

Housing and Neighborhood Overview



Foster MBA Welcome Weekend

About **Seattle** – the *hottest* market in the nation

#1 in population growth this decade, nationwide: Nearly 16,700 people -- 46 per day -- moved into the city from 2017-2018. Most of them being well-educated **Millennials**.

Added **220,000** jobs, an increase of nearly 15 percent in the past decade (3.5% growth in jobs in the past year)

31 Fortune 500 companies now operate research and engineering hubs in Seattle





About **Seattle**, Pacific Northwest



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15 national parks in Washington State

Abundance of **activities year-round** ranging from kayaking, hiking, and paddle boarding to skiing and snowboarding.

37.5 inches of normal annual precipitation in Seattle (less than *many* cities including Miami, Houston, Atlanta, New York City, Boston, and Philadelphia)

Over **7,000** commute via bicycles

Dog friendly city with numerous dog parks, off-leash trails, and doggy daycare



The best city for coffee enthusiasts

1,692 coffee shops

9 Coffee/tea manufacturers

Zip Code with most coffee shops per capita:
98101

Recommendations:

- Café Presse
- Uptown Espresso
- Caffè Vita
- Victrola Coffee Roasters
- Espresso Vivace



Neighborhood Overview

Popular Neighborhoods

Fremont

Wallingford

Capitol Hill

University District

Green Lake

Ravenna/Roosevelt

Ballard

Eastlake

Other Options

Downtown/Belltown

Queen Anne (Lower/Upper)

South Lake Union

International District

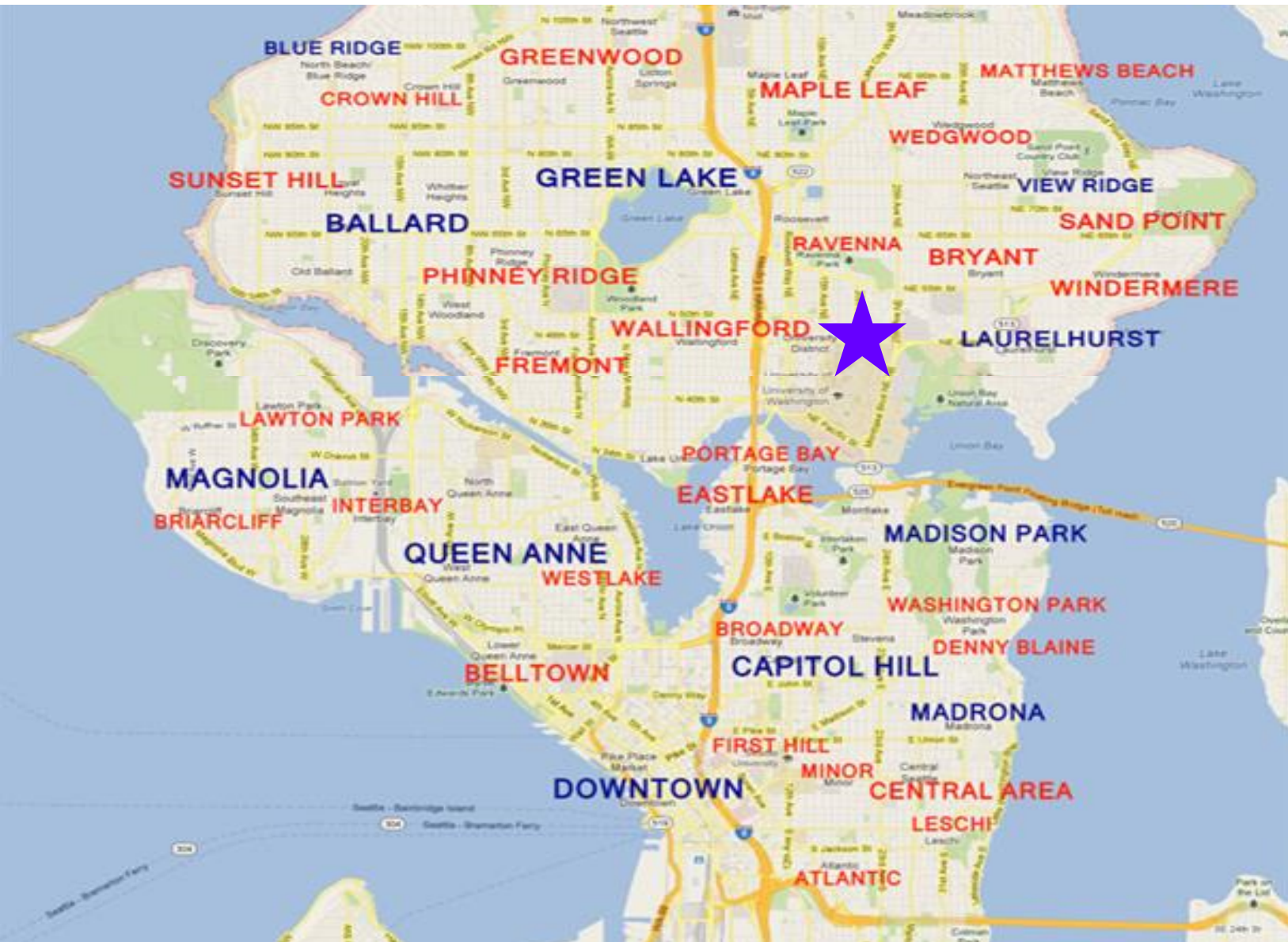
Northgate

Graduate School Housing

Shoreline

Wedgewood





Neighborhood Map

International District (“Chinatown”)

Bustling hub for Seattle’s Asian-American communities.

Noodle houses, sushi spots, dim sum restaurants and karaoke!!

Overview

5 light rail stops from UW Station. One of the most ethnically diverse ‘hoods in City of Seattle and one of eight historic neighborhoods recognized by the City of Seattle.

Attractions

Food food food
Museums! Wing Luke, Pinball!
Uwajimaya

Transportation

30 min by link rail + walking
35 min by bike
<15 min by car

Main Areas & Housing

Jackson & 5th.
Mostly apartments.



Ballard

Known for its historic downtown, Scandinavian fishing heritage and top-notch restaurants, Ballard is the hot neighborhood of Seattle!



Overview

Ballard's historic downtown is home to many of the trendiest restaurants in Seattle. This rapidly developing neighborhood is a bit further from campus, but those that live there say it's well worth it

Attractions

Ballard Locks
Craft Brewery Scene
Shilshole Marina and Golden Gardens

Transportation

25-35 min by bus (no transfers)
30 min by bike
20 min by car

Main Areas & Housing

NW Market St. and 24th Ave. NW is center of Old Ballard
Mostly apartments



Fremont & Wallingford

*Conveniently located near campus and centrally within Seattle
Fremont and Wallingford are very popular amongst students*

Overview

Centrally located with easy access to campus, Ballard and downtown
Wallingford - more residential and closer to campus
Fremont - more bars, restaurants and attractions

Attractions

Water and Parks
Fremont - Gasworks Park and Lake Union
Wallingford - Green Lake
45th Ave and Fremont Ave - Lots of bars and restaurants

Transportation

10-15 min by bus (no transfers)
10-20 min by bike (access to Burke-Gilman Trail)
5-10 min by car

Main Areas & Housing

45th St. is the main corridor of Wallingford and leads to campus
Fremont Ave. N. and 35th St. is the main intersection of Fremont
Assortment of apartments and houses



Eastlake

Situated on the east side of Lake Union between Capitol Hill and Campus, Eastlake is a very convenient and quieter neighborhood

Overview

Conveniently located between campus, Capitol Hill, and Downtown, Eastlake is a quality neighborhood for those looking for a quieter housing option

Attractions

Short walk to the lake-front parks
Convenient access to U-district
Great view of Lake Union
Some bars

Transportation

<10 min by bus (no transfers)
5-7 min by bike
15 min by walking

Main Areas & Housing

Predominantly houses for rent, some apartment complexes
East and west of Eastlake Ave.



Capitol Hill

An eclectic, densely-packed neighborhood with nightlife, arts, and the action of the city

Overview

Capitol Hill has something for everyone
Nightlife, parks, city, quiet

Attractions

•“Pike/Pine Corridor” known as a prime nightlife spot of Seattle
Volunteer Park is a 48 acre park for tennis, running and relaxing
Endless restaurants, coffee shops, bars

Transportation

8 minute light rail
15 min by bus (no transfers)
20 min by bike (no trails)
10 min by car (Parking in Capitol Hill can be tough!)

Main Areas & Housing

Broadway between Pike and Roy St.
15th St. near Volunteer Park is quieter and more residential
Many apartment options, can be more expensive



Green Lake & Roosevelt

Northwest of campus, Green Lake is a very convenient and quieter

neighborhood that is walkable with close access to an awesome park!

Overview

Northwest of campus about 2-3 miles, Green Lake is a very convenient and quieter neighborhood that is walkable with close access to an awesome park!

Attractions

Short walk to the park with a 3 mile loop lake.
Convenient access to U-district
Very walkable and active area
Some bars, restaurants, and grocery shopping

Transportation

15-30 min by bus (no transfers)
15-20 min by bike
35 min by walking

Main Areas & Housing

Predominantly apartments for rent near the lake or around the Roosevelt/65th area.



University District

Location, Location, Location!

Overview

Looking for a short walk to campus? Predominantly an undergrad neighborhood, there are less expensive options in the U-District

Attractions

“The Ave” has many ethnic restaurants
Waterfront Activities Center
The Arboretum and other UW Attractions
University Village – Shopping!

Transportation

3-7 minute walk

Main Areas & Housing

Predominantly houses for rent, some apartment complexes
University housing available



Other neighborhoods

Downtown/Bellevue/South Lake Union

- For the ultra urbanite – shopping, tourism
- More expensive, very congested
- Amazon-focused community
- New restaurants popping up!

Queen Anne

- Nice pretty quiet neighborhood, close to downtown
- Long, indirect commute to school
- Family oriented

Bellevue & Kirkland

- Very safe, suburban
- Across the water – longer commute
- Microsoft-focused community

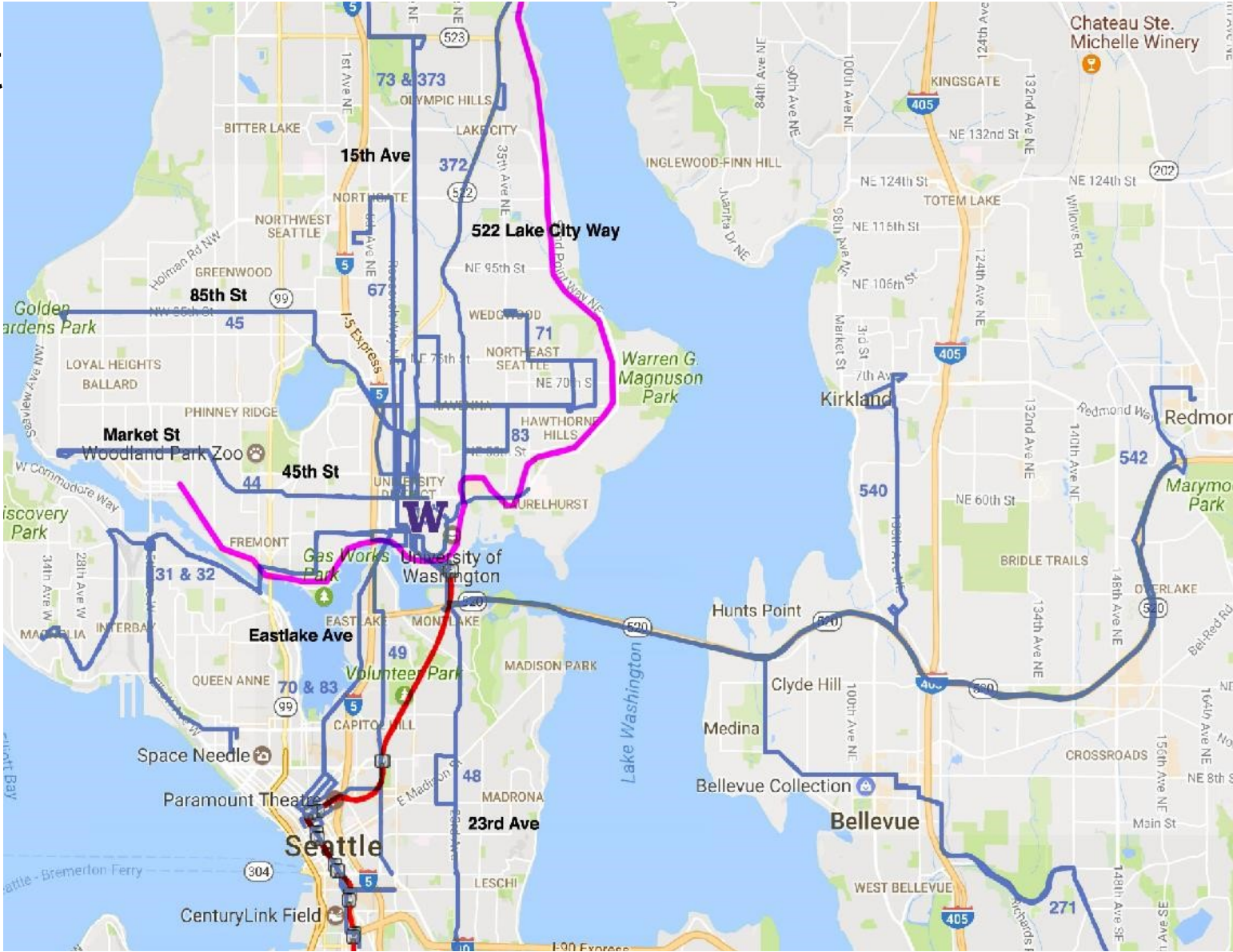
Shoreline/Northgate/Wedgewood

- Quiet and suburban
- More room for your \$
- Slightly longer commute



Public Transit

Bus routes and Light Rail routes stopping close to PACCAR Hall



Factors to Consider

- Family & roommates
- Kids
- Pets
- Price range
- Walk score
- Commute
- Parking
- Amenities
- Neighborhood

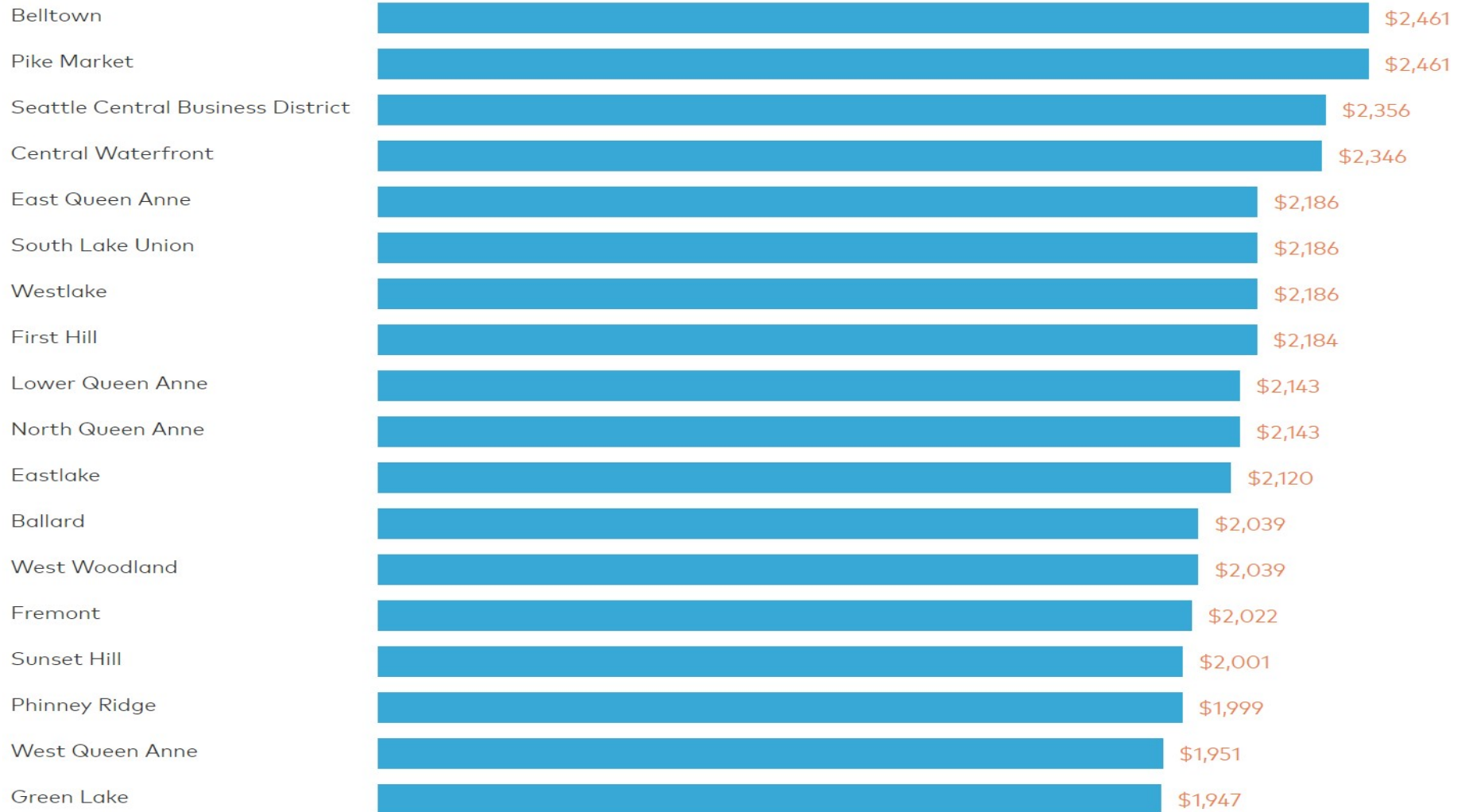


Tips for house hunting

- Be open minded
- Utilize your network – Foster peers, classmates
- Look at Craigslist for cheaper options
- Be ready to commit -- Come with a checkbook
- Visit 1-2 months before your desired move-in date for openings
- Find housing on the bus route – Seattle public transportation is reliable and well structured!



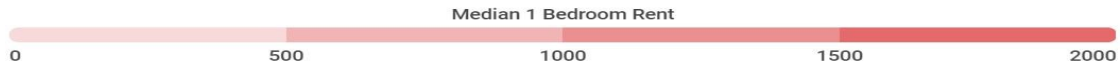
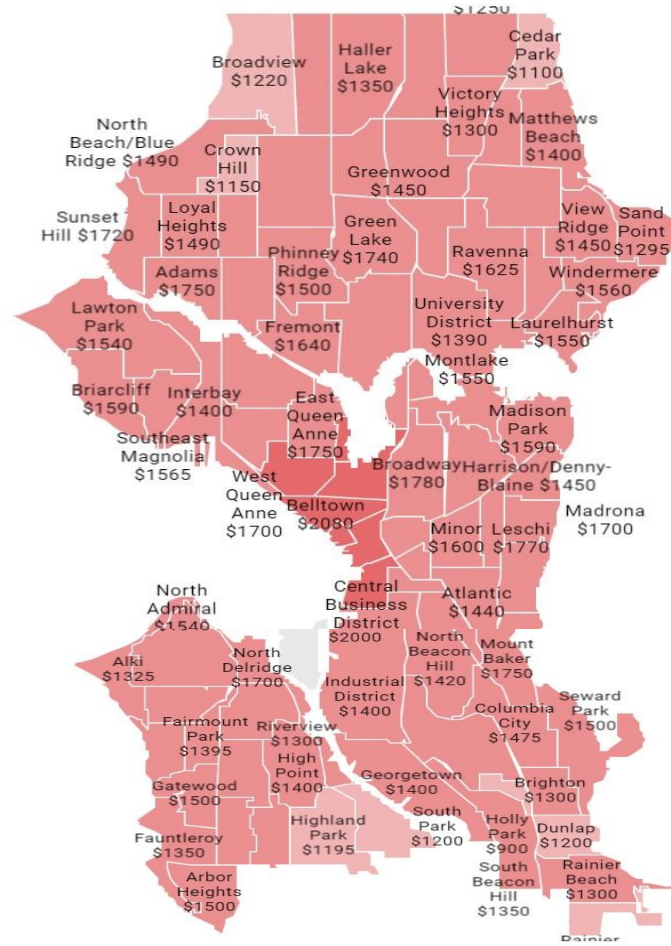
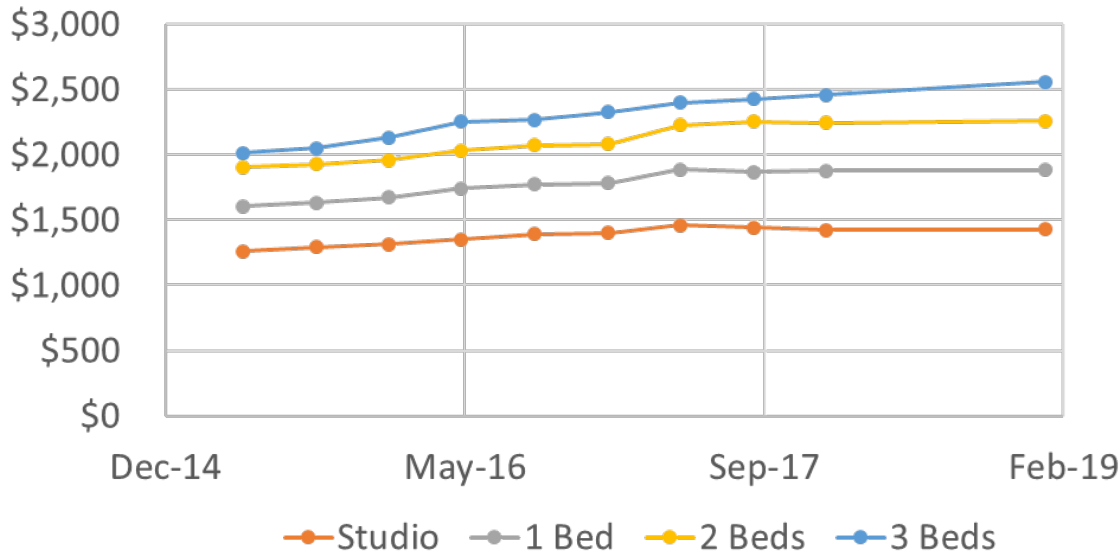
Average Rent in Seattle



Average Rent in Seattle

Seattle Median 1 Bedroom Rent: Winter 2018

Seattle Average Rent



Thank you!

