



SUB-AREA PROFILES, 1990

February 1993



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SUB-AREA PROFILES

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INTRODUCTION

Seattle is a rich and diverse city which is made up of a diverse set of neighborhoods. The purpose of this report is to present a broad description of who lives in the various parts of Seattle, what types of housing units they live in, how the land is used, and how well the residents are doing economically. This report is not intended to provide an all encompassing, in-depth analysis of what makes an area function but instead is designed to provide basic information by presenting data about selected characteristics.

Seattle has a tradition of active public and community participation and involvement. As a part of that interest in community, citizens and policy-makers have a desire and the need to know about sub-areas within the city. Unfortunately it is impossible to anticipate how each person defines a community or neighborhood area. For the purposes of this report we present data for a number of geographic areas for which we are frequently asked to provide data. These areas have been defined using the boundaries of census tracts. By using census tract as the base area we are able to conveniently provide a wide range of data from a variety of sources. Census tracts are areas defined by the U.S. Bureau of the Census for statistical reporting purposes. The Census Bureau reports population and housing data for census tracts. The boundaries used for this report are shown on the map on the opposite page.

REPORT FORMAT

The main body of this report outlines information for individual sub-areas within the city. In bullet format a description of the demographic, housing, and land use characteristics is presented. In addition to the several pages of bullets there is included four pages of data tables and two maps that provide the opportunity for further analysis by the reader. An appendix is also included that provides comparisons of the sub-areas within the city for population, employment and poverty, housing characteristics, change between 1980 and 1990, land use, and density.

DATA SOURCES

The source for most of the information presented in this report is the 1990 U.S. Census of Population and Housing. The Census provides the most complete and objective inventory of socio-economic conditions. The Census Bureau divides the city into 123 small geographic areas called census tracts. The data for the 123 census tracts have been aggregated to the sub-area level.

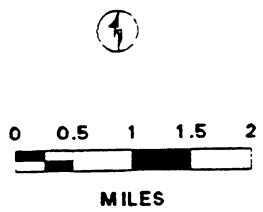
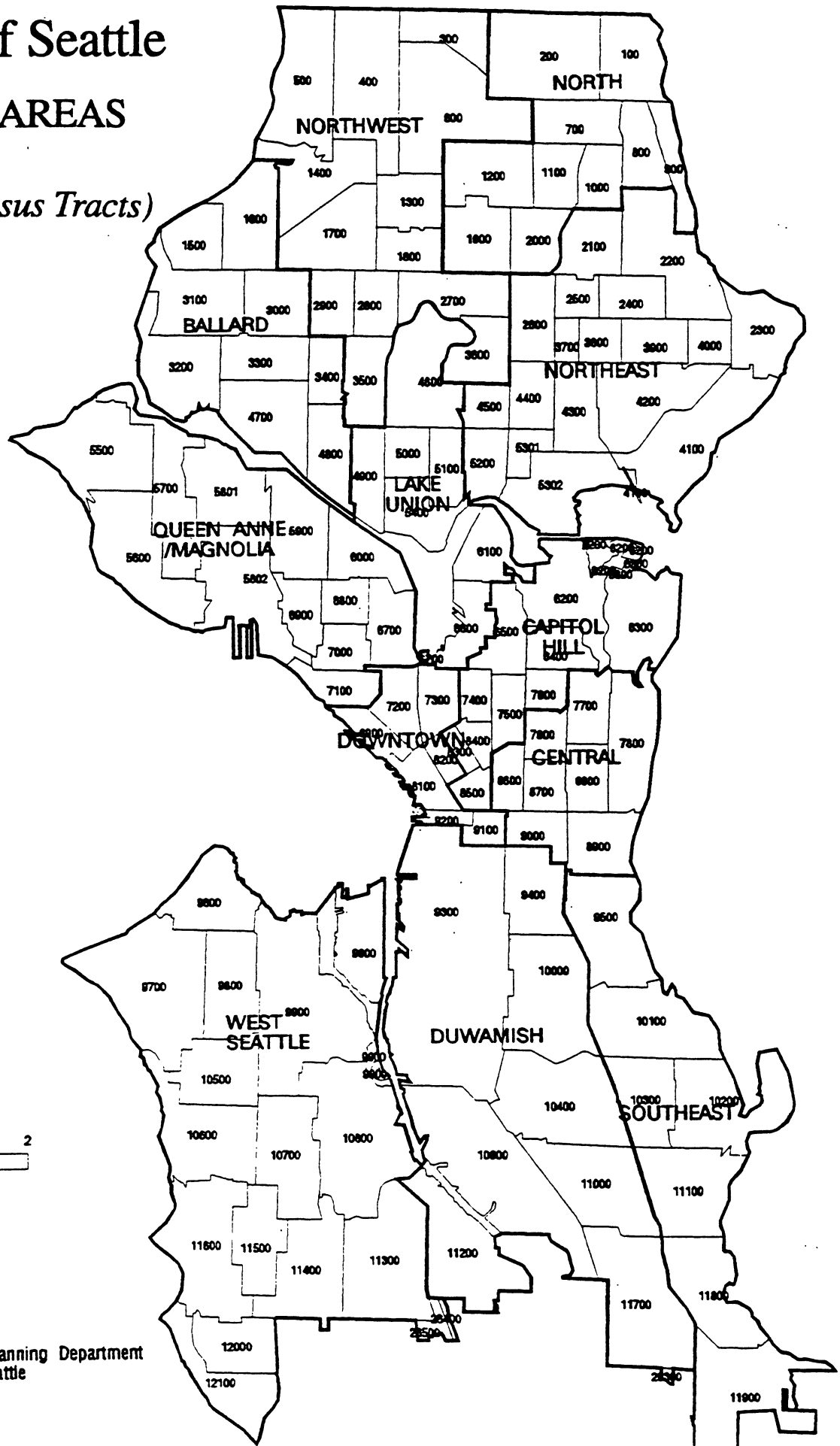
The King County Assessor data provides the source for much of the land use data. The Assessor's database is the source of information for net land area and the types of use. The gross land area and the zoned land area are extracted from the Planning Department geographic information system which contains a computerized version of the city zoning map. The Puget Sound Regional Council (PSRC) is the source for information on employment. The PSRC maintains estimates for employment for the city and for census tracts.

