CITY OF SEATTLE • PLANNING DEPARTMENT

CENSUS 90

SUB-AREA PROFILES, 1990

LAKE UNION

February 1993

CURRENT PLANNING RESEARCH BULLETIN NUMBER 53.F

LAKE UNION AREA PROFILE

The Lake Union Area is bordered generally by Green Lake and Woodland Park Zoo on the north, Phinney Avenue and Lake Union's western shore on the west, Mercer Street on the south and Interstate 5 on the east. It consists of 2,195 gross acres and is home to approximately 25,000 people. The area is predominately residential with but also has large areas of commercial development along Lake Union and NE 45th Street. The following highlights present a summary of the Lake Union Area. The subsequent set of tables and maps provide a much more detailed picture of the area.

Demographics

- The Lake Union area is home to a high proportion of the people aged 25 to 44 -- 54 percent of the population is aged 25 - 44 compared to 39 percent citywide.

- The Lake Union Area has a substantially lower percentage of its population that are people of color than is found citywide -- just 9.2 percent of the population are people of color compared to 25 percent citywide.

- Residents of the Lake Union area tend to have substantially more formal education than is the case for others areas in the city -- 57 percent of the people 25 years and over have bachelor, graduate or professional degrees compared to 38 percent citywide.

- Households in the Lake Union area tend to be smaller than those citywide -- on average 1.85 people live in each household compared to 2.09 citywide.

- In addition:

  -- 26 percent of the households in the Lake Union area are married couple families compared to 36 percent citywide.
  -- 46 percent of the households are single person households compared to 40 percent citywide.
  -- 3.9 percent of the households are single parent households compared to 6.2 percent citywide.
  -- 20.2 percent of the households are composed of a group of unrelated people compared to 12.5 percent citywide.

Housing

- Housing units in the Lake Union area are less likely to be owner occupied than in the city as a whole -- 35.2 percent of the housing units are owner occupied compared to 46.5 percent citywide.

- The housing units in the Lake Union area are less likely to be in single family structures than are housing units citywide -- 39.5 percent of the housing units are in single family structure as compared to 53.1 percent citywide.

- The median value of owner occupied housing units was $160,971 compared to $137,884.

- The median rent was $455 compared to $425 citywide.

Employment

- The unemployment rate in the Lake Union area was slightly lower than the city as a whole -- 3.7 percent of the labor force was unemployed in 1990 compared to 4.9 percent citywide.

Income

- Incomes in the Lake Union area tend to be slightly higher than income levels citywide:

  -- Median household income was $30,167 compared to $29,353 citywide.
  -- Median Family Income was $43,906 compared to $39,860 citywide.
  -- Per Capita Income was $21,091 compared to $18,308 citywide.

- In addition to higher incomes the Lake Union area also had a slightly lower overall poverty rate than the city as a whole -- 8.3 percent of the population lived in poverty compared to 12.4 percent citywide.

- The rate of children living in poverty around Lake Union was substantially lower than is found citywide -- 5.0 percent of the population 18 and under lived in poverty compared to 15.7 percent citywide.

Jobs

- The Lake Union area has a distribution of jobs similar to that of the city as a whole:

  -- 17.7 percent of the jobs are in the retail sector compared to 14.1 percent citywide.
  -- 58 percent of the jobs are in the government, finance, insurance, and real estate sectors compared to 60.8 percent citywide.
  -- 24 percent of the jobs are in manufacturing, wholesale trade, transportation and communications sectors which is identical to the percentage citywide.

Land Use

- The Lake Union area is residential and commercial with a higher proportion of land in multi-family than is found citywide:

  -- 20.2 percent of the land is zoned for multi-family residential uses compared to 11 percent citywide.
  -- 63 percent of the net land is developed for residential uses.
  -- 15 percent of the land is zoned for commercial purposes compared to 8.2 percent citywide.

