CITY OF SEATTLE • PLANNING DEPARTMENT

CENSUS 90

*SUB-AREA PROFILES, 1990*

# DUWAMISH

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# DUWAMISH AREA PROFILE

The Duwamish sub-area is in the south-central section of the city. It is bordered by Jackson and Dearborn streets on the north, the Duwamish River on the west, Rainier Avenue on the east, and the city limits on the south. It consists of 7,915 gross acres and is home to approximately 37,000 people. Almost half of the area is composed of industrial lands which are located west of Interstate 5. The rest of the area is residential with a small amount of commercial area. The following highlights present a summary of the Duwamish area. The subsequent set of tables and maps provide a much more detailed picture of the area.

## Demographics

- A high proportion of the population in the Duwamish area are kids aged 15 and under -- 22 percent of the population is less than 16 years old compared to 15 percent citywide.

- The Duwamish area has a much higher percentage of its population that are people of color than is found citywide -- 70 percent of the population are people of color compared to just 25 percent citywide.

- Residents of the Duwamish area tend to have less formal education than is the case for other areas in the city -- 31.4 percent of the people 25 years and over have less than a high school education compared to 13.6 percent citywide.

- Households in the Duwamish area tend to be larger than those citywide -- on average 2.69 people live in each household compared to 2.09 citywide.

- In addition:

  -- 41.9 percent of the households in the Duwamish area are married couple families compared to 36 percent citywide.
  -- 28.2 percent of the households are single person households compared to 40 percent citywide.
  -- 14.7 percent of the households are single parent households compared to 6.2 percent citywide.

## Housing

- Housing units in the Duwamish area are slightly more likely to be owner occupied than in the city as a whole -- 50 percent of the housing units are owner occupied compared to 46.5 percent citywide.

- The housing units in the Duwamish area are more likely to be in single family structures than are housing units citywide -- 66.7 percent of the housing units are in single family structures as compared to 53.1 percent citywide.

- The median values of owner occupied housing units was $88,421 compared to $137,884.

- The median rent was $332 compared to $425 citywide.

## Employment

- The unemployment rate in the Duwamish area was higher than the city as a whole --7.4 percent of the labor force was unemployed in 1990 compared to 4.9 percent citywide.

## Income

- Incomes in the Duwamish area tend to be lower than income levels citywide:

  -- Median household income was $25,448 compared to $29,353 citywide.
  -- Median Family Income was $30,458 compared to $39,860 citywide.
  -- Per Capita Income was $11,309 compared to $18,308 citywide.

- In addition to lower incomes the Duwamish area also has higher poverty rates than the city as a whole:

  -- 19.4 percent of the population lived in poverty compared to 12.4 percent citywide.
  -- 29.7 percent of the population 18 and under lived in poverty compared to 15.7 percent citywide.

## Jobs

- The Duwamish area has a high proportion of jobs in the manufacturing, wholesale trade, communication, transportation and utilities sectors -- 53.7 percent of the jobs are in those sectors compared to 24.5 percent citywide.

## Land Use

- The Duwamish area is split between residential and industrial lands:

  -- 49 percent of the land is zoned for industrial and related uses compared to 12.4 percent citywide.
  -- 25 percent of the net land area is used for industrial/manufacturing purposes compared to 7.3 percent citywide.

## Density

- The residential density of the Duwamish area are similar to those found in the city when the industrial lands are excluded but are about half those found citywide when industrial land is included:

  -- There are 5 people per gross acre compared to 10 citywide.
  -- There are 2 households per gross acre compared to 4 citywide.

- The employment density is in the Duwamish area is almost identical to that found citywide -- there 10 jobs per gross acre compared to 9 citywide.

## CHANGE 1980 - 1990

The Duwamish area experienced a slight amount of change over the decade between 1980 and 1990. The Area experienced a relatively large increase in population and a slight increase in households and families. The average household size in the area increased slightly over the decade and the numbers of people living alone decreased slightly.

### Population

- Population increased by almost 11 percent compared to 4.5 percent citywide.

  -- The population under the age of 5 increased by 24 percent between 1980 and 1990.
  -- The population aged 65 years and over increased by 18 percent during the decade.

  -- There was a 20 percent decrease in the White population between 1980 and 1990.
  -- The number of people of color increased by 25 percent during the decade.

### Households

- The number households increased by just 3 percent compared to 7.9 percent citywide.

  -- The average number of persons per household increased from 2.55 in 1980 to 2.69 in 1990 while the average decreased citywide from 2.15 to 2.09.