These sources of information provide the most current data available. However, it is still important to note that each of these data sources refers to a single point in time. The data for each of the topical areas in this report refers to 1990. Conditions may have changed since that time. The magnitude of those changes will vary from topic to topic so readers should be aware of this important limitation.

City of Seattle

SUB-AREAS

(On Census Tracts)





SUB-AREA PROFILES, 1990

BALLARD

February 1993



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 sectors 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		41,509		8.0%		P1/4. PERSONS		41,509		8.0%		P1/4. PERSONS		41,509		8.0%		P1/4. PERSONS		41,509		8.0%		
TOTAL		Share of Total City		P11/12. PERSONS BY AGE (UNIVERSE: PERSONS)		TOTAL		Share of City Total		P16. HOUSEHOLD SIZE AND TYPE (UNIVERSE: HOUSEHOLDS)		TOTAL		Share of Total City		P16. HOUSEHOLD SIZE AND TYPE (UNIVERSE: HOUSEHOLDS)		TOTAL		Share of Total City		P16. HOUSEHOLD SIZE AND TYPE (UNIVERSE: HOUSEHOLDS)		
UNDER 5	2,450	5.9	8.4	16 - 24	3,540	8.5	7.4	1 PERSON:	7,535	37.4	1 PERSON:	7,535	37.4	3 and 4 years	1,364	3.3	3 and 4 years	1,364	3.3	3 and 4 years	1,364	3.3	3 and 4 years	1,364
5 - 15	3,540	8.5	7.4	25 - 34	3,596	8.7	5.1	MALE HOUSEHOLDER	2,871	14.3	2 OR MORE PERSONS:	4,664	23.2	5 years	331	0.8	5 years	331	0.8	5 years	331	0.8	5 years	331
16 - 24	3,596	8.7	5.1	35 - 44	8,571	20.6	9.2	FEMALE HOUSEHOLDER	4,664	23.2	MARRIED COUPLE FAMILY:	12,608	62.6	6 to 11 years	1,371	3.3	6 to 11 years	1,371	3.3	6 to 11 years	1,371	3.3	6 to 11 years	1,371
25 - 34	8,969	21.6	8.0	45 - 64	6,689	16.1	7.8	FAMILY HOUSEHOLDS:	12,608	62.6	NO RELATED CHILDREN	2,879	14.3	12 and 13 years	1,367	3.3	12 and 13 years	1,367	3.3	12 and 13 years	1,367	3.3	12 and 13 years	1,367
35 - 44	8,571	20.6	9.2	65 - 84	6,910	16.6	10.0	WITH RELATED CHILDREN	2,879	14.3	NO RELATED CHILDREN	5,196	25.8	14 years	180	0.4	14 years	180	0.4	14 years	180	0.4	14 years	180
45 - 64	6,689	16.1	7.8	85 +	784	1.9	8.5	OTHER FAMILY:	5,196	25.8	MALE HOUSEHOLDER,			15 to 17 years	390	0.9	MALE HOUSEHOLDER,			15 to 17 years	390	0.9	15 to 17 years	390
65 - 84	6,910	16.6	10.0					NO WIFE PRESENT:			NO RELATED CHILDREN						NO RELATED CHILDREN			NO RELATED CHILDREN			NO RELATED CHILDREN	
85 +	784	1.9	8.5					WITH RELATED CHILDREN			MALE HOUSEHOLDER,						MALE HOUSEHOLDER,			MALE HOUSEHOLDER,			MALE HOUSEHOLDER,	
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SELECTED CHARACTERISTICS OF HOUSING UNITS
1990 Census of Population and Housing
Compiled by City of Seattle Planning Department

