

**CENSUS
96**

SUB-AREA PROFILES, 1990

LAKE UNION

February 1993



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.

P1/4. PERSONS		H4. HOUSEHOLDS		FAMILIES	
TOTAL	Share of Total City	TOTAL	Share of Total City	TOTAL	Share of Total City
(UNIVERSE: PERSONS)		PERSONS IN HOUSEHOLDS		PERSONS IN FAMILIES	
TOTAL	100.0%	PERSONS PER HOUSEHOLD	4.9%	1.85	11,847
UNDER 5	1,071	4.2	3.7		2.38
5 - 15	1,337	5.3	2.8		
16 - 24	3,266	12.8	4.7		
25 - 34	9,129	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		Share of			
(UNIVERSE: PERSONS)		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		Share of			
(UNIVERSE: PERSONS)		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/equivalency	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)		PCT.			
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%			
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			
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				
Female householder, no spouse:					
Under 3 years	38				
3 and 4 years	38				
5 years	52				
6 to 11 years	140				
12 and 13 years	65				
14 years	24				
15 to 17 years	38				
P28. GROUP QUARTERS					
(UNIVERSE: PERSONS IN GROUP QUARTERS)		PCT.			
TOTAL IN GROUP QUARTERS	455	100.0%			
OTHER PERSONS IN GROUP QUARTERS: COLLEGE DORMITORIES, MILITARY QUARTERS EMERGENCY SHELTERS FOR HOMELESS, ETC.					
P27. HOUSEHOLD SIZE (UNIVERSE: HOUSEHOLDS)					
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			
CHANGE 1980 - 1990 (UNIVERSE: PERSONS, HOUSEHOLDS, AND FAMILIES)					
1980	1990	Change	Pct.		
Persons	25,073	360	1.4%		
Households	12,536	985	7.9		
Families	4,782	4,585	-4.1		

District = LAKE UNION

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

H4. HOUSING UNITS			AVERAGE PERSONS PER OCCUPIED HOUSING UNIT			CHANGE 1980 - 1990		
TOTAL	14,112	5.7%	POPULATION IN HOUSING UNITS	24,978	1.85	(UNIVERSE: HOUSING UNITS)		
H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY (UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)			H2/26/27. Year Structure Built by Tenure (Universe: Housing units)			Pct		
TOTAL	14,112	100.0%	Year Built	Total Units	%			
OCCUPIED	13,521	95.8	1989 to March 1990	297	2.1			
OWNER OCCUPIED	4,970	35.2	1985 to 1988	820	5.8			
RENTER OCCUPIED	8,551	60.6	1980 to 1984	332	2.4			
VACANT	591	4.2	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			
H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS								
Persons	Per Unit	Pct	H31/32/33. Bedrooms (Universe: Housing units)	Total Units	%			
OCCUPIED	24,978	1.8	100.0%					
OWNER OCCUPIED	10,790	2.2	43.2					
RENTER OCCUPIED	14,188	1.7	56.8					
			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%			
H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)	\$455							
MEDIAN VALUE								
H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)			OWNER, OCCUPIED UNITS	OCCUPIED UNITS	PCT	OWNER, OCCUPIED UNITS	OCCUPIED UNITS	RENTER OCCUPIED UNITS
SINGLE FAMILY	TOTAL UNITS	PCT	VACANT UNITS	PCT		VACANT UNITS	PCT	PCT
1', DETACHED	5,580	39.5%	197	33.3%		5,383	39.8%	1,342
1', ATTACHED	5,389	38.2	184	31.1		5,205	38.5	1,344
	191	1.4	13	2.2		178	1.3	98
MULTI FAMILY	8,053	57.1	331	56.0		7,722	57.1	785
2	1,041	7.4	48	8.1		993	7.3	791
3 OR 4	1,180	8.4	55	9.3		1,125	8.3	1,015
5 TO 9	2,273	16.1	83	14.0		2,190	16.2	2,041
10 TO 19	2,377	16.8	85	14.4		2,292	17.0	2,062
20 TO 49	1,113	7.9	57	9.6		1,036	7.8	962
50 OR MORE	69	0.5	3	0.5		66	0.5	66
MOBILE HOME OR TRAILER	8	0.1	0	0.0		8	0.1	3
OTHER	471	3.3	63	10.7		408	3.0	169
TOTAL	14,112	100.0%	591	100.0%		13,521	100.0%	8,551
						4,970		100.0%