  -- There was a four percent decrease in married couple families between 1980 and 1990 compared to just a 2 percent increase citywide.

  -- The number of people living alone decreased by four percent during the 1980's compared to a 13 percent increase citywide.

### Housing Units

- Housing Units increased by just 1.1 percent compared to 8.3 percent citywide.

  -- There was 9 percent increase in renter occupied housing units and a two percent decrease in owner occupied housing units between 1980 and 1990.

  -- There was a nine percent increase in housing units in multi-family structures and four percent decrease in the number of single family units during the 1980's.

## PROJECTED CHANGE 1990 - 2010

Forecasts of population, household, and housing unit growth for the next twenty years indicates that the area is expected to experience growth at rates slightly lower than the rates of growth expected for the city as a whole.

- Population in the area is forecasts to increase by 3 percent between 1990 and 2010 compared to 5 percent growth for the city as a whole.
- The number of households and housing units are expected to grow by just eight percent over the two decade period compared to a fifteen percent increase citywide.

SELECTED CHARACTERISTICS OF THE POPULATION, HOUSEHOLDS, AND FAMILIES
1990 Census of Population and Housing
Compiled by City of Seattle Planning Department

District = DUWAMISH

P1/4. PERSONS

| | |
|---|---|
| TOTAL | 37,172 |
| Share of Total City | 7.2% |

P11/12. PERSONS BY AGE
(UNIVERSE: PERSONS)

| | | | Share of City Total |
|---|---|---|---|
| TOTAL | 37,172 | 100.0% | 7.2% |
| UNDER 5 | 2,887 | 7.8 | 9.9 |
| 5 - 15 | 5,233 | 14.1 | 11.0 |
| 16 - 24 | 4,835 | 13.0 | 6.9 |
| 25 - 34 | 6,673 | 18.0 | 6.0 |
| 35 - 44 | 5,645 | 15.2 | 6.1 |
| 45 - 64 | 6,941 | 18.7 | 8.1 |
| 65 - 84 | 4,582 | 12.3 | 6.6 |
| 85 + | 376 | 1.0 | 4.1 |

P5. SEX
(UNIVERSE: PERSONS)

| | | PCT | Share of City Total |
|---|---|---|---|
| TOTAL | 37,172 | 100.0% | 7.2% |
| MALE | 18,710 | 50.3 | 7.4 |
| FEMALE | 18,462 | 49.7 | 7.0 |

P6/8/10. RACE AND HISPANIC ORIGIN
(UNIVERSE: PERSONS)

| | | | Share of City Total |
|---|---|---|---|
| TOTAL | 37,172 | 100.0% | 7.2% |
| WHITE | 11,078 | 29.8 | 2.8 |
| BLACK | 8,013 | 21.6 | 15.4 |
| AMERICAN INDIAN, ESKIMO OR ALEUT | 921 | 2.5 | 12.6 |
| ASIAN OR PACIFIC I | 16,114 | 43.3 | 26.5 |
| OTHER RACE | 1,046 | 2.8 | 14.3 |
| HISPANIC ORIGIN (OF ANY RACE) | 2,183 | 5.9 | 11.9 |

EDUCATIONAL ATTAINMENT: Highest Grade Completed
(Universe: Persons 25 years and over)

| | | Pct. |
|---|---|---|
| Total | 24,455 | |
| Less than 9th grade | 3,710 | 15.2% |
| 9th to 12th grade, no diploma | 3,969 | 16.2 |
| High school graduate/equivalenc | 6,211 | 25.4 |
| Some college, no degree | 5,283 | 21.6 |
| Associate degree | 1,537 | 6.3 |
| Bachelor's degree | 2,664 | 10.9 |
| Graduate or professional degree | 1,081 | 4.4 |

RESIDENCE IN 1985
(Universe: Persons 5 years and over)

| | | |
|---|---|---|
| Total | 34,337 | |
| Lived in same house | 17,201 | 50.1% |
| Lived Diff. House -- Same County | 10,283 | 29.9 |
| Different County | 4,001 | 11.7 |
| Same State | 916 | 2.7 |
| Different State | 3,085 | 9.0 |
| Lived abroad | 2,852 | 8.3 |

H4. HOUSEHOLDS

| | | |
|---|---|---|
| TOTAL | 13,404 | |
| Share of Total City | 5.7% | |
| PERSONS IN HOUSEHOLDS | | 36,096 |
| PERSONS PER HOUSEHOLD | | 2.69 |