District = BALLARD

H4. HOUSING UNITS		AVERAGE PERSONS PER OCCUPIED HOUSING UNIT		CHANGE 1980 - 1990	
POPULATION IN HOUSING UNITS		POPULATION IN HOUSING UNITS		(UNIVERSE: HOUSING UNITS)	
Share of Total City	20,840 8.4%	Persons per Unit	41,373 2.05	1980	1990
H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY (UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)					
TOTAL	UNITS PCT	Year Built	Total Units	Units	Pct
	20,840 100.0%			19,267	20,840
OWNER OCCUPIED	20,143 96.7	1989 to March 1990	235 1.1		
RENTER OCCUPIED	11,145 53.5	1985 to 1988	1,256 6.0		
VACANT	8,998 43.2	1980 to 1984	750 3.6		
	697 3.3	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		
H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS					
	Persons Per Unit PCT	H31/32/33. Bedrooms (Universe: Housing units)	Total Units		
OWNER 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. VALDE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)					
MEDIAN VALDE	\$140,033	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		
H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)					
MEDIAN VALDE	\$442	Total housing units	20,867 100.0%		
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%	
1, DETACHED	12,672 60.8	318 45.6	12,354 61.3	10,167 91.2	
1, ATTACHED	318 1.5	19 2.7	299 1.5	109 1.0	
MULTI FAMILY	7,569 36.3	347 49.8	7,222 35.9	680 6.1	
2	1,433 6.9	65 9.3	1,368 6.8	249 2.2	
3 OR 4	1,346 6.5	70 10.0	1,276 6.3	108 1.0	
5 TO 9	1,939 9.3	60 8.6	1,879 9.3	83 0.7	
10 TO 19	1,461 7.0	65 9.3	1,396 6.9	86 0.8	
20 TO 49	1,080 5.2	50 7.2	1,030 5.1	62 0.6	
50 OR MORE	310 1.5	37 5.3	273 1.4	92 0.8	
MOBILE HOME OR TRAILER	8 0.0	1 0.1	7 0.0	5 0.0	
OTHER	273 1.3	12 1.7	261 1.3	184 1.7	
TOTAL	20,840 100.0%	697 100.0%	20,143 100.0%	11,145 100.0%	
				8,998 100.0%	
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	1,372	1.36			
MOBILE HOME OR OTHER	12	1.71			
TOTAL	41,373	2.05			

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)				MEDIAN INCOME, 1989				POVERTY STATUS IN 1989					
In Armed Forces	Civilian Labor Force	Not In Labor Force	Rate	Median Household Income	Median Family Income	Median Nonfamily Household Income	Mean Income	All persons for whom poverty status is determined*	Below poverty level	Persons 18 years and over	Below poverty level	Persons 65 years and over	Below poverty level
27	23,268	1,036	4.3%	\$31,488	\$39,992	\$21,497	\$30,786	41,344	2,860	34,970	2,345	7,696	482
20	12,048	508	4.0%				\$42,211						
7	11,220	528	4.5%				\$52,646						
							\$69,281						
Share of Employed City Residents				Workers				Related children under 18 years					
8.2%				Families				Below poverty level					
7.1%				None				Related children under 5 years					
				1				Related children 5 to 17 years					
				2				Below poverty level					
				3 or more				Unrelated individuals					
				P109. Mean Family Income in 1989 by Family Type & Presence of Children Under 18 Years (Universe: Families)				Below poverty level					
				Married-couple family:				All Families					
				With own children				Below poverty level					
				No own children				With related children under 18 year					
				Other family:				Below poverty level					
				Male householder, no spouse:				With related children under 5 years					
				With own children				Below poverty level					
				No own children				Female householder families					
				Female householder, no spouse:				Below poverty level					
				With own children				With related children under 18 year					
				No own children				Below poverty level					
				P114/115/116. Per Capita Income in 1989 (Universe: Total persons or persons 15 years and over)				With related children under 5 years					
				Per Capita Income				Below poverty level					
				All persons				PERCENT BELOW POVERTY LEVEL					
				White				All persons					
				Black				Persons 18 years and over					
				Amer Ind				Persons 65 years and over					
				Asian				Related children under 18 years					
				Other Race				Related children under 5 years					
				Hispanic				Related children 5 to 17 years					
								Unrelated individuals					
								All families					
								With related children under 18 years					
								With related children under 5 years					
								Female householder families					
								With related children under 18 years					
								With related children under 5 years					
								* Poverty status is only determined for noninstitutionalized persons, etc.					