Density

- The residential density of the Lake Union area are slightly higher than those found citywide:

  -- There are 12 people per gross acre compared to 10 citywide.
  -- There are 6 households per gross acre compared to 4 citywide.

- The employment density in the Lake Union area is comparable to the citywide density -- there eight jobs per gross acre compared to 9 citywide.

CHANGE 1980 - 1990

The Lake Union Area experienced small levels of change over the decade between 1980 and 1990. The Area experienced small changes in population and slightly larger percentage changes in housing units and households compared to other parts of the city. There were relatively large levels of growth for young people and people of color while the number of elderly decreased.

Population

- Population increased by just 1.4 percent compared to 4.5 percent citywide.

  -- The population under the age of 5 increased by 28 percent between 1980 and 1990.
  -- The population aged 65 years and over decreased by over 18 percent during the decade.

  -- There was less than a one percent decrease in the White population between 1980 and 1990.
  -- The number of people of color increased by 27 percent during the decade.

Households

- The number of households increased by 7.9 percent during the decade which is the same level of growth citywide.

  -- The average number of persons per household decreased slightly from 1.91 in 1980 to 1.85 in 1990 while the average decreased citywide from 2.15 to 2.09.

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

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

Housing Units

- Housing Units increased by nine percent compared to 8.3 percent citywide.

  -- There was 9.8 percent increase in renter occupied housing units and there was a 4.4 percent increase in the number of owner occupied housing units between 1980 and 1990.

  -- There was a 12.6 increase in housing units in multi-family structures and 3.7 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 higher than the rates of growth expected for the city as a whole.

- Population in the area is forecasts to increase by just 9.8 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 10.3 and 18.1 percent respectively 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 = LAKE UNION

P1/4. PERSONS

TOTAL	25,433
Share of Total City	4.9%

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

			Share of City Total
TOTAL	25,433	100.0%	4.9%
UNDER 5	1,071	4.2	3.7
5 - 15	1,337	5.3	2.8
16 - 24	3,266	12.8	4.7
25 - 34	8,129	32.0	7.3
35 - 44	5,598	22.0	6.0
45 - 64	3,598	14.1	4.2
65 - 84	2,106	8.3	3.0
85 +	328	1.3	3.5

P5. SEX
(UNIVERSE: PERSONS)

		PCT	Share of City Total
TOTAL	25,433	100.0%	4.9%
MALE	12,363	48.6	4.9
FEMALE	13,070	51.4	4.9

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

			Share of City Total
TOTAL	25,433	100.0%	4.9%
WHITE	23,103	90.8	5.9
BLACK	560	2.2	1.1
AMERICAN INDIAN, ESKIMO OR ALEUT	273	1.1	3.7
ASIAN OR PACIFIC I	1,189	4.7	2.0
OTHER RACE	308	1.2	4.2
HISPANIC ORIGIN (OF ANY RACE)	725	2.9	4.0

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

		Pct.
Total	19,739	
Less than 9th grade	288	1.5%
9th to 12th grade, no diploma	815	4.1
High school graduate/equivalenc	2,266	11.5
Some college, no degree	3,881	19.7
Associate degree	1,270	6.4
Bachelor's degree	7,129	36.1
Graduate or professional degree	4,090	20.7

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

Total	24,244	
Lived in same house	8,593	35.4%
Lived Diff. House -- Same Count	8,705	35.9
Different County	6,329	26.1
Same State	1,935	8.0
Different State	4,394	18.1
Lived abroad	617	2.5

H4. HOUSEHOLDS

TOTAL	13,521	
Share of Total City	5.7%	
PERSONS IN HOUSEHOLDS		24,978
PERSONS PER HOUSEHOLD		1.85

P16. HOUSEHOLD SIZE AND TYPE
(UNIVERSE: HOUSEHOLDS)