P16. HOUSEHOLD SIZE AND TYPE
(UNIVERSE: HOUSEHOLDS)

| | | PCT. |
|---|---|---|
| TOTAL | 13,404 | |
| 1 PERSON: | 3,775 | 28.2 |
| MALE HOUSEHOLDER | 1,889 | 14.1 |
| FEMALE HOUSEHOLDER | 1,886 | 14.1 |
| 2 OR MORE PERSONS: | 9,629 | 71.8 |
| FAMILY HOUSEHOLDS: | | |
| MARRIED COUPLE FAMILY: | | |
| WITH RELATED CHILDREN | 2,684 | 20.0 |
| NO RELATED CHILDREN | 2,937 | 21.9 |
| OTHER FAMILY: | | |
| MALE HOUSEHOLDER, NO WIFE PRESENT: | | |
| WITH RELATED CHILDRE | 321 | 2.4 |
| NO RELATED CHILDREN | 385 | 2.9 |
| FEMALE HOUSEHOLDER, NO HUSBAND PRESENT: | | |
| WITH RELATED CHILDRE | 1,650 | 12.3 |
| NO RELATED CHILDREN | 753 | 5.6 |
| NONFAMILY HOUSEHOLDS: | 899 | 6.7 |
| MALE HOUSEHOLDER | 580 | 4.3 |
| FEMALE HOUSEHOLDER | 319 | 2.4 |

P28. GROUP QUARTERS
(UNIVERSE: PERSONS IN GROUP QUARTERS)

| | | PCT |
|---|---|---|
| TOTAL IN GROUP QUARTERS | 1,076 | 100.0% |
| PERSONS LIVING IN INSTITUTIONS: CORRECTIONAL INSTS, NURSING HOMES, HOSPITALS, ETC. | 234 | 21.7 |
| OTHER PERSONS IN GROUP QUARTERS: COLLEGE DORMITORIES, MILITARY QUARTERS EMERGENCY SHELTERS FOR HOMELESS, ETC. | 842 | 78.3 |

P27. HOUSEHOLD SIZE
(UNIVERSE: HOUSEHOLDS)

| | | Pct. |
|---|---|---|
| 1 PERSON | 3,775 | 28.2% |
| 2 PERSONS | 3,896 | 29.1 |
| 3 PERSONS | 2,149 | 16.0 |
| 4 PERSONS | 1,678 | 12.5 |
| 5 PERSONS | 984 | 7.3 |
| 6 PERSONS | 460 | 3.4 |
| 7+ PERSONS | 462 | 3.4 |

FAMILIES

| | | |
|---|---|---|
| TOTAL | 8,730 | |
| Share of Total City | 7.7% | |
| PERSONS IN FAMILIES | | 29,242 |
| PERSONS PER FAMILY | | 3.35 |

P23. Family Type and Age of Children
(Universe: Own children under 18 years)

| | |
|---|---|
| In married-couple family: | |
| Under 3 years | 960 |
| 3 and 4 years | 615 |
| 5 years | 333 |
| 6 to 11 years | 1,712 |
| 12 and 13 years | 439 |
| 14 years | 162 |
| 15 to 17 years | 774 |
| In other family: | |
| Male householder, no spouse: | |
| Under 3 years | 37 |
| 3 and 4 years | 27 |
| 5 years | 8 |
| 6 to 11 years | 79 |
| 12 and 13 years | 71 |
| 14 years | 30 |
| 15 to 17 years | 37 |
| Female householder, no spouse: | |
| Under 3 years | 409 |
| 3 and 4 years | 321 |
| 5 years | 202 |
| 6 to 11 years | 854 |
| 12 and 13 years | 196 |
| 14 years | 72 |
| 15 to 17 years | 386 |

CHANGE 1980 - 1990
(UNIVERSE: PERSONS, HOUSEHOLDS, AND FAMILIES)

| | 1980 | 1990 | Change | Pct Change |
|---|---|---|---|---|
| Persons | 33,553 | 37,172 | 3,619 | 10.8% |
| Households | 13,015 | 13,404 | 389 | 3.0 |
| Families | 8,384 | 8,730 | 346 | 4.1 |

SELECTED CHARACTERISTICS OF HOUSING UNITS
1990 Census of Population and Housing
Compiled by City of Seattle Planning Department

District = DUWAMISH

H4. HOUSING UNITS

| | |
|---|---|
| TOTAL | 14,095 |
| Share of Total City | 5.7% |

H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY
(UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)

| | UNITS | PCT |
|---|---|---|
| TOTAL | 14,095 | 100.0% |
| OCCUPIED | 13,404 | 95.1 |
| OWNER OCCUPIED | 7,099 | 50.4 |
| RENTER OCCUPIED | 6,305 | 44.7 |
| VACANT | 691 | 4.9 |