P45/46/47/48. Place of Work (Universe: Workers 16 years and over)				P49. Means of Transportation to Work (Universe: Workers 16 years and over)							
Worked in Washington State:	Worked in King County	Worked in Seattle	Worked outside of Seattle	Car, truck, or van:	Drove alone	Carpooled	Rate	Car, truck, or van:	Drove alone	Carpooled	Rate
21,336	18,260	4,574	3,076	14,476	2,870	3,362	14.7%	14,476	2,870	3,362	14.7%
93.4%	80.0%	20.0%	13.5%	63.4%	12.6%	0	0.0%	63.4%	12.6%	0	0.0%
8.2%	7.1%					0	0.0%			0	0.0%
						0	0.0%			0	0.0%
						40	0.2%			21	0.1%
						92	0.4%			303	1.3%
						781	3.4%			180	0.8%
						709	3.1%			22,834	100.0%

P50/51. Travel Time to Work (Universe: Workers 16 years and over)			
Did not work at home:	0 - 19 minutes	20 - 39 minutes	40 - 59 minutes
9,038	9,811	2,412	666
39.6%	43.0%	10.6%	2.9%
			198
			709
			23 minutes

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

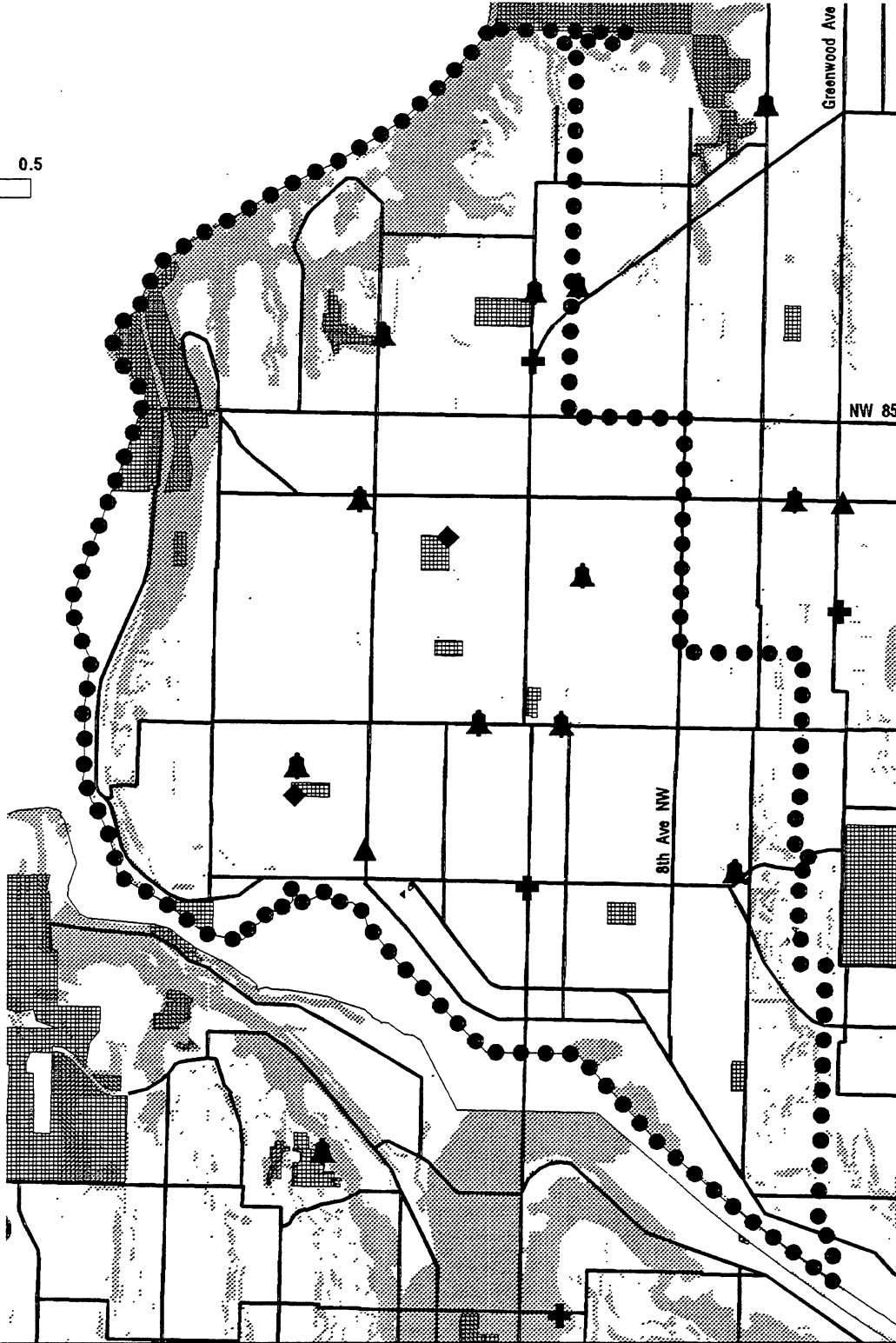
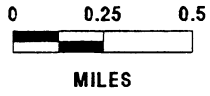
District = BALLARD