H43/44. AGGREGATE AND AVERAGE NUMBER OF PERSONS (UNIVERSE: PERSONS IN OCCUPIED HOUSING UNITS)		
Units	12,950	14,112
Pct	1980	1990
Average Persons	12.59	12.36
Average Persons	3.35	1.88

H33. TENURE AND VACANCY (UNIVERSE: HOUSING UNITS)			CHANGE 1980 - 1990		
TOTAL	1980	1990	UNITS	1980	1990
MULTI FAMILY	11,658	11,511			
2 OR 4	1,811	1,822			
5 TO 2	1,833	1,631			
10 TO 19	3,187	3,187			
1', DETACHED	3,271	1,433			
20 TO 49	1,413	1,391			
50 OR MORE	83	1,261			
MOBILE HOME OR OTHER	13	1,631			
TOTAL	713	1,755			
	24,978	1,855			

P70/71/72. Employment Status (Universe: Persons 16 years and over)				MEDIAN INCOME, 1989		POVERTY STATUS IN 1989	
In Armed Forces	Civilian Labor Force	Not In Labor Force		Median Household Income	\$30,167	All persons for whom poverty status is determined*	25,110
Employed	Unempl.	Rate		Median Family Income	\$43,906	Below poverty level	2,077
Total	18	17,591	671	3.7%	4,631	Persons 18 years and over	22,622
Male	18	8,793	402	4.4%	1,794	Below poverty level	1,949
Female	0	8,798	269	3.0%	2,837	Persons 65 years and over	1,311
Share of Employed City Residents		6.2%		Workers	Families	Related children under 18 years	2,483
Share of Unemployed City Residents		4.6%		None		Below poverty level	123
P45/46/47/48. Place of Work (Universe: Workers 16 years and over)				1	490	Related children under 5 years	1,035
Worked in Washington State:				2	1,025	Related children 5 to 17 years	1,448
Worked in King County		16,066	93.8%	3 or more	2,861	Below poverty level	88
Worked in Seattle		13,377	78.1		58,936	Unrelated individuals	88
Worked outside of Seattle		3,749	21.9		71,446	Below poverty level	12,892
Out of Seattle - In County		2,689	15.7				1,767
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)						All Families	4,704
Car, truck, or van:						Below poverty level	134
Drove alone		9,801	57.2%			With related children under 18 year	1,716
Carpooled		1,642	9.6			Below poverty level	98
Public transportation:		3,111	18.2			With related children under 5 years	887
Bus or trolley bus		0	0.0			Below poverty level	42
Subway or elevated		5	0.0				
Railroad		29	0.2			Female householder families	780
Ferryboat		7	0.0			Below poverty level	76
Taxicab		99	0.6			With related children under 18 year	357
Motorcycle		508	3.0			Below poverty level	67
Bicycle		918	5.4			With related children under 5 years	113
Walked		93	0.5	All persons	\$21,091	Below poverty level	35
Other means		903	5.3				
Worked at home							
Total workers		17,126	100.0%				
P114/115/116. Per Capita Income in 1989 (Universe: Total persons or persons 15 years and over)						PERCENT BELOW POVERTY LEVEL	8.3%
Car, truck, or van:						All persons	8.6%
Drove alone						Persons 18 years and over	4.1%
Carpooled						Related children under 18 years	5.0%
Public transportation:						Related children under 5 years	3.4%
Bus or trolley bus						Related children 5 to 17 years	6.1%
Subway or elevated						Unrelated individuals	13.7%
Railroad						All families	2.8%
Ferryboat						With related children under 18 years	5.7%
Taxicab						With related children under 5 years	4.7%
Motorcycle							
Bicycle						Female householder families	9.7%
Walked						With related children under 18 years	18.8%
Other means						With related children under 5 years	31.0%
Worked at home							
Total workers							
P50/51. Travel Time to Work (Universe: Workers 16 years and over)							
Did not work at home:							
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