H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS

| | Persons | Per Unit | PCT |
|---|---|---|---|
| OCCUPIED | 36,096 | 2.7 | 100.0% |
| OWNER OCCUPIED | 20,258 | 2.9 | 56.1 |
| RENTER OCCUPIED | 15,838 | 2.5 | 43.9 |

H23A/23B/23C. VALUE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)
MEDIAN VALUE $88,421

H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)
MEDIAN VALUE $332

AVERAGE PERSONS PER OCCUPIED HOUSING UNIT

| | |
|---|---|
| POPULATION IN HOUSING UNITS | 36,096 |
| Persons per Unit | 2.69 |

H25/26/27. Year Structure Built by Tenure
(Universe: Housing units)

| Year Built | Total Units | % |
|---|---|---|
| 1989 to March 1990 | 122 | 0.9 |
| 1985 to 1988 | 326 | 2.3 |
| 1980 to 1984 | 442 | 3.1 |
| 1970 to 1979 | 1,402 | 9.9 |
| 1960 to 1969 | 2,049 | 14.5 |
| 1950 to 1959 | 2,415 | 17.1 |
| 1940 to 1949 | 3,161 | 22.4 |
| Before 1940 | 4,196 | 29.7 |

H31/32/33. Bedrooms
(Universe: Housing units)

| | Total Units | % |
|---|---|---|
| No bedroom | 671 | 4.8 |
| 1 bedroom | 3,351 | 23.7 |
| 2 bedrooms | 4,425 | 31.4 |
| 3 bedrooms | 3,736 | 26.5 |
| 4 bedrooms | 1,551 | 11.0 |
| 5+ bedrooms | 379 | 2.7 |
| Total housing units | 14,113 | 100.0% |

CHANGE 1980 - 1990
(UNIVERSE: HOUSING UNITS)

| | 1980 | 1990 | Change | Pct Change |
|---|---|---|---|---|
| Units | 13,937 | 14,095 | 158 | 1.1% |

H43/44. AGGREGATE AND AVERAGE NUMBER OF PERSONS
(UNIVERSE: PERSONS IN OCCUPIED HOUSING UNITS)

| | Aggregate Persons | Average Persons |
|---|---|---|
| SINGLE FAMILY | 26,203 | 2.91 |
| 1, DETACHED | 24,667 | 2.90 |
| 1, ATTACHED | 1,536 | 3.15 |
| MULTI FAMILY | 9,315 | 2.22 |
| 2 | 2,698 | 2.85 |
| 3 OR 4 | 2,045 | 2.57 |
| 5 TO 9 | 1,121 | 2.03 |
| 10 TO 19 | 1,957 | 2.01 |
| 20 TO 49 | 1,042 | 1.60 |
| 50 OR MORE | 452 | 1.61 |
| MOBILE HOME OR | 95 | 1.73 |
| OTHER | 483 | 3.43 |
| TOTAL | 36,096 | 2.69 |

H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)

| | TOTAL UNITS | PCT | VACANT UNITS | PCT | OCCUPIED UNITS | PCT | OWNER OCCUPIED UNITS | PCT | RENTER OCCUPIED UNITS | PCT |
|---|---|---|---|---|---|---|---|---|---|---|
| SINGLE FAMILY | 9,396 | 66.7% | 390 | 56.4% | 9,006 | 67.2% | 6,755 | 95.2% | 2,251 | 35.7% |
| 1, DETACHED | 8,870 | 62.9 | 351 | 50.8 | 8,519 | 63.6 | 6,662 | 93.8 | 1,857 | 29.5 |
| 1, ATTACHED | 526 | 3.7 | 39 | 5.6 | 487 | 3.6 | 93 | 1.3 | 394 | 6.2 |
| MULTI FAMILY | 4,499 | 31.9 | 297 | 43.0 | 4,202 | 31.3 | 232 | 3.3 | 3,970 | 63.0 |
| 2 | 1,002 | 7.1 | 56 | 8.1 | 946 | 7.1 | 83 | 1.2 | 863 | 13.7 |
| 3 OR 4 | 853 | 6.1 | 56 | 8.1 | 797 | 5.9 | 33 | 0.5 | 764 | 12.1 |
| 5 TO 9 | 605 | 4.3 | 53 | 7.7 | 552 | 4.1 | 25 | 0.4 | 527 | 8.4 |
| 10 TO 19 | 1,037 | 7.4 | 64 | 9.3 | 973 | 7.3 | 25 | 0.4 | 948 | 15.0 |
| 20 TO 49 | 700 | 5.0 | 47 | 6.8 | 653 | 4.9 | 41 | 0.6 | 612 | 9.7 |
| 50 OR MORE | 302 | 2.1 | 21 | 3.0 | 281 | 2.1 | 25 | 0.4 | 256 | 4.1 |
| MOBILE HOME OR TRAILER | 57 | 0.4 | 2 | 0.3 | 55 | 0.4 | 39 | 0.5 | 16 | 0.3 |
| OTHER | 143 | 1.0 | 2 | 0.3 | 141 | 1.1 | 73 | 1.0 | 68 | 1.1 |
| TOTAL | 14,095 | 100.0% | 691 | 100.0% | 13,404 | 100.0% | 7,099 | 100.0% | 6,305 | 100.0% |