JOBS		TOTAL ASSESSED VALUATION (Universe: Millions of Dollars)		SELECTED DENSITY MEASURES	
TOTAL	15,370	TOTAL	\$2,776	Average Persons per gross acre	12
Share of Total City	3.2%	Share of Total City	7.0%	Average Persons per net acre	16

JOBS IN SEATTLE (UNIVERSE: JOBS)		TOTAL ASSESSED VALUATION (Universe: Millions of Dollars)		SELECTED DENSITY MEASURES	
TOTAL	15,370	Land Assessed Valuation	\$1,344	Average Households per gross acre	6
		Share of Total City	7.4%	Average Households per net acre	8
Retail	4,234	Improvements Assessed Valuation	\$1,431	Average Housing Units per gross acre	6
Education	216	Share of Total City	6.6%	Average Housing Units per net acre	8
Government, Finance, Ins., Real Estate	5,928			Average Number of Jobs per gross acre	4
Manufacturing, Wholesale				Average Number of Jobs per net acre	6
Trade, Commun, Tr	4,992				
University		Average Land Assessed Valuation per Parcel Square Foot	\$11.90		
Enrollment	0.0				
Source: Puget Sound Regional Council					





GROSS LAND AREA IN ACRES (Includes streets, fresh water, etc)		NET LAND AREA IN ACRES (Excludes streets, fresh water, etc)			
TOTAL	3,548	TOTAL	2,555		
Share of Total City	6.6%	Share of Total City	6.7%		



LAND AREA BY ZONING (Universe: Gross Acres)		ESTIMATED LAND AREA BY USE (Universe: Net Acres)			
TOTAL	3,548	TOTAL	2,555	Share of City Total	6.7%
Commercial	300	Commercial	260	10.2	9.2
Downtown	0.0	Community Fac.	72	2.8	3.3
Industrial	325	Industrial	147	5.8	5.3
Multi Family	419	Residential	1,794	70.2	8.3
Single Family	2,494	Single Family	1,545	60.5	8.3
Major Institution	9	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					



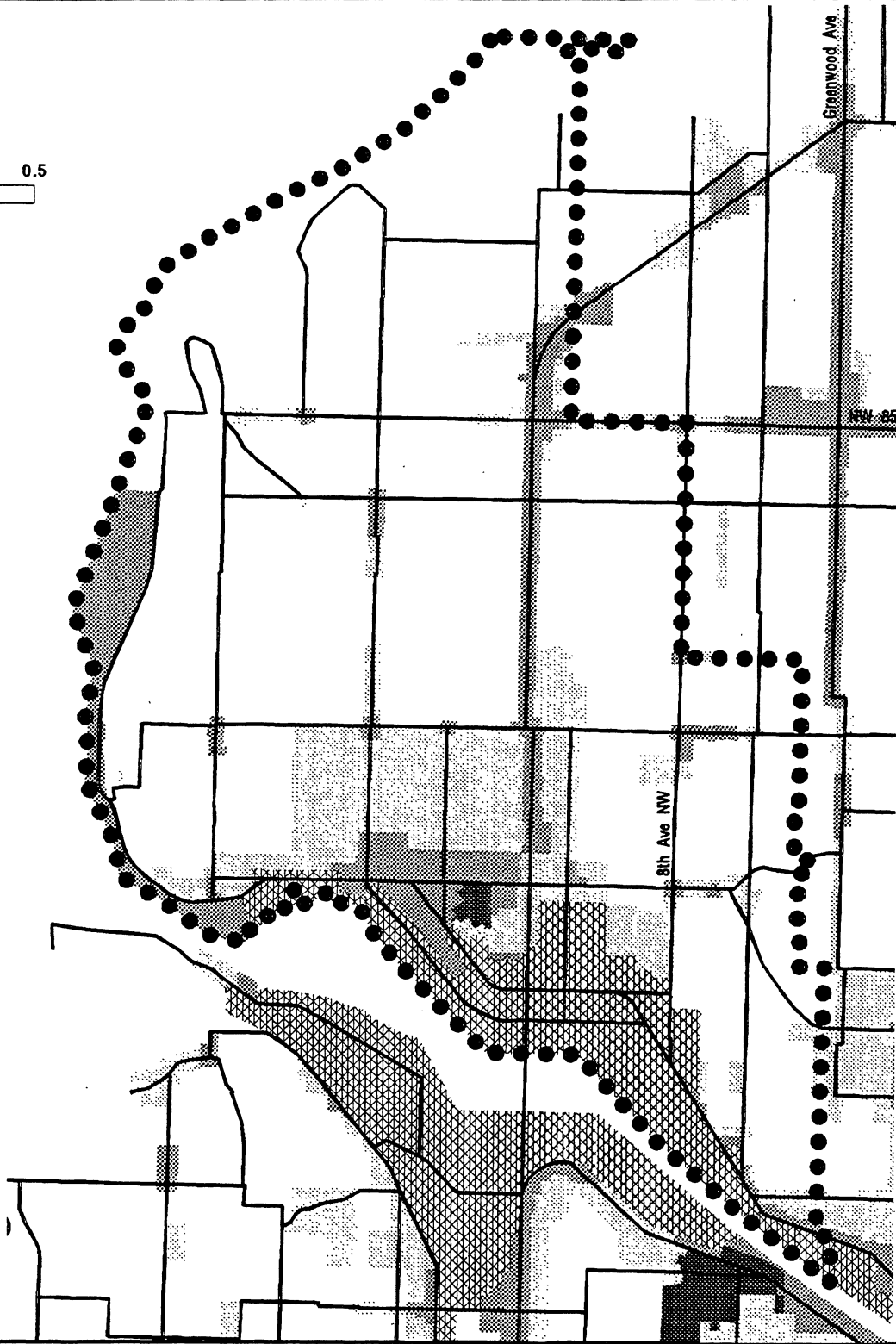
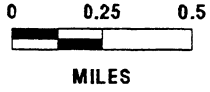
Ballard District