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

District = LAKE UNION

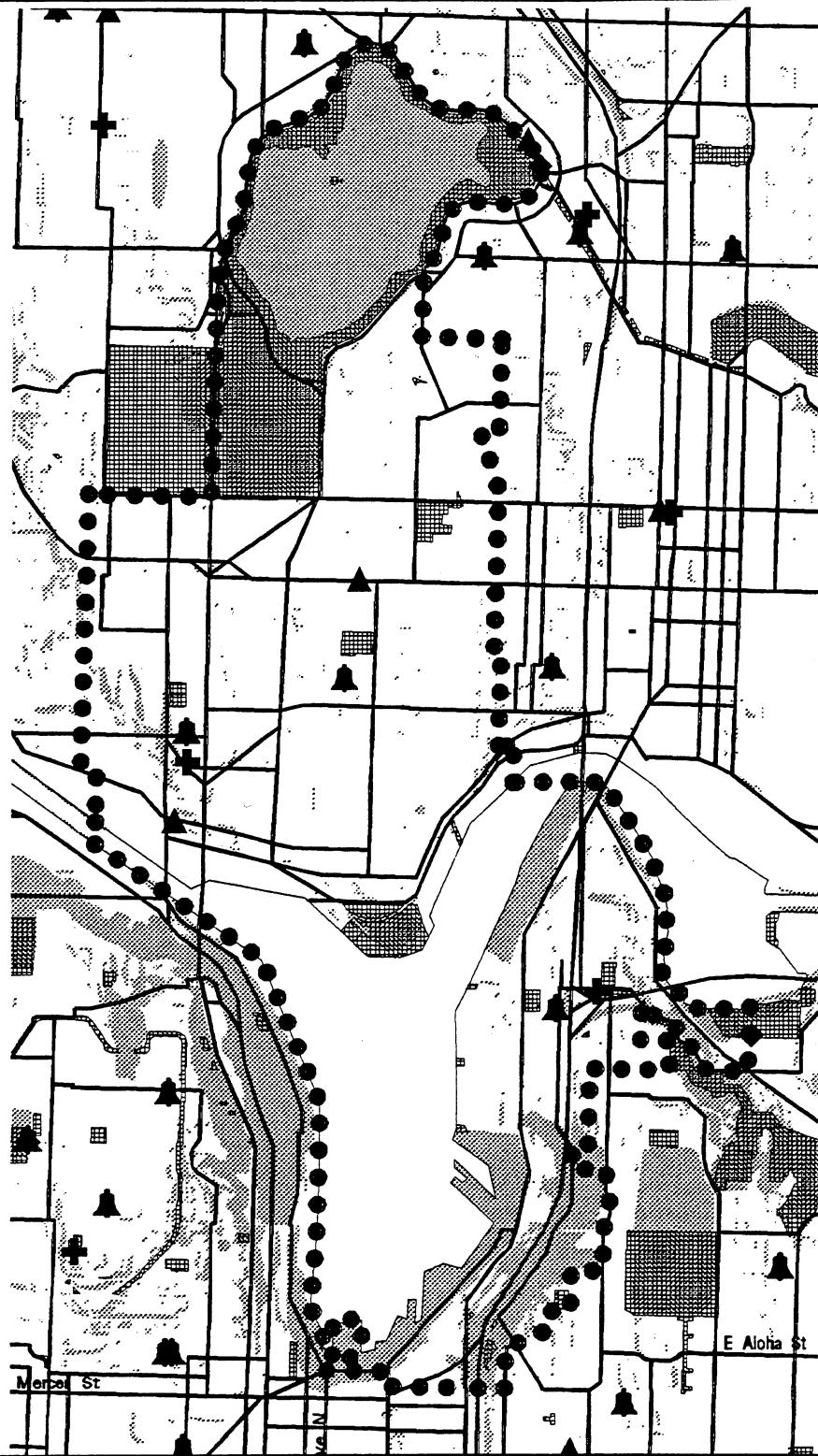
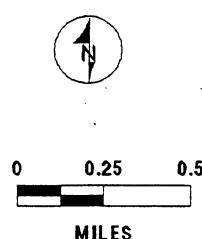
SELECTED CHARACTERISTICS OF JOBS AND LAND USE, 1990
 Puget Sound Regional Council and King County Assessor Data
 Compiled by City of Seattle Planning Department