SELECTED CHARACTERISTICS OF EMPLOYED RESIDENTS AND INCOME
1990 Census of Population and Housing
Compiled by City of Seattle Planning Department

District = DUWAMISH

P70/71/72. Employment Status
(Universe: Persons 16 years and over)

| | In Armed Forces | Civilian Labor Force: Employed | Unempl. | Rate | Not In Labor Force |
|---|---|---|---|---|---|
| Total | 377 | 16,955 | 1,359 | 7.4% | 10,433 |
| Male | 359 | 9,051 | 848 | 8.6% | 4,327 |
| Female | 18 | 7,904 | 511 | 6.1% | 6,106 |

Share of Employed City Residents 6.0%
Share of Unemployed City Residents 9.3%

P45/46/47/48. Place of Work
(Universe: Workers 16 years and over)

| Worked in Washington State: | | Pct. |
|---|---|---|
| Worked in King County | 16,216 | 95.5% |
| Worked in Seattle | 13,015 | 76.7 |
| Worked outside of Seattle | 3,961 | 23.3 |
| Out of Seattle - In County | 3,201 | 18.9 |
| Worked outside of King | 663 | 3.9 |
| Worked outside of WA. | 97 | 0.6 |

P49. Means of Transportation to Work
(Universe: Workers 16 years and over)

| Car, truck, or van: | | Pct. |
|---|---|---|
| Drove alone | 9,290 | 54.7% |
| Carpooled | 3,341 | 19.7 |
| Public transportation: | | |
| Bus or trolley bus | 2,817 | 16.6 |
| Subway or elevated | 0 | 0.0 |
| Railroad | 0 | 0.0 |
| Ferryboat | 33 | 0.2 |
| Taxicab | 22 | 0.1 |
| Motorcycle | 56 | 0.3 |
| Bicycle | 65 | 0.4 |
| Walked | 488 | 2.9 |
| Other means | 198 | 1.2 |
| Worked at home | 629 | 3.7 |
| Total workers | 16,976 | 100.0% |

P50/51. Travel Time to Work
(Universe: Workers 16 years and over)

| Did not work at home: | | Pct. |
|---|---|---|
| 0 - 19 minutes | 7,480 | 44.1% |
| 20 - 39 minutes | 6,965 | 41.0 |
| 40 - 59 minutes | 1,029 | 6.1 |
| 60 - 89 minutes | 557 | 3.3 |
| 90 or more minutes | 316 | 1.9 |
| Worked at home | 629 | 3.7 |

Mean travel time to work 23 minutes

MEDIAN INCOME, 1989

| | |
|---|---|
| Median Household Income | $25,448 |
| Median Family Income | $30,458 |
| Median Nonfamily Household Income | $16,560 |

P112/113. Workers in Family and Mean Income in 1989
(Universe: Families)

| Workers | Families | Mean Income |
|---|---|---|
| None | 1,364 | $15,313 |
| 1 | 2,446 | $24,448 |
| 2 | 3,331 | $39,957 |
| 3 or more | 1,594 | $55,123 |

P109. Mean Family Income in 1989 by Family Type & Presence of Children Under 18 Years
(Universe: Families)

| | Mean income |
|---|---|
| Married-couple family: | |
| With own children | $36,298 |
| No own children | $42,221 |
| Other family: | |
| Male householder, no spouse: | |
| With own children | $23,070 |
| No own children | $34,340 |
| Female householder, no spouse: | |
| With own children | $15,016 |
| No own children | $34,394 |