-  *Environmentally Sensitive Areas*
-  *Parks*

-  *Public School*
-  *Police and Fire*
-  *Library*
-  *Community Center*

-  *Arterials*
-  *District Statistical Area*





Ballard District -- Zoning

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





SUB-AREA PROFILES, 1990

CENTRAL

February 1993



CENTRAL AREA PROFILE

The Central area is a diverse community which is primarily residential in character but also contains some commercial activity areas and is home to major institutions such as Seattle University and Providence Medical Center. It consists of 2,111 gross acres and is home to over 28,000 people. The area has a wedge shaped boundary and is generally bounded by Lake Washington on the east, Roy street and Madison on the north, Irving street on the south and Broadway on the west. The following highlights present a summary of the Central area. The subsequent set of tables provide a much more detailed picture of the area.

Demographics

- The age distribution of the population in the Central area is very similar to the age distribution citywide -- 18 percent of the Central area population is 15 years old and under compared to 15 percent citywide and 14 percent is 65 years and over compared to 15 percent citywide.
- The racial diversity is one of the most distinctive features of the Central area:
 - just forty percent of the population is white compared to 75 percent citywide.
 - Forty-seven percent of the population is African American compared to just 10 percent citywide.
 - Twenty-six percent of the total African American population in the city lives in the Central area.
- The Central area population is slightly less likely to have completed high school than the city as a whole -- 21.3 percent of the population aged 25 and over have less than a high school education compared to 13.6 percent citywide.
- Central area households have slightly larger household sizes than the city as a whole -- on average 2.24 people live in each household compared to 2.09 citywide.
- The distribution of households by household type is, for most types, quite similar to the distribution of household types citywide. Two exceptions are the number of married couples with no children which is lower than expected and the number of female headed households with children and no spouse which is higher than expected:
 - Fifteen percent of the households are married couples with no children compared to 22 percent citywide.
 - 12.3 percent of the households are female headed households with children and no spouse present compared to 5.4 percent citywide.

Housing

- The Central area has about the same distribution between renter and owner occupied units as is found citywide but has a slightly higher percentage of people living in rental units -- 50 percent of the people in the Central area live in rental units compared to 45 percent citywide.
- The median value of owner occupied housing units is \$116,417 compared to \$137,884 citywide.
- The median rent paid is \$363 compared to \$425 citywide.

- The housing stock tends to be older in the Central area:
 - 52 percent of the housing units were built prior to 1940 compared to 36 percent citywide.
 - 12.8 percent of the housing units have been built since 1980 compared to 11.9 percent citywide.

Employment

- The Central area had a higher unemployment rate in 1990 than the city as a whole -- 8.5 percent of the labor force was unemployed in 1990 compared to 4.9 percent citywide.

Income

- Households and families living in the Central area had slightly lower incomes on average than do households and families citywide:
 - Median household income was \$23,612 compared to \$29,353 citywide.
 - Median family income was \$29,269 compared to \$39,860 citywide.
 - Per Capita Income was \$15,072 compared to \$18,308 citywide.
- Related to lower incomes levels, Central area residents were more likely to live in poverty -- 19 percent of the people live in poverty compared to 12.4 percent citywide.
- The difference in the poverty rate among children between the city and the Central area is even more dramatic -- 26 percent of the children under 18 were living in poverty compared to 15.7 percent citywide.

Jobs

- Employment in the Central area is primarily related to government and finance, insurance and real estate -- 80 percent of the jobs were in those industries compared to 60 percent citywide.
- Almost ten percent of the university students in the city attend university in the Central area.

Land Use

- Land in the Central area is primarily used for residential purposes and has a slightly higher share of land zoned for multi-family use than is found city wide:
 - 85.2 percent of the gross land area is zoned for residential uses compared to 75.6 percent citywide.
 - 26.2 percent of the land is zoned for multi-family use compared to 11 percent citywide.
 - 66 percent of land is in residential use compared to 56.6 percent citywide.
 - 17 percent of land is in multi-family use compared to 8.3 percent citywide.