		PCT.
TOTAL	13,521	
1 PERSON:	6,205	45.9
MALE HOUSEHOLDER	2,797	20.7
FEMALE HOUSEHOLDER	3,408	25.2
2 OR MORE PERSONS:	7,316	54.1
FAMILY HOUSEHOLDS:		
MARRIED COUPLE FAMILY:		
WITH RELATED CHILDREN	1,124	8.3
NO RELATED CHILDREN	2,361	17.5
OTHER FAMILY:		
MALE HOUSEHOLDER, NO WIFE PRESENT:		
WITH RELATED CHILDRE	100	0.7
NO RELATED CHILDREN	171	1.3
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:		
WITH RELATED CHILDRE	428	3.2
NO RELATED CHILDREN	401	3.0
NONFAMILY HOUSEHOLDS:	2,731	20.2
MALE HOUSEHOLDER	1,375	10.2
FEMALE HOUSEHOLDER	1,356	10.0

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

		PCT
TOTAL IN GROUP QUARTERS	455	100.0%
PERSONS LIVING IN INSTITUTIONS: CORRECTIONAL INSTS, NURSING HOMES, HOSPITALS, ETC.	120	26.4
OTHER PERSONS IN GROUP QUARTERS: COLLEGE DORMITORIES, MILITARY QUARTERS EMERGENCY SHELTERS FOR HOMELESS, ETC.	335	73.6

P27. HOUSEHOLD SIZE
(UNIVERSE: HOUSEHOLDS)

		Pct.
1 PERSON	6,205	45.9%
2 PERSONS	4,806	35.5
3 PERSONS	1,432	10.6
4 PERSONS	726	5.4
5 PERSONS	222	1.6
6 PERSONS	83	0.6
7+ PERSONS	47	0.3

FAMILIES

TOTAL	4,585	
Share of Total City	4.1%	
PERSONS IN FAMILIES		11,847
PERSONS PER FAMILY		2.58

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

In married-couple family:	
Under 3 years	662
3 and 4 years	225
5 years	174
6 to 11 years	507
12 and 13 years	113
14 years	53
15 to 17 years	132
In other family:	
Male householder, no spouse:	
Under 3 years	8
3 and 4 years	7
5 years	18
6 to 11 years	52
12 and 13 years	23
14 years	16
15 to 17 years	24
Female householder, no spouse:	
Under 3 years	38
3 and 4 years	67
5 years	34
6 to 11 years	140
12 and 13 years	65
14 years	24
15 to 17 years	38

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

	1980	1990	Change	Pct Change
Persons	25,073	25,433	360	1.4%
Households	12,536	13,521	985	7.9
Families	4,782	4,585	-197	-4.1

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

District = LAKE UNION

H4. HOUSING UNITS

TOTAL	14,112
Share of Total City	5.7%

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

	UNITS	PCT
TOTAL	14,112	100.0%
OCCUPIED	13,521	95.8
OWNER OCCUPIED	4,970	35.2
RENTER OCCUPIED	8,551	60.6
VACANT	591	4.2

H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS

	Persons	Per Unit	PCT
OCCUPIED	24,978	1.8	100.0%
OWNER OCCUPIED	10,790	2.2	43.2
RENTER OCCUPIED	14,188	1.7	56.8

H23A/23B/23C. VALUE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)
MEDIAN VALUE $160,971

H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)
MEDIAN VALUE $455

AVERAGE PERSONS PER OCCUPIED HOUSING UNIT

POPULATION IN HOUSING UNITS	24,978
Persons per Unit	1.85

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

Year Built	Total Units	%
1989 to March 1990	297	2.1
1985 to 1988	820	5.8
1980 to 1984	332	2.4
1970 to 1979	1,163	8.2
1960 to 1969	1,717	12.2
1950 to 1959	1,392	9.9
1940 to 1949	1,135	8.0
Before 1940	7,265	51.4

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

	Total Units	%
No bedroom	837	5.9
1 bedroom	4,823	34.2
2 bedrooms	4,562	32.3
3 bedrooms	2,149	15.2
4 bedrooms	1,395	9.9
5+ bedrooms	355	2.5
Total housing units	14,121	100.0%

CHANGE 1980 - 1990
(UNIVERSE: HOUSING UNITS)

	1980	1990	Change	Pct Change
Units	12,950	14,112	1,162	9.0%

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

	Aggregate Persons	Average Persons
SINGLE FAMILY	12,594	2.34
1, DETACHED	12,259	2.36
1, ATTACHED	335	1.88
MULTI FAMILY	11,658	1.51
2	1,811	1.82
3 OR 4	1,833	1.63
5 TO 9	3,187	1.46
10 TO 19	3,271	1.43
20 TO 49	1,473	1.39
50 OR MORE	83	1.26
MOBILE HOME OR	13	1.63
OTHER	713	1.75
TOTAL	24,978	1.85

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	5,580	39.5%	197	33.3%	5,383	39.8%	3,941	79.3%	1,442	16.9%
1, DETACHED	5,389	38.2	184	31.1	5,205	38.5	3,861	77.7	1,344	15.7
1, ATTACHED	191	1.4	13	2.2	178	1.3	80	1.6	98	1.1
MULTI FAMILY	8,053	57.1	331	56.0	7,722	57.1	785	15.8	6,937	81.1
2	1,041	7.4	48	8.1	993	7.3	202	4.1	791	9.3
3 OR 4	1,180	8.4	55	9.3	1,125	8.3	110	2.2	1,015	11.9
5 TO 9	2,273	16.1	83	14.0	2,190	16.2	149	3.0	2,041	23.9
10 TO 19	2,377	16.8	85	14.4	2,292	17.0	230	4.6	2,062	24.1
20 TO 49	1,113	7.9	57	9.6	1,056	7.8	94	1.9	962	11.3
50 OR MORE	69	0.5	3	0.5	66	0.5	0	0.0	66	0.8
MOBILE HOME OR TRAILER	8	0.1	0	0.0	8	0.1	5	0.1	3	0.0
OTHER	471	3.3	63	10.7	408	3.0	239	4.8	169	2.0
TOTAL	14,112	100.0%	591	100.0%	13,521	100.0%	4,970	100.0%	8,551	100.0%

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

District = LAKE UNION

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	18	17,591	671	3.7%	4,631
Male	18	8,793	402	4.4%	1,794
Female	0	8,798	269	3.0%	2,837

Share of Employed City Residents 6.2%
Share of Unemployed City Residents 4.6%

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

Worked in Washington State:		Pct.
Worked in King County	16,066	93.8%
Worked in Seattle	13,377	78.1
Worked outside of Seattle	3,749	21.9
Out of Seattle - In County	2,689	15.7
Worked outside of King	911	5.3
Worked outside of WA.	149	0.9

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

Car, truck, or van:		Pct.
Drove alone	9,801	57.2%
Carpooled	1,642	9.6
Public transportation:		
Bus or trolley bus	3,111	18.2
Subway or elevated	0	0.0
Railroad	5	0.0
Ferryboat	29	0.2
Taxicab	7	0.0
Motorcycle	99	0.6
Bicycle	508	3.0
Walked	918	5.4
Other means	93	0.5
Worked at home	903	5.3
Total workers	17,126	100.0%

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

Did not work at home:		Pct.
0 - 19 minutes	8,015	46.8%
20 - 39 minutes	6,864	40.1
40 - 59 minutes	828	4.8
60 - 89 minutes	333	1.9
90 or more minutes	183	1.1
Worked at home	903	5.3

Mean travel time to work 20 minutes

MEDIAN INCOME, 1989

Median Household Income	$30,167
Median Family Income	$43,906
Median Nonfamily Household Income	$24,607

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

Workers	Families	Mean Income
None	490	$28,696
1	1,025	$43,235
2	2,861	$58,936
3 or more	328	$71,446

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	$59,657
No own children	$58,577
Other family:	
Male householder, no spouse:	
With own children	$34,121
No own children	$38,661
Female householder, no spouse:	
With own children	$23,286
No own children	$37,733

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

	Per Capita Income
All persons	$21,091
White	$21,479
Black	$16,167
Amer Ind	$13,455
Asian	$16,299
Other Race	$16,188
Hispanic	$15,363

POVERTY STATUS IN 1989

All persons for whom poverty status is determined*	25,110
Below poverty level	2,077
Persons 18 years and over	22,622
Below poverty level	1,949
Persons 65 years and over	2,311
Below poverty level	95
Related children under 18 years	2,483
Below poverty level	123
Related children under 5 years	1,035
Related children 5 to 17 years	1,448
Below poverty level	88
Unrelated individuals	12,892
Below poverty level	1,767
All Families	4,704
Below poverty level	134
With related children under 18 year	1,716
Below poverty level	98
With related children under 5 years	887
Below poverty level	42
Female householder families	780
Below poverty level	76
With related children under 18 year	357
Below poverty level	67
With related children under 5 years	113
Below poverty level	35

PERCENT BELOW POVERTY LEVEL

All persons	8.3%
Persons 18 years and over	8.6%
Persons 65 years and over	4.1%
Related children under 18 years	5.0%
Related children under 5 years	3.4%
Related children 5 to 17 years	6.1%
Unrelated individuals	13.7%
All families	2.8%
With related children under 18 years	5.7%
With related children under 5 years	4.7%
Female householder families	9.7%
With related children under 18 years	18.8%
With related children under 5 years	31.0%

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

District = LAKE UNION

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

JOBS

TOTAL	18,601
Share of Total City	3.8%

JOBS IN SEATTLE
(UNIVERSE: JOBS)

			Share of City Total
TOTAL	18,601	100.0%	3.8%
Retail	3,297	17.7	4.8
Education	52	0.0	1.9
Government, Finance, Ins., Real Estate	10,772	57.9	3.6
Manufacturing, Wholesale Trade, Commun, Tr	4,480	24.1	3.7
University Enrollment	.	0.0	0.0

Source: Puget Sound Regional Council

TOTAL ASSESSED VALUATION
(Universe: Millions of Dollars)

TOTAL	$1,714
Share of Total City	4.3%
Land Assessed Valuation	$840
Share of Total City	4.6%
Improvements Assessed Valuation	$874
Share of Total City	4.0%
Average Land Assessed Valuation per Parcel Square Foot	$17.22

SELECTED DENSITY MEASURES

Average Persons per gross acre	12
Average Persons per net acre	22
Average Households per gross acre	6
Average Households per net acre	12
Average Housing Units per gross acre	6
Avergae Housing Units per net acre	12
Average Number of Jobs per gross acre	8
Average Number of Jobs per net acre	16

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

TOTAL	2,195
Share of Total City	4.1%

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

TOTAL	1,143
Share of Total City	3.0%

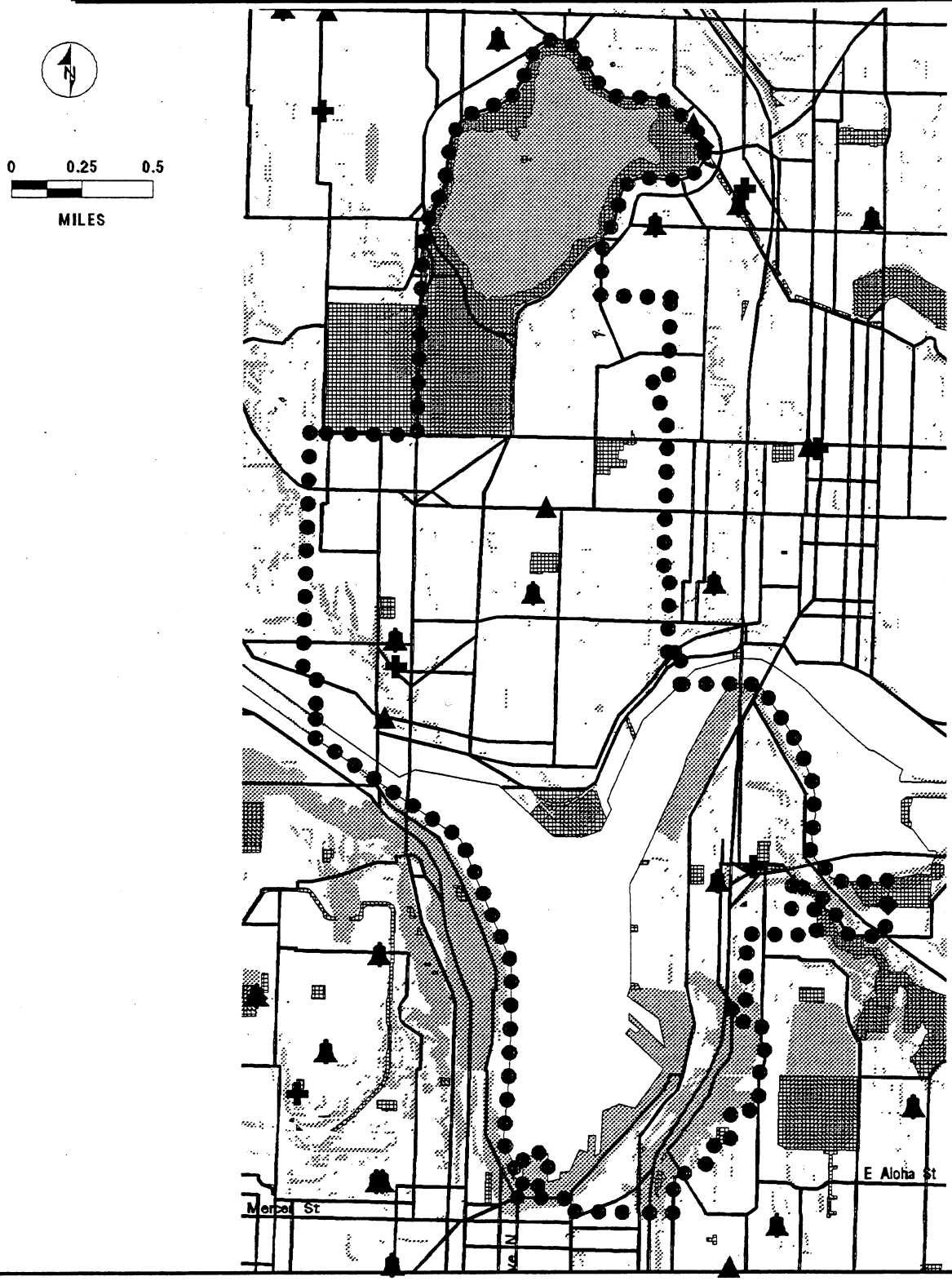
LAND AREA BY ZONING
(Universe: Gross Acres)

			Share of City Total
TOTAL	2,195	100.0%	4.1%
Commercial	327	14.9	7.4
Downtown	.	0.0	0.0
Industrial	154	7.0	2.3
Multi Family	444	20.2	7.5
Single Family	1,032	47.0	3.0
Major Institution	.	0.0	0.0

ESTIMATED LAND AREA BY USE
(Universe: Net Acres)

			Share of City Total
TOTAL	1,143	100.0%	3.0%
Commercial	148	13.0	5.2
Community Fac.	62	5.4	2.8
Industrial	73	6.4	2.6
Residential	726	63.5	3.4
Single Family	495	43.3	3.4
Trans/Comm/Ut	18	1.5	0.9
Vacant	51	4.5	1.6
Open Space	36	3.1	0.9
Other	6	0.5	5.0