P114/115/116. Per Capita Income in 1989
(Universe: Total persons or persons 15 years and over)

| | Per Capita Income |
|---|---|
| All persons | $11,399 |
| White | $15,211 |
| Black | $9,441 |
| Amer Ind | $4,163 |
| Asian | $10,406 |
| Other Race | $7,398 |
| Hispanic | $7,245 |

POVERTY STATUS IN 1989

| | |
|---|---|
| All persons for whom poverty status is determined* | 36,286 |
| Below poverty level | 7,045 |
| Persons 18 years and over | 27,586 |
| Below poverty level | 4,427 |
| Persons 65 years and over | 4,880 |
| Below poverty level | 591 |
| Related children under 18 years | 8,634 |
| Below poverty level | 2,564 |
| Related children under 5 years | 2,690 |
| Related children 5 to 17 years | 5,944 |
| Below poverty level | 1,662 |
| Unrelated individuals | 7,201 |
| Below poverty level | 2,311 |
| All Families | 8,735 |
| Below poverty level | 1,336 |
| With related children under 18 year | 4,609 |
| Below poverty level | 1,159 |
| With related children under 5 years | 2,054 |
| Below poverty level | 588 |
| Female householder families | 2,283 |
| Below poverty level | 867 |
| With related children under 18 year | 1,532 |
| Below poverty level | 798 |
| With related children under 5 years | 670 |
| Below poverty level | 406 |

PERCENT BELOW POVERTY LEVEL

| | |
|---|---|
| All persons | 19.4% |
| Persons 18 years and over | 16.0% |
| Persons 65 years and over | 12.1% |
| Related children under 18 years | 29.7% |
| Related children under 5 years | 33.5% |
| Related children 5 to 17 years | 28.0% |
| Unrelated individuals | 32.1% |
| All families | 15.3% |
| With related children under 18 years | 25.1% |
| With related children under 5 years | 28.6% |
| Female householder families | 38.0% |
| With related children under 18 years | 52.1% |
| With related children under 5 years | 60.6% |

* Poverty status is only determined for noninstitutionalized persons, etc.

SELECTED CHARACTERISTICS OF JOBS AND LAND USE, 1990
Puget Sound Regional Council and King County Assessor Data
Compiled by City of Seattle Planning Department

District = DUWAMISH

JOBS

| | |
|---|---|
| TOTAL | 78,718 |
| Share of Total City | 16.1% |

JOBS IN SEATTLE
(UNIVERSE: JOBS)

| | | | Share of City Total |
|---|---|---|---|
| TOTAL | 78,718 | 100.0% | 16.1% |
| Retail | 7,991 | 10.2 | 11.6 |
| Education | 223 | 0.0 | 8.2 |
| Government, Finance, Ins., Real Estate | 28,237 | 35.9 | 9.5 |
| Manufacturing, Wholesale Trade, Commun, Tr | 42,267 | 53.7 | 35.3 |
| University Enrollment | . | 0.0 | 0.0 |

Source: Puget Sound Regional Council

GROSS LAND AREA IN ACRES
(Includes streets, fresh water, etc)

| | |
|---|---|
| TOTAL | 7,915 |
| Share of Total City | 14.6% |

LAND AREA BY ZONING
(Universe: Gross Acres)

| | | | Share of City Total |
|---|---|---|---|
| TOTAL | 7,915 | 100.0% | 14.6% |
| Commercial | 339 | 4.3 | 7.6 |
| Downtown | 51 | 0.6 | 6.1 |
| Industrial | 3,879 | 49.0 | 58.0 |
| Multi Family | 602 | 7.6 | 10.2 |
| Single Family | 3,012 | 38.1 | 8.6 |
| Major Institution | 39 | 0.5 | 3.8 |

TOTAL ASSESSED VALUATION
(Universe: Millions of Dollars)

| | |
|---|---|
| TOTAL | $3,030 |
| Share of Total City | 7.6% |
| Land Assessed Valuation | $1,444 |
| Share of Total City | 8.0% |
| Improvements Assessed Valuation | $1,586 |
| Share of Total City | 7.3% |

| | |
|---|---|
| Average Land Assessed Valuation per Parcel Square Foot | $6.52 |