Density

- Residential densities are slightly higher in the Central area than they are citywide:
 - Persons per gross acre in the Central area is 14 compared to ten citywide.
 - Households per gross acre is six compared to four citywide.
 - Housing Units per gross acre is six compared to five citywide.

CHANGE 1980 - 1990

The Central area experienced slight levels of change over the decade between 1980 and 1990. The number of people, households and housing units all increased at a rate quite similar to the city as a whole. The area experienced declines in the numbers of people of color and an increase in both the young and the elderly. The average household size in the Central area decreased very slightly over the decade while the numbers of people living alone increased.

Population

- Population increased by 3.5 percent compared to 4.5 percent citywide.
 - The population under the age of 5 increased by just four percent between 1980 and 1990.
 - The population aged 65 years and over increased by 12.7 percent during the decade.
 - There was a 22 percent increase in the White population between 1980 and 1990.
 - There was a six percent decrease in the number of people of color during the decade.

Households

- The number of households increased by 8.3 percent compared to 7.9 percent citywide.
 - The average number of persons per household decreased slightly from 2.45 in 1980 to 2.24 in 1990 while the average decreased citywide from 2.15 to 2.09.
 - There was a ten 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 16 percent during the 1980's compared to a 13 percent increase citywide.

Housing Units

- Housing Units increased by 9.1 percent compared to 8.3 percent citywide.
 - There was a ten percent decrease in renter occupied housing units and a six percent increase in owner occupied housing units between 1980 and 1990.
 - There was a 15 percent increase in housing units in multi-family structures and just a two percent increase in 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 Central area is expected to experience growth at rates comparable to the rates of growth expected for the city as a whole.

- Population in the Central area is forecast to increase by 6.4 percent between 1990 and 2010 compared to 5 percent growth for the city as a whole.
- The number of households and housing units are both expected to grow by approximately 16 and 15 percent respectively in the Central area and by 15 percent citywide over the next two decades.

