CITY OF SEATTLE • PLANNING DEPARTMENT

CENSUS 90

SUB-AREA PROFILES, 1990

BALLARD

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BALLARD AREA PROFILE

The Ballard area is located along Puget Sound and is bordered by Carkeek Park on the north, the Ship Canal on the south, and generally a line from Carkeek Park to Woodland Park on the east. It consists of 3,548 gross acres and is home to approximately 42,000 people. The area is predominately residential with a large concentration of commercial and industrial activity along the southern border. The following highlights present a summary of the Ballard Area. The subsequent set of tables and maps provide a much more detailed picture of the area.

Demographics

- There is a low proportion of the population in the Ballard area aged 16 to 24 and a higher proportion of people aged 65 and over:

  -- Just 8.7 percent of the population is than 16 to 24 years old compared to 13.6 percent citywide.
  -- 18.5 percent of the population is aged 65 and over compared to 15.2 percent citywide.

- The Ballard area has a lower percentage of its population that are people of color than is found citywide -- 7.7 percent of the population are people of color compared to 25 percent citywide.

- The Ballard area has educational levels similar to those found citywide -- 37 percent of the people 25 years and over have bachelor's, graduate or professional degree's compared to 38 percent citywide.

- Households in the Ballard area tend to be similar in size to those citywide -- on average 2.05 people live in each household compared to 2.09 citywide.

- In addition:

  -- 40.1 percent of the households in the Ballard area are married couple families compared to 36 percent citywide.
  -- 37.4 percent of the households are single person households compared to 40 percent citywide.
  -- 5.3 percent of the households are single parent households compared to 6.2 percent citywide.
  -- 11.9 percent of the households are made up of a group of unrelated people compared to 12.5 percent citywide.

Housing

- Housing units in the Ballard area are more likely to be owner occupied than in the city as a whole -- 53.5 percent of the housing units are owner occupied compared to 46.5 percent citywide.

- The housing units in the Ballard area are more likely to be in single family structures than are housing units citywide --62.3 percent of the housing units are in single family structure as compared to 53.1 percent citywide.

- The median values of owner occupied housing units was $140,033 compared to $137,884.

- The median rent was $442 compared to $425 citywide.

Employment

- The unemployment rate in the Ballard area was similar to the city as a whole -- 4.3 percent of the labor force was unemployed in 1990 compared to 4.9 percent citywide.

Income

- Incomes in the Ballard area are quite similar to income levels citywide:

  -- Median household income was $31,488 compared to $29,353 citywide.
  -- Median Family Income was $39,992 compared to $39,860 citywide.
  -- Per Capita Income was $19,271 compared to $18,308 citywide.

- The Ballard area had a lower overall poverty rate than the city as a whole --just 6.9 percent of the population lived in poverty compared to 12.4 percent citywide.

- The rate of children living in poverty in Ballard was substantially lower than is found citywide -- 7.7 percent of the population 18 and under lived in poverty compared to 15.7 percent citywide.

Jobs

- The Ballard area has a lower proportion of jobs in the government, finance, insurance, and real estate sectors -- 38.6 percent of the jobs are in those sector's compared to 60.8 percent citywide.

- Ballard has higher levels of employment in the retail and manufacturing, wholesale trade, transportation and communications sectors than does the city as a whole:

  -- 27.5 percent of the jobs are in retail compared to 14.1 percent citywide.
  -- 32.5 percent of the jobs are in the manufacturing, wholesale trade, transportation and communications sectors compared to 24.5 percent citywide.

Land Use

- The Ballard area is predominately residential:

  -- 82.1 percent of the land is zoned for residential uses compared to 75 percent citywide.
  -- 70.2 percent of the net land area is developed as residential compared to 56.6 percent citywide.

- Ballard is also home to more industrial land than are other areas -- 9.2 percent of the land is zoned for industrial uses.