NET LAND AREA IN ACRES
(Excludes streets, fresh water, etc)

| | |
|---|---|
| TOTAL | 5,031 |
| Share of Total City | 13.2% |

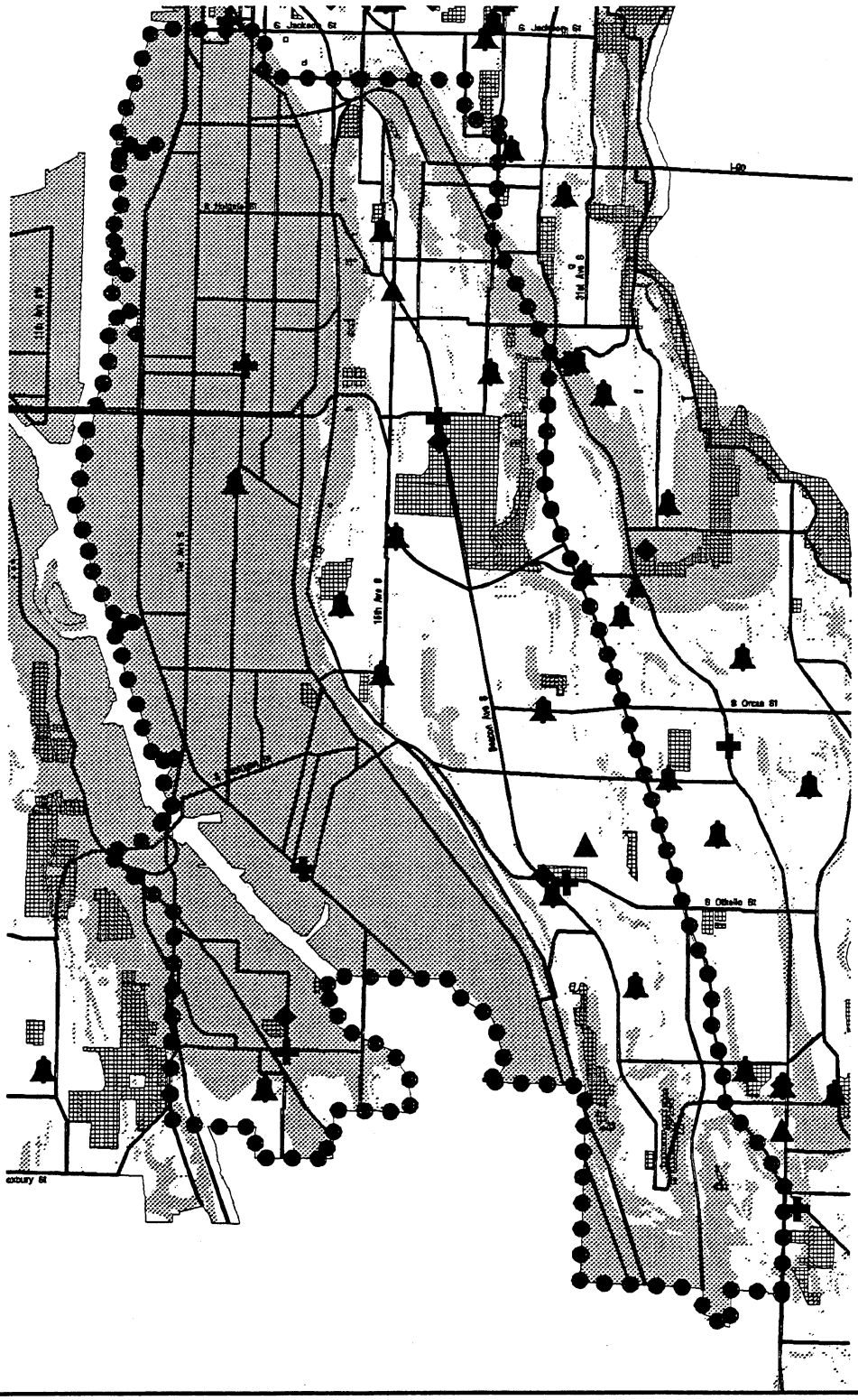
ESTIMATED LAND AREA BY USE
(Universe: Net Acres)

| | | | Share of City Total |
|---|---|---|---|
| TOTAL | 5,031 | 100.0% | 13.2% |
| Commercial | 511 | 10.2 | 18.0 |
| Community Fac. | 208 | 4.1 | 9.5 |
| Industrial | 1,247 | 24.8 | 45.0 |
| Residential | 1,453 | 28.9 | 6.7 |
| Single Family | 1,299 | 25.8 | 6.7 |
| Trans/Comm/Ut | 691 | 13.7 | 33.5 |
| Vacant | 702 | 14.0 | 22.4 |
| Open Space | 237 | 4.7 | 6.3 |
| Other | 38 | 0.8 | 32.4 |

