

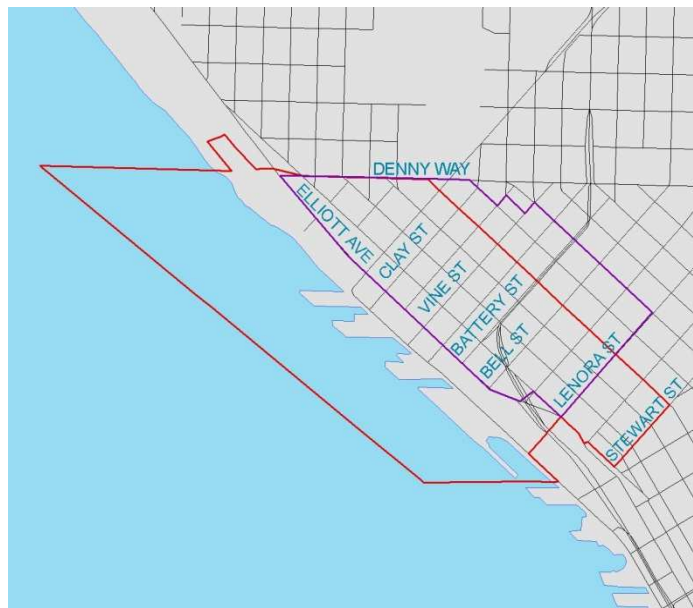


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Belldtown

2011 Neighborhood Profile

Neighborhood profiles provide a snapshot of data for Downtown Seattle neighborhoods. Each year the most recent available data is used for demographics, employment, street-level businesses and pedestrian counts. For demographics and employment, census tract level data is combined to provide the best approximation of neighborhood boundaries.



Neighborhood Boundary
 Census Tract Boundary

Belldtown is truly a mixed use neighborhood with a rich variety of offices, residences, retail boutiques, restaurants and nightlife.

Recognizing the promise of a dense residential neighborhood in the heart of the city, Developers continue to invest in residential development.

Most recently, Alto Apartments, a 17-story 184-unit apartment complex is under construction on the former site of the original Musician's Club of Seattle.

Nearby, at the edge of Denny Triangle and Belldtown, a 654 unit apartment complex is under construction. When completed, the project will be the second largest apartment complex in the city.

Plans are also under way for a .4 acre green space along Bell Street, converting one lane of traffic and reconfiguring parking spaces into a park-like corridor.

Neighborhood Highlights

- Belldtown had the second largest percent increase in both population and households among Downtown neighborhoods between 2000 and 2011.
- The Belldtown Neighborhood has both the highest per capita and highest average household incomes.
- Like most neighborhoods, Belldtown saw a net decrease (10 percent) in total employment. The sector which fared best in Belldtown between 2000 and 2010 was the "Finance, Insurance and Real Estate" sector with an additional 567 jobs for a net increase of 52 percent.
- Belldtown saw an eight percent decrease in the number of street level businesses between 2007 and 2011. The largest share of these were in the "Services" category (18 fewer businesses), followed by the "Retail" category (13 fewer).

Demographics

	2000	2011
Population	6,172	9,247
Total Housing Units	4,775	7,509
Occupied Housing Units	4,266	6,538
Owner Occupied Units	27%	29
Family* Households	17%	17%
Average Household Size	1.45	1.41
Income		
Per Capita Income	\$54,956	\$60,070
Average Household Income	\$78,730	\$83,709
Median Household Income	\$34,179	\$47,259
Education (Age 25+)		
Associates Degree or Higher	55%	62%
Age		
Female Median Age	38.9	42.2
Male Median Age	39.0	42.6

Source: Demographic information was provided by The Nielsen Company, 2011. The U.S. Census Bureau defines "family" as "A group of two or more people who reside together and who are related by birth, marriage or adoption".

Employment

	2000	2010
Construction	298	18
Finance, Insurance, Real Estate	1,082	1,649
Manufacturing	878	498
Retail & Services	11,336	11,304
Wholesale Trade, Transportation & Utilities	3,020	1,130
Education	0	0
Government	817	1,091
Total	17,431	15,690

Source: Covered Employment Estimates from the Puget Sound Regional Council. Estimates are based on those employees covered by state unemployment insurance. To create comparable categories between 2000 and 2010, retail and services were combined.

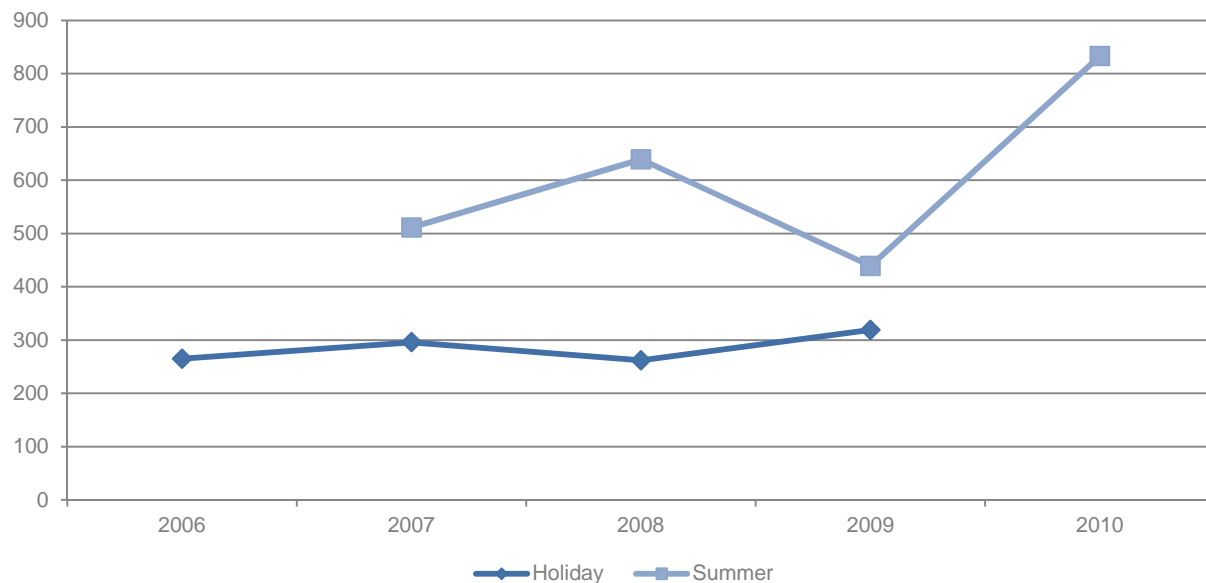
Street Level Businesses

	2007	2011
Education	3	2
Government	4	3
Housing	88	86
Industrial	1	1
Retail	83	70
Merchandise & Gifts	19	16
Clothing & Accessories	14	10
Arts-related	13	13
Other Retail	37	31
Services	262	244
Restaurants, Bars, Cafes	94	92
Professional Services	58	53
Personal Services	54	50
Other Services	56	49
Total Street Level Businesses	441	406

Source: Metropolitan Improvement District 2011 Street Level Business Inventory (Includes businesses accessible from street level and select Downtown shopping centers). Comparable data are available for all Downtown neighborhoods since 2007.

Pedestrian Counts

Belltown - Western & Broad Pedestrian Counts



Counts represent the sum of three shifts: 7:30 am to 9:00 am; 11:30 am to 1:00 pm; and 4:00 pm to 5:30 pm.

Western & Broad counts were discontinued after summer 2010 and a new site at 5th and Bell was added. There have not been enough counts at this site to assess trends.

5th and Bell	Summer 2010	Holiday 2010	Summer 2011
7:30 am to 9:00 am	265	226	274
11:30 am to 1:00 pm	533	350	503
4:00 pm to 5:30 pm	421	332	548
Total	1,219	908	1,325