Density

- The residential density of the Ballard area is slightly higher than those found citywide:

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

- The employment density in the Ballard area is lower than the citywide density -- there just 4 jobs per gross acre compared to 9 citywide.

CHANGE 1980 - 1990

The Ballard Area experienced a moderate amount of change over the decade between 1980 and 1990. The rates of growth for population, housing units and households was similar to the growth in the city as a whole. There were relatively large levels of growth for young people and people of color and in the numbers of people living alone.

Population

- Population increased by 3.5 percent compared to 4.5 percent citywide.

  -- The population under the age of 5 increased by 23 percent between 1980 and 1990.
  -- The population aged 65 years and over decreased by two percent during the decade.

  -- There was just under a one percent increase in the White population between 1980 and 1990.
  -- The number of people of color increased by 51 percent during the decade.

Households

- The number of households increased by 7.6 percent during the decade compared to 7.9 percent citywide.

  -- The average number of persons per household decreased slightly from 2.14 in 1980 to 2.05 in 1990 while the average decreased citywide from 2.15 to 2.09.

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

  -- The number of people living alone increased by 17 percent during the 1980's compared to a 13 percent increase citywide.

Housing Units

- Housing Units increased by 8.2 percent compared to 8.3 percent citywide.

  -- There was a 19.7 percent increase in renter occupied housing units and there was virtually no change in the number of owner occupied housing units between 1980 and 1990.

  -- There was a 24.6 increase in housing units in multi-family structures and a 1.6 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 just 3.8 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 14 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 = BALLARD

P1/4. PERSONS

TOTAL	41,509
Share of Total City	8.0%

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

			Share of City Total
TOTAL	41,509	100.0%	8.0%
UNDER 5	2,450	5.9	8.4
5 - 15	3,540	8.5	7.4
16 - 24	3,596	8.7	5.1
25 - 34	8,969	21.6	8.0
35 - 44	8,571	20.6	9.2
45 - 64	6,689	16.1	7.8
65 - 84	6,910	16.6	10.0
85 +	784	1.9	8.5

P5. SEX
(UNIVERSE: PERSONS)

		PCT	Share of City Total
TOTAL	41,509	100.0%	8.0%
MALE	19,573	47.2	7.8
FEMALE	21,936	52.8	8.3

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

			Share of City Total
TOTAL	41,509	100.0%	8.0%
WHITE	38,296	92.3	9.8
BLACK	588	1.4	1.1
AMERICAN INDIAN, ESKIMO OR ALEUT	671	1.6	9.2
ASIAN OR PACIFIC I	1,513	3.6	2.5
OTHER RACE	441	1.1	6.0
HISPANIC ORIGIN (OF ANY RACE)	1,137	2.7	6.2

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

		Pct.
Total	32,086	
Less than 9th grade	1,454	4.5%
9th to 12th grade, no diploma	2,760	8.6
High school graduate/equivalenc	6,814	21.2
Some college, no degree	7,078	22.1
Associate degree	2,205	6.9
Bachelor's degree	8,105	25.3
Graduate or professional degree	3,670	11.4

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

Total	38,972	
Lived in same house	18,568	47.6%
Lived Diff. House -- Same Count	12,639	32.4
Different County	7,030	18.0
Same State	2,623	6.7
Different State	4,407	11.3
Lived abroad	735	1.9

H4. HOUSEHOLDS

TOTAL	20,143	
Share of Total City	8.5%	
PERSONS IN HOUSEHOLDS		41,373
PERSONS PER HOUSEHOLD		2.05

P16. HOUSEHOLD SIZE AND TYPE
(UNIVERSE: HOUSEHOLDS)

		PCT.
TOTAL	20,143	
1 PERSON:	7,535	37.4
MALE HOUSEHOLDER	2,871	14.3
FEMALE HOUSEHOLDER	4,664	23.2
2 OR MORE PERSONS:	12,608	62.6
FAMILY HOUSEHOLDS:		
MARRIED COUPLE FAMILY:		
WITH RELATED CHILDREN	2,879	14.3
NO RELATED CHILDREN	5,196	25.8
OTHER FAMILY:		
MALE HOUSEHOLDER,		
NO WIFE PRESENT:		
WITH RELATED CHILDRE	197	1.0
NO RELATED CHILDREN	305	1.5
FEMALE HOUSEHOLDER,		
NO HUSBAND PRESENT:		
WITH RELATED CHILDRE	869	4.3
NO RELATED CHILDREN	775	3.8
NONFAMILY HOUSEHOLDS:	2,387	11.9
MALE HOUSEHOLDER	1,244	6.2
FEMALE HOUSEHOLDER	1,143	5.7

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

		PCT
TOTAL IN GROUP QUARTERS	136	100.0%
PERSONS LIVING IN INSTITUTIONS:		
CORRECTIONAL INSTS, NURSING HOMES, HOSPITALS, ETC.	42	30.9
OTHER PERSONS IN GROUP QUARTERS:		
COLLEGE DORMITORIES, MILITARY QUARTERS EMERGENCY SHELTERS FOR HOMELESS, ETC.	94	69.1

P27. HOUSEHOLD SIZE
(UNIVERSE: HOUSEHOLDS)

		Pct.
1 PERSON	7,535	37.4%
2 PERSONS	7,474	37.1
3 PERSONS	2,737	13.6
4 PERSONS	1,650	8.2
5 PERSONS	519	2.6
6 PERSONS	150	0.7
7+ PERSONS	78	0.4

FAMILIES

TOTAL	10,221	
Share of Total City	9.0%	
PERSONS IN FAMILIES		27,536
PERSONS PER FAMILY		2.69

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

In married-couple family:	
Under 3 years	1,364
3 and 4 years	688
5 years	331
6 to 11 years	1,371
12 and 13 years	367
14 years	180
15 to 17 years	390
In other family:	
Male householder, no spouse:	
Under 3 years	89
3 and 4 years	21
5 years	7
6 to 11 years	60
12 and 13 years	37
14 years	15
15 to 17 years	21
Female householder, no spouse:	
Under 3 years	105
3 and 4 years	94
5 years	52
6 to 11 years	345
12 and 13 years	68
14 years	108
15 to 17 years	207

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

	1980	1990	Change	Pct Change
Persons	40,095	41,509	1,414	3.5%
Households	18,727	20,143	1,416	7.6
Families	10,701	10,221	-480	-4.5

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

District = BALLARD

H4. HOUSING UNITS

TOTAL	20,840
Share of Total City	8.4%

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

	UNITS	PCT
TOTAL	20,840	100.0%
OCCUPIED	20,143	96.7
OWNER OCCUPIED	11,145	53.5
RENTER OCCUPIED	8,998	43.2
VACANT	697	3.3

H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS

	Persons	Per Unit	PCT
OCCUPIED	41,373	2.1	100.0%
OWNER OCCUPIED	25,065	2.2	60.6
RENTER OCCUPIED	16,308	1.8	39.4

H23A/23B/23C. VALUE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)
MEDIAN VALUE $140,033

H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)
MEDIAN VALUE $442

AVERAGE PERSONS PER OCCUPIED HOUSING UNIT

POPULATION IN HOUSING UNITS	41,373
Persons per Unit	2.05

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

Year Built	Total Units	%
1989 to March 1990	235	1.1
1985 to 1988	1,256	6.0
1980 to 1984	750	3.6
1970 to 1979	1,328	6.4
1960 to 1969	2,591	12.4
1950 to 1959	2,804	13.4
1940 to 1949	3,905	18.7
Before 1940	7,998	38.3

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

	Total Units	%
No bedroom	748	3.6
1 bedroom	4,399	21.1
2 bedrooms	7,200	34.5
3 bedrooms	5,491	26.3
4 bedrooms	2,451	11.7
5+ bedrooms	578	2.8
Total housing units	20,867	100.0%

