a commercial center for the surrounding neighborhoods, offering restaurants, shops and a small theatre. Other nearby area attractions include Jefferson Park Golf Club, Brighton Playfield, Othello Playground, Rainier Beach Community Center and nearby Beer Sheva Park. Area 21 is also near Lake Washington and popular Seward Park.

Development in Area 21 has centered around the 3 light rail stations with extensive development primarily surrounding the Othello and Columbia Center stations. Recently, the Greenbelt Station townhome development was completed, and the Contempo Beacon Hill project is currently under development, beginning new housing development around the Rainier Beach station.

The majority of area 21 is more than 97% improved and is comprised of predominantly non-view, single-family zoned parcels and grade 5 to grade 9 quality homes. 52% of the homes were built prior to 1960. 5% of the homes are newly built since the last physical inspection. The majority (79%) of the homes are grade 6 or 7 and 46% of homes are less than 1500 sqft of total living area. Approximately 11.5% of the improved parcels are townhomes, with over 75% of the townhouses built since the last physical inspection in 2014. This recent high-density development illustrates the high level of gentrification observed in the area.

The southwest portion of area 21 has some parcels that are affected by airplane noise due to flights from nearby Boeing Field. In order to mitigate the noise from the airplanes many of the homes affected are offered participation in the King County International Airport's Sound Insulation Program. Individual properties are not coded for airport noise, as all properties within a given neighborhood are impacted equally.



Area Information (continued)

Area 21 is divided into four sub areas identified as sub area 3, 4, 5, and 7.

Sub area 4 is the largest sub area and is in the north and northwest portion of Area 21. The New Holly community is located in this sub area. This sub also contains the Rainier Vista community development, Columbia City and a portion of the Beacon Hill area. 68% of the townhouses in Area 21 are located in sub area 4, with large newer townhouse developments on the northern portion of this sub. In this sub 26% of the houses were built before 1930 and 37% were built in 2000 and after. 7.1% of the homes in sub area 4 were built since the last physical inspection in 2014. Approximately 53% of the houses in this sub area are grade 7.

Sub area 5 is in the eastern portion of Area 21 and includes Hillman City and the Brighton community. The area was largely developed from the 1900's to 1930's representing 44% of the homes in this sub area and consists of mainly grade 6 and grade 7 homes. There have been 4 grade 10 homes built in this sub area during this physical inspection period.

Sub area 3 is located in the southeast portion of Area 21. The Dunlap community is located here and the Rainier Beach- Light Rail station is just south of this sub area. Most of the development in this sub area occurred prior to the 1940's and growth again occurred in between the 1950's and 1960's as the homes built during these time periods represent 34% and 29% respectively. About 57% of the improvements in this area are grade 7 homes.

Sub area 7 is located in the southwest portion of Area 21 and includes the south portion of the Beacon Hill neighborhood. The southwest border of this area runs along I-5 where some parcels are affected by the highway noise and, as discussed earlier, airplane noise from nearby Boeing Field. The average year built for homes in this sub area is in the 1960's and grade 7 homes represent 58% of the improvements in this sub area.

Area 21 has a mixture of older established homes and newer community developments. It is divided into 7 neighborhoods, based on location, zoning, building grade and condition, and traffic. Neighborhood is a primary factor for base land value. A description of neighborhood classifications and characteristics is provided on page 13.

Area 21 Housing Profile



Grade 5/ Year Built 1929/ Total Living 530



Grade 6/ Year Built 1918/ Total Living 960



Grade 7/ Year Built 1931/ Total Living 1,580



Grade 8/ Year Built 2011/ Total Living 2,190

Grade



Grade 9/ Year Built 2015/ Total Living 2,680



Grade 10/ Year Built 2013/ Total Living 1,460



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.