JOBS			TOTAL ASSESSED VALUATION (Universe: Millions of Dollars)			SELECTED DENSITY MEASURES		
TOTAL	TOTAL Share of Total City	18,601 3.8%	TOTAL Share of Total City	\$1,714 4.3%		Average Households per gross acre	Average Persons per gross acre	12
JOBS IN SEATTLE (UNIVERSE: JOBS)			City Total			Average Households per net acre	Average Persons per net acre	22
TOTAL	18,601	100.0%	3.8%			Average Households per gross acre	Average Persons per gross acre	6
Retail	3,297	17.7	4.8	Land Assessed Valuation	\$840 4.6%	Average Households per net acre	Average Persons per net acre	12
Education	52	0.0	1.9	Share of Total City		Average Housing Units per gross acre	Average Housing Units per net acre	6
Government, Finance, Ins., Real Estate	10,772	57.9	3.6	Improvements Assessed Valuation	\$874 4.0%	Average Housing Units per gross acre	Average Housing Units per net acre	12
Manufacturing,				Share of Total City		Average Number of Jobs per gross acre	Average Number of Jobs per net acre	8
Wholesale						Average Number of Jobs per gross acre	Average Number of Jobs per net acre	16
Trade, Commun., Tr	4,480	24.1	3.7	Average Land Assessed Valuation per Parcel Square Foot	\$17.22			
University Enrollment	.	0.0	0.0					

GROSS LAND AREA IN ACRES (Includes streets, fresh water, etc)			NET LAND AREA IN ACRES (Excludes streets, fresh water, etc)		
TOTAL	TOTAL Share of Total City	1,143 3.0%	TOTAL	TOTAL Share of Total City	1,143 3.0%
LAND AREA BY ZONING (Universe: Gross Acres)			ESTIMATED LAND AREA BY USE (Universe: Net Acres)		
TOTAL	2,195	100.0% 4.1%	Share of City Total	1,143 100.0%	Share of City Total
Commercial	327	14.9	7.4	Commercial	148 13.0 5.2
Downtown	.	0.0	0.0	Community Fac.	62 5.4 2.8
Industrial	154	7.0	2.3	Industrial	73 6.4 2.6
Multi Family	444	20.2	7.5	Residential	726 63.5 3.4
Single Family	1,032	47.0	3.0	Single Family	495 43.3 3.4
Major Institution	.	0.0	0.0	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: Puget Sound Regional Council