CHANGE 1980 - 1990
(UNIVERSE: HOUSING UNITS)

	1980	1990	Change	Pct Change
Units	19,267	20,840	1,573	8.2%

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

	Aggregate Persons	Average Persons
SINGLE FAMILY	29,405	2.32
1, DETACHED	28,793	2.33
1, ATTACHED	612	2.05
MULTI FAMILY	11,467	1.59
2	2,613	1.91
3 OR 4	2,268	1.78
5 TO 9	2,826	1.50
10 TO 19	2,014	1.44
20 TO 49	1,374	1.33
50 OR MORE	372	1.36
MOBILE HOME OR	12	1.71
OTHER	489	1.87
TOTAL	41,373	2.05

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	12,990	62.3%	337	48.4%	12,653	62.8%	10,276	92.2%	2,377	26.4%
1, DETACHED	12,672	60.8	318	45.6	12,354	61.3	10,167	91.2	2,187	24.3
1, ATTACHED	318	1.5	19	2.7	299	1.5	109	1.0	190	2.1
MULTI FAMILY	7,569	36.3	347	49.8	7,222	35.9	680	6.1	6,542	72.7
2	1,433	6.9	65	9.3	1,368	6.8	249	2.2	1,119	12.4
3 OR 4	1,346	6.5	70	10.0	1,276	6.3	108	1.0	1,168	13.0
5 TO 9	1,939	9.3	60	8.6	1,879	9.3	83	0.7	1,796	20.0
10 TO 19	1,461	7.0	65	9.3	1,396	6.9	86	0.8	1,310	14.6
20 TO 49	1,080	5.2	50	7.2	1,030	5.1	62	0.6	968	10.8
50 OR MORE	310	1.5	37	5.3	273	1.4	92	0.8	181	2.0
MOBILE HOME OR TRAILER	8	0.0	1	0.1	7	0.0	5	0.0	2	0.0
OTHER	273	1.3	12	1.7	261	1.3	184	1.7	77	0.9
TOTAL	20,840	100.0%	697	100.0%	20,143	100.0%	11,145	100.0%	8,998	100.0%

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

District = BALLARD

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	27	23,268	1,036	4.3%	11,227
Male	20	12,048	508	4.0%	4,024
Female	7	11,220	528	4.5%	7,203

Share of Employed City Residents 8.2%
Share of Unemployed City Residents 7.1%

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

Worked in Washington State:		Pct.
Worked in King County	21,336	93.4%
Worked in Seattle	18,260	80.0
Worked outside of Seattle	4,574	20.0
Out of Seattle - In County	3,076	13.5
Worked outside of King	1,251	5.5
Worked outside of WA.	247	1.1

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

Car, truck, or van:		Pct.
Drove alone	14,476	63.4%
Carpooled	2,870	12.6
Public transportation:		
Bus or trolley bus	3,362	14.7
Subway or elevated	0	0.0
Railroad	0	0.0
Ferryboat	40	0.2
Taxicab	21	0.1
Motorcycle	92	0.4
Bicycle	303	1.3
Walked	781	3.4
Other means	180	0.8
Worked at home	709	3.1
Total workers	22,834	100.0%

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

Did not work at home:		Pct.
0 - 19 minutes	9,038	39.6%
20 - 39 minutes	9,811	43.0
40 - 59 minutes	2,412	10.6
60 - 89 minutes	666	2.9
90 or more minutes	198	0.9
Worked at home	709	3.1

Mean travel time to work 23 minutes

MEDIAN INCOME, 1989

Median Household Income	$31,488
Median Family Income	$39,992
Median Nonfamily Household Income	$21,497

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

Workers	Families	Mean Income
None	1,741	$30,786
1	2,349	$42,211
2	5,510	$52,646
3 or more	771	$69,281

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	$52,486
No own children	$51,121
Other family:	
Male householder, no spouse:	
With own children	$27,217
No own children	$48,590
Female householder, no spouse:	
With own children	$21,857
No own children	$36,984