Source: King County Assessor Extract, 1991

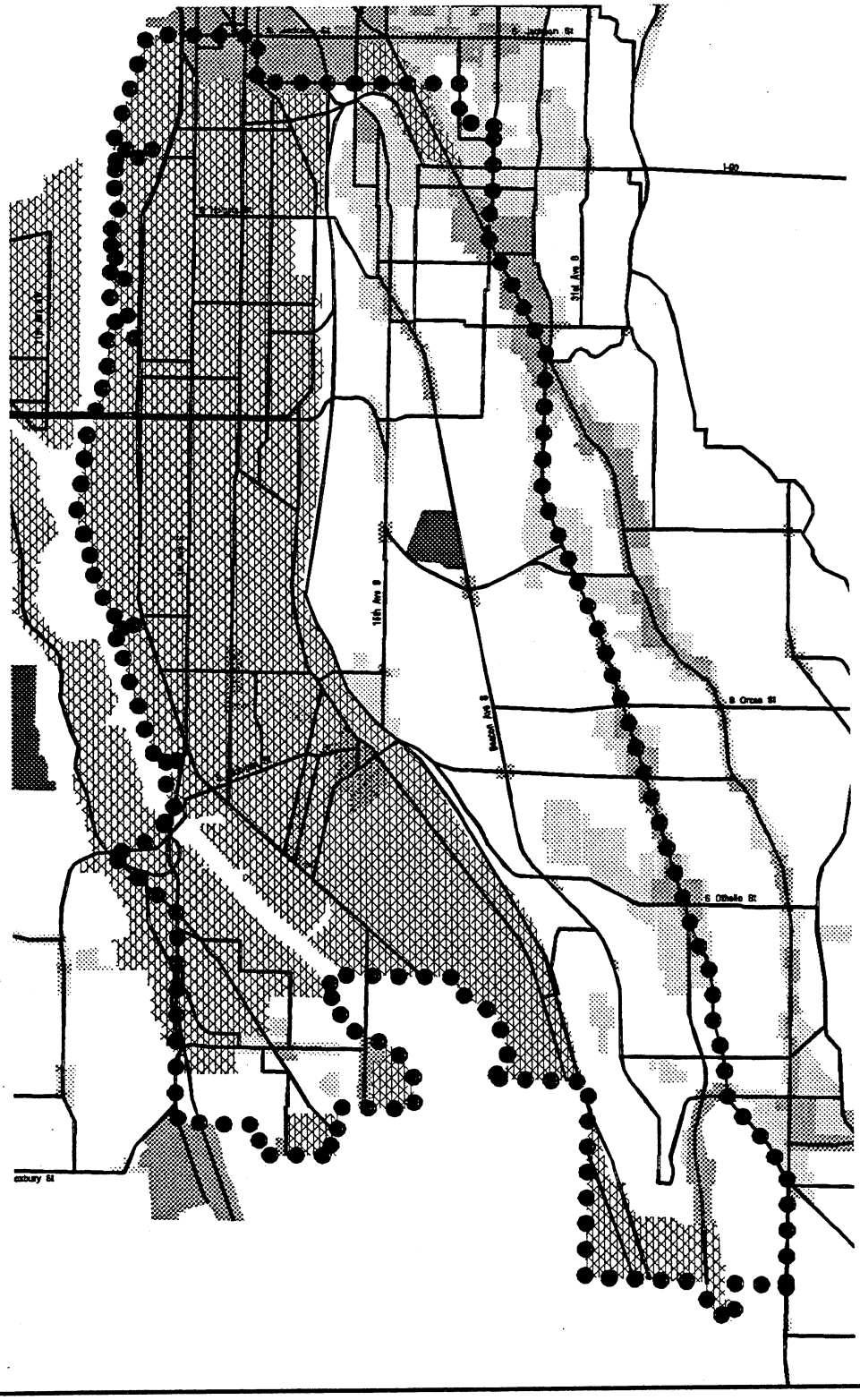
SELECTED DENSITY MEASURES

| | |
|---|---|
| Average Persons per gross acre | 5 |
| Average Persons per net acre | 7 |
| Average Households per gross acre | 2 |
| Average Households per net acre | 3 |
| Average Housing Units per gross acre | 2 |
| Avergae Housing Units per net acre | 3 |
| Average Number of Jobs per gross acre | 10 |
| Average Number of Jobs per net acre | 16 |




# Duwamish District

- Environmentally Sensitive Areas
- Parks
- Public School
- Police and Fire
- Library
- Community Center
- Arterials
- District Statistical Area




# Duwamish District -- Zoning

- Single-Family
- Multi-Family
- Commercial and Downtown
- Major Institution
- Industrial
- Arterials
- District Statistical Area