Source: King County Assessor Extract, 1991



Lake Union District



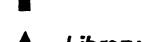
Environmentally
Sensitive Areas



Parks



Public School



Police and Fire



Library



Community Center

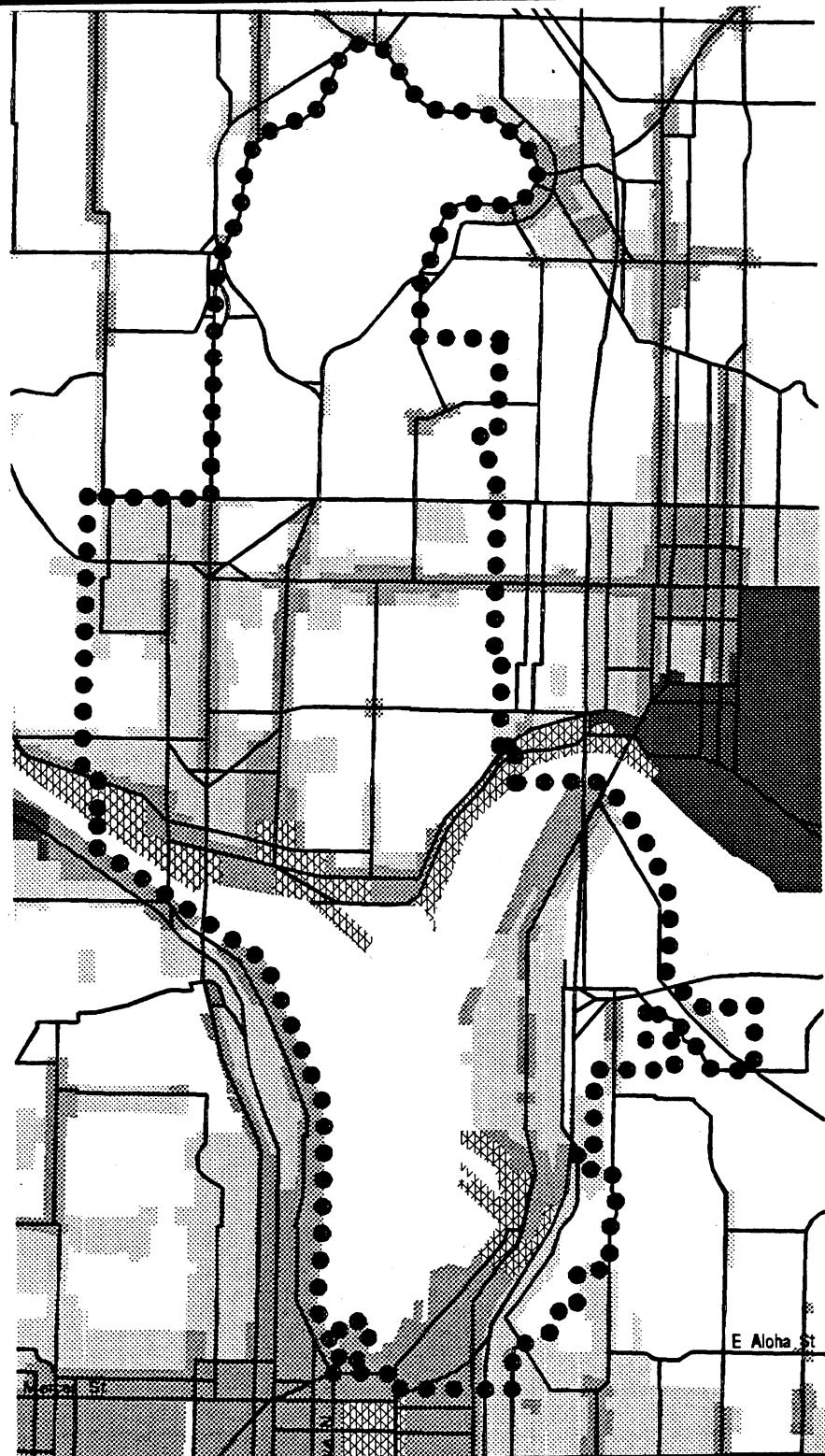
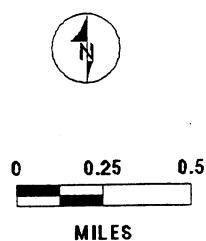


Arterials



District Statistical
Area





Lake Union District -- Zoning



Single-Family



Major Institution



Arterials



Multi-Family



Industrial



District Statistical Area

Commercial and
Downtown