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

	Per Capita Income
All persons	$19,271
White	$19,802
Black	$11,057
Amer Ind	$9,468
Asian	$15,613
Other Race	$12,445
Hispanic	$14,947

POVERTY STATUS IN 1989

All persons for whom poverty status is determined*	41,344
Below poverty level	2,860
Persons 18 years and over	34,970
Below poverty level	2,345
Persons 65 years and over	7,696
Below poverty level	482
Related children under 18 years	6,330
Below poverty level	485
Related children under 5 years	2,483
Related children 5 to 17 years	3,847
Below poverty level	325
Unrelated individuals	13,681
Below poverty level	1,879
All Families	10,371
Below poverty level	347
With related children under 18 year	4,087
Below poverty level	274
With related children under 5 years	2,019
Below poverty level	126
Female householder families	1,577
Below poverty level	226
With related children under 18 year	805
Below poverty level	218
With related children under 5 years	239
Below poverty level	101

PERCENT BELOW POVERTY LEVEL

All persons	6.9%
Persons 18 years and over	6.7%
Persons 65 years and over	6.3%
Related children under 18 years	7.7%
Related children under 5 years	6.4%
Related children 5 to 17 years	8.4%
Unrelated individuals	13.7%
All families	3.3%
With related children under 18 years	6.7%
With related children under 5 years	6.2%
Female householder families	14.3%
With related children under 18 years	27.1%
With related children under 5 years	42.3%

* 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 = BALLARD

JOBS

TOTAL	15,370
Share of Total City	3.2%

JOBS IN SEATTLE
(UNIVERSE: JOBS)

			Share of City Total
TOTAL	15,370	100.0%	3.2%
Retail	4,234	27.5	6.1
Education	216	0.0	7.9
Government, Finance, Ins., Real Estate	5,928	38.6	2.0
Manufacturing, Wholesale Trade, Commun, Tr	4,992	32.5	4.2
University Enrollment	.	0.0	0.0

Source: Puget Sound Regional Council

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

TOTAL	3,548
Share of Total City	6.6%

LAND AREA BY ZONING
(Universe: Gross Acres)

			Share of City Total
TOTAL	3,548	100.0%	6.6%
Commercial	300	8.5	6.7
Downtown	.	0.0	0.0
Industrial	325	9.2	4.9
Multi Family	419	11.8	7.1
Single Family	2,494	70.3	7.1
Major Institution	9	0.3	0.9

TOTAL ASSESSED VALUATION
(Universe: Millions of Dollars)

TOTAL	$2,776
Share of Total City	7.0%
Land Assessed Valuation	$1,344
Share of Total City	7.4%
Improvements Assessed Valuation	$1,431
Share of Total City	6.6%

Average Land Assessed Valuation per Parcel Square Foot $11.90

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

TOTAL	2,555
Share of Total City	6.7%

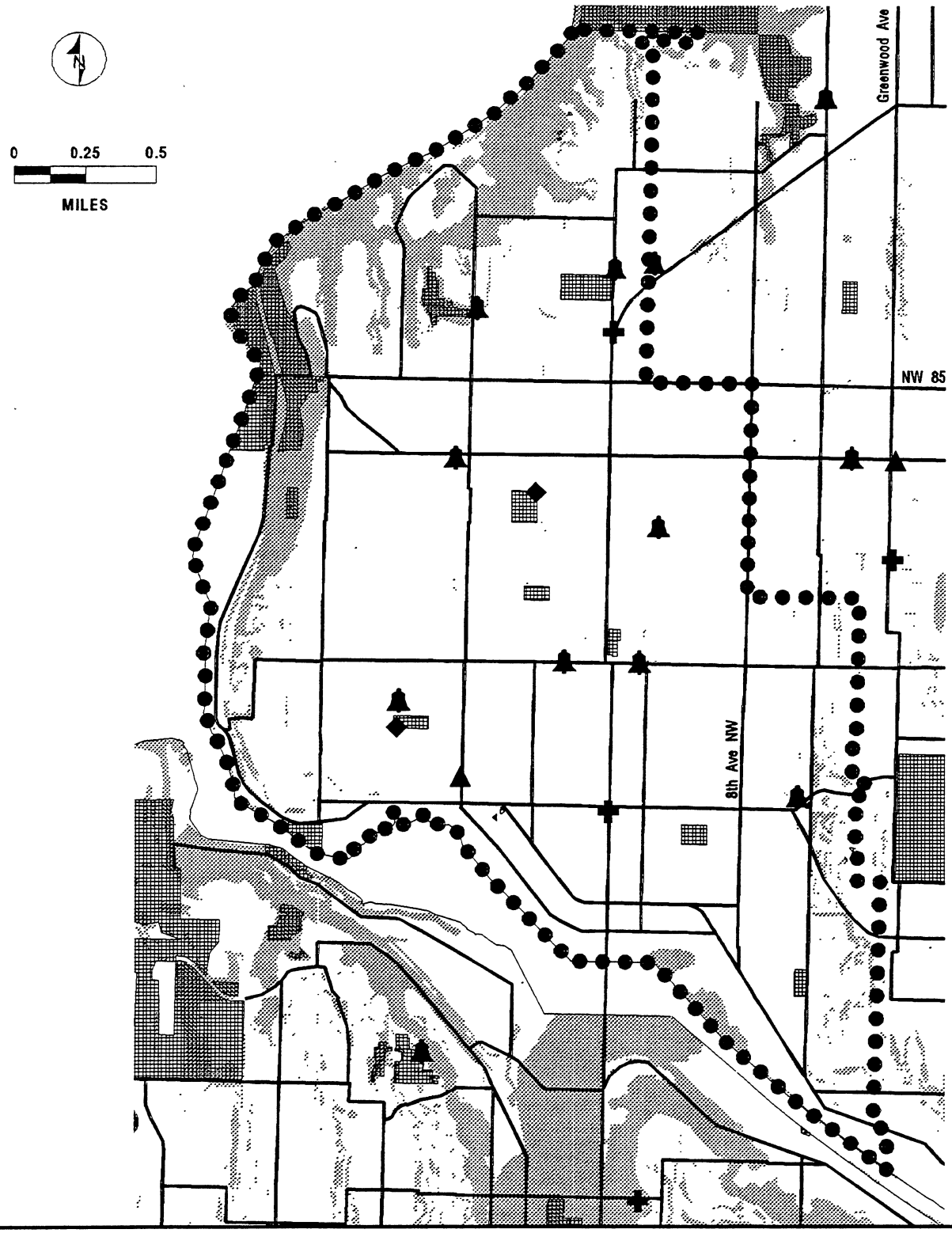
ESTIMATED LAND AREA BY USE
(Universe: Net Acres)

			Share of City Total
TOTAL	2,555	100.0%	6.7%
Commercial	260	10.2	9.2
Community Fac.	72	2.8	3.3
Industrial	147	5.8	5.3
Residential	1,794	70.2	8.3
Single Family	1,545	60.5	8.3
Trans/Comm/Ut	64	2.5	3.1
Vacant	132	5.2	4.2
Open Space	122	4.8	3.2
Other	3	0.1	2.2

Source: King County Assessor Extract, 1991

SELECTED DENSITY MEASURES

Average Persons per gross acre	12
Average Persons per net acre	16
Average Households per gross acre	6
Average Households per net acre	8
Average Housing Units per gross acre	6
Avergae Housing Units per net acre	8
Average Number of Jobs per gross acre	4
Average Number of Jobs per net acre	6