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

District = CENTRAL

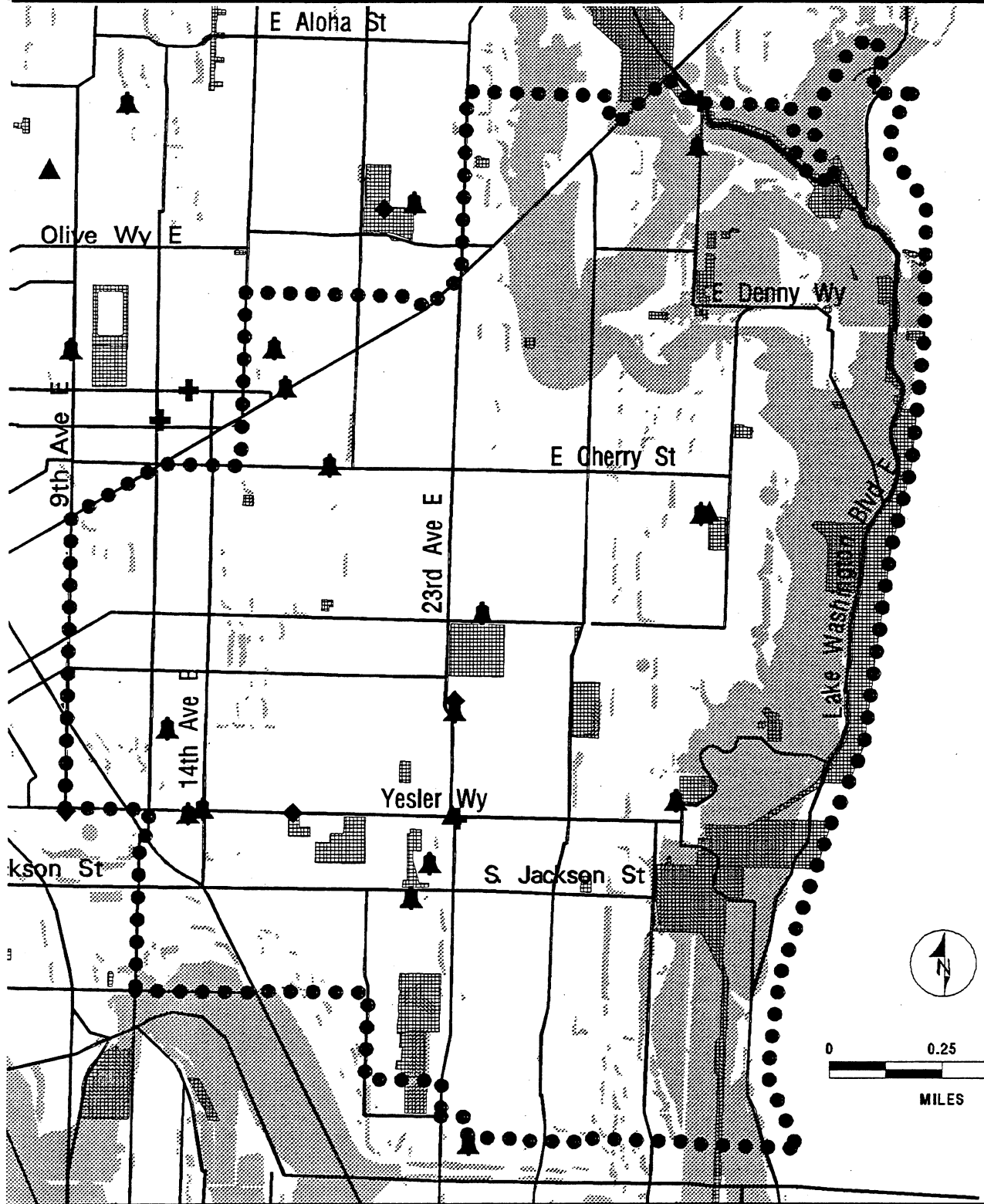
P70/71/72. Employment Status (Universe: Persons 16 years and over)		MEDIAN INCOME, 1989		POVERTY STATUS IN 1989		
In Armed Forces	Civilian Labor Force	Median Household Income	Median Family Income	All persons for whom poverty status is determined*	Below poverty level	
Employed	Unempl.	Rate	Rate	Persons 18 years and over	Below poverty level	
Total	84	14,162	1,308	8.5%	7,820	26,941
Male	46	7,414	753	9.2%	3,122	5,086
Female	38	6,748	555	7.6%	4,698	21,340
Share of Employed City Residents		5.0%		Related children under 18 years		5,539
Share of Unemployed City Residents		8.9%		Below poverty level		1,437
P45/46/47/48. Place of Work (Universe: Workers 16 years and over)				Persons 65 years and over		3,605
Worked in Washington State:				Below poverty level		693
Worked in King County		13,385		Mean Income		
Worked in Seattle		11,397		Workers		
Worked outside of Seattle		2,418		None		820
Out of Seattle - In County		1,988		1		\$13,367
Worked outside of King		358		2		\$30,753
Worked outside of WA.		72		3 or more		\$57,058
P49. Means of Transportation to Work (Universe: Workers 16 years and over)				589		\$57,553
Car, truck, or van:				P109. Mean Family Income in 1989 by Family Type & Presence of Children Under 18 Years (Universe: Families)		
Drove alone		7,169		Mean income		
Carpooled		1,546		With own children		\$71,893
Public transportation:				No own children		\$48,096
Bus or trolley bus		2,911		Other family:		
Subway or elevated		0		Male householder, no spouse:		
Railroad		0		With own children		\$25,395
Ferryboat		29		No own children		\$29,255
Taxicab		25		Female householder, no spouse:		
Motorcycle		56		With own children		\$17,547
Bicycle		204		No own children		\$27,413
Walked		1,240		P114/115/116. Per Capita Income in 1989 (Universe: Total persons or persons 15 years and over)		
Other means		51		All persons		
Worked at home		584		White		
Total workers		13,815		Black		\$22,334
				Amer Ind		\$10,579
				Asian		\$8,827
				Other Race		\$8,503
				Hispanic		\$6,830
P50/51. Travel Time to Work (Universe: Workers 16 years and over)				Did not work at home:		
0 - 19 minutes		6,620		Pct.		
20 - 39 minutes		5,123		0 - 19 minutes		47.9%
40 - 59 minutes		837		20 - 39 minutes		37.1%
60 - 89 minutes		529		40 - 59 minutes		6.1%
90 or more minutes		122		60 - 89 minutes		3.8%
Worked at home		584		90 or more minutes		0.9%
Mean travel time to work		21 minutes		Worked at home		4.2%

* 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 = CENTRAL



JOBS		TOTAL ASSESSED VALUATION (Universe: Millions of Dollars)		SELECTED DENSITY MEASURES	
TOTAL Share of Total City	17,775 3.6%	TOTAL Share of Total City	\$1,603 4.0%	Average Persons per gross acre	14
JOBS IN SEATTLE (UNIVERSE: JOBS)	Share of City Total	Land Assessed Valuation Share of Total City	\$680 3.7%	Average Persons per net acre	20
TOTAL	17,775	100.0%	3.6%	Average Households per gross acre	6
Retail	908	5.1	1.3	Average Households per net acre	8
Education	213	0.0	7.8	Average Housing Units per gross acre	6
Government, Finance, Ins., Real Estate	14,218	80.0	4.8	Average Housing Units per net acre	9
Manufacturing, Wholesale				Average Number of Jobs per gross acre	8
Trade, Commun, Tr	2,436	13.7	2.0	Average Number of Jobs per net acre	12
University Enrollment	5,000	28.1	9.1		
Source: Puget Sound Regional Council					
NET LAