

Best Neighborhoods in South King County for Seattle Workers

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Abstract

South King County in Washington state, an area just outside Seattle, has many neighborhoods that still provide conveniences and allow for their residents to pursue job opportunities in Seattle proper. This report considers which areas in Auburn, Federal Way, Burien, Des Moines, Kent, and Renton have the most amenities in their zip code that would serve a typical Seattle worker. The amenities considered are how many police stations, hospitals/medical facilities, Metro park-and-rides, and restaurants are within each zip code. Each zip code/city can be scored accordingly, yielding the “best” neighborhood in South King County. Hopefully, this information will inform a typical Seattle employee who does not wish to live in the city about some great areas to live that still carry some of the perks of living in the city, while allowing easy transportation to and from Seattle.

Introduction

King County in Washington State is agreed by many to be a great place to live. Home to the city of Seattle, it is, according to the Seattle Times, ranked 2nd in the country for home prices, as, despite the COVID-19 Coronavirus Pandemic, men and women are still flocking to this beautiful, convenient area. Many homebuyers, discouraged by the prices of living in Seattle proper, are looking for alternatives that still boast nearness to important institutions, such as police and medical care, but also have the convenience of dining options and transportation to and from Seattle for work purposes.

It is important for these potential homeowners to know what is available in an area and if it will meet their needs before committing to such a large and important purchase. Therefore, the goal of this project is to determine which neighborhood has the most amenities in 4 main areas: police stations, medical facilities, Metro park-and-rides, and restaurants. The hope is that the areas with more options will give residents a city-feel without the price tag.

Homebuyers will be benefited to know these things in advance in aid of narrowing-down their search, saving time and therefore money. Realtors can also use this information to better present and sell houses in these neighborhoods to prospective buyers.

Data

The data used for city and zip codes in South King County is taken from public.opendatasoft.com and filtered for zip codes in Auburn, Federal Way, Burien, Des Moines,

Tukwila, SeaTac, Kent, and Renton. The data for police stations, medical facilities, and Metro park-and-rides is provided by the King County GIS Open Data website and will be narrowed down to the cities and zip codes listed above. The Metro park-and-ride data and the medical facility data has addresses and zip codes listed, but not cities. Therefore, before these tables are pulled into Python, each address will need to be looked up and the city column added. Data regarding restaurants in the area will be pulled from Foursquare, and, again, narrowed down to the cities and zip codes above.

The website downloaded data will be uploaded into a Jupyter Notebook using Python code. The tables will be cleaned for necessary data only, city and zip code fields will be merged, and counts will be prepared for each amenity type, using the city-zip code field for grouping to enhance specificity. The restaurant data will be uploaded using Foursquare and, likewise, cleaned and prepared. The tables will be sorted by highest frequency and each city-zip code will be evaluated. An amenity score will be given for each city-zip code for each amenity, out of 100, based on the number of total amenities available and the number found in each city-zip code. The scores will be added and reported. The city-zip codes with the highest scores will be considered the best ones to live in.

Methodology

Analysis

Results

Discussion

Conclusion

References

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