Source: King County Assessor Extract, 1991



Lake Union District

Environmentally Sensitive Areas

Parks

Public School

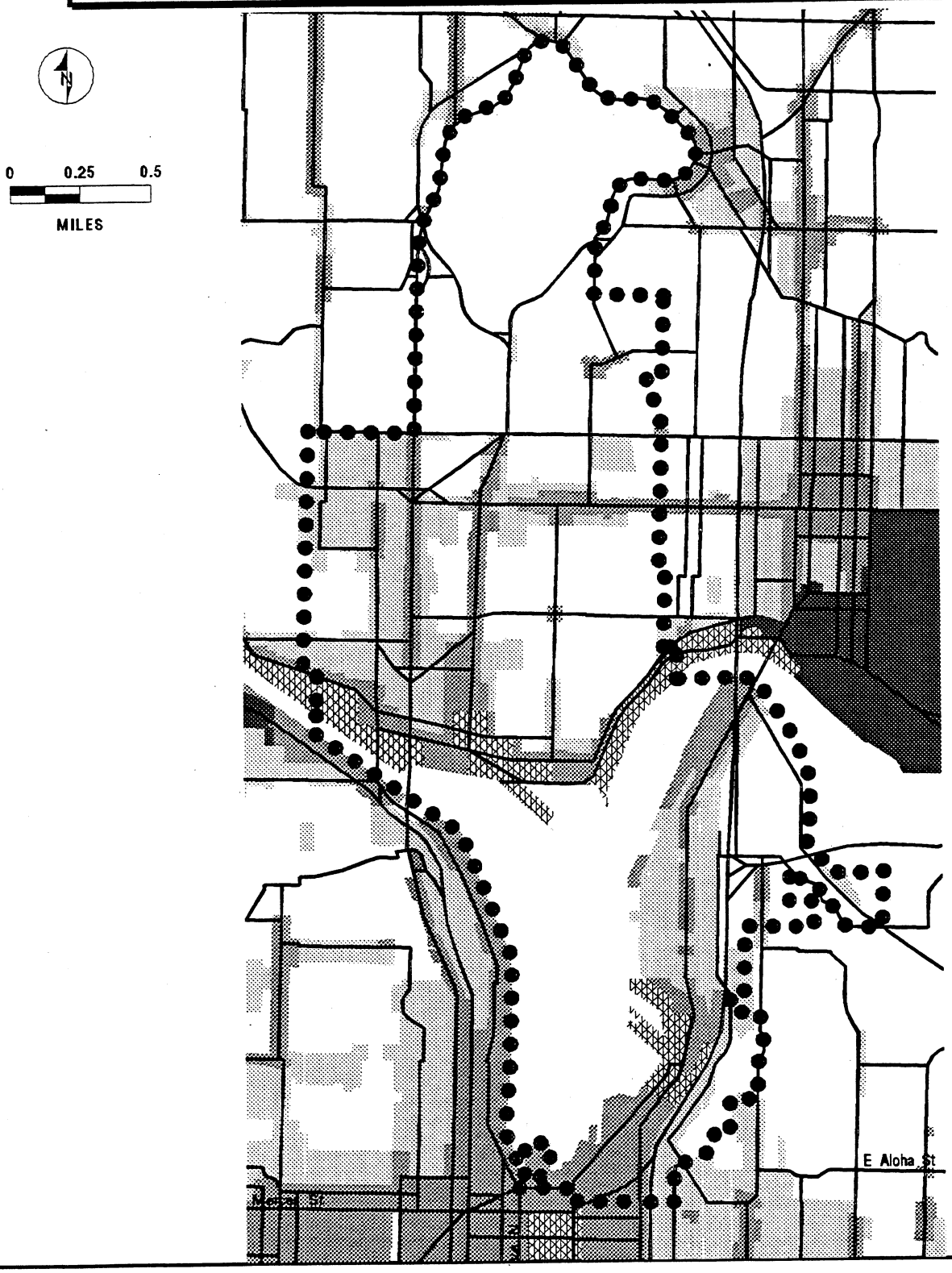
Police and Fire

Library

Community Center

Arterials

District Statistical Area



Lake Union District -- Zoning

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