Ballard District

Environmentally Sensitive Areas

Parks

Public School

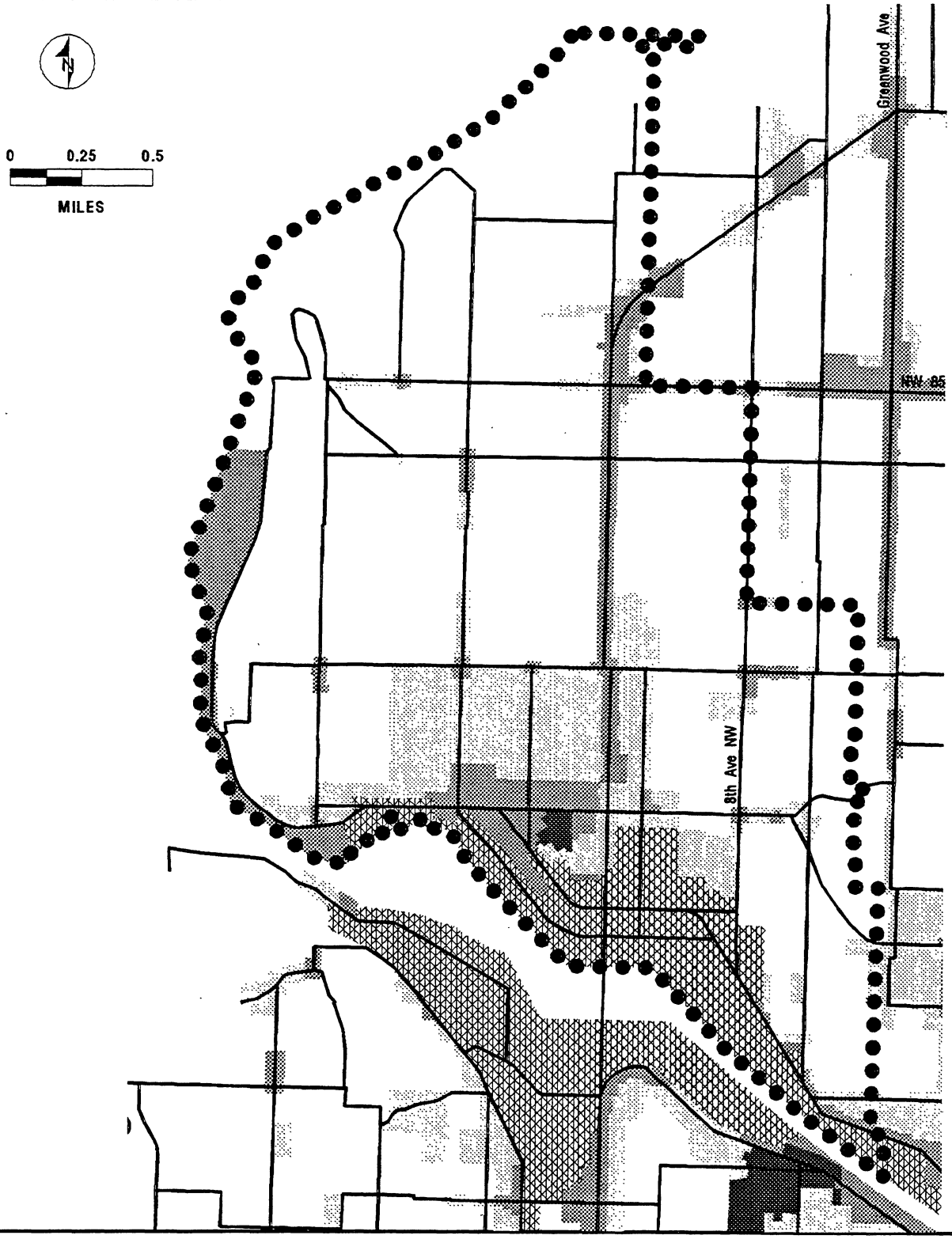
Police and Fire

Library

Community Center

Arterials

District Statistical Area



Ballard District -- Zoning

Single-Family

Multi-Family

Commercial and Downtown

Major Institution

Industrial

Arterials

District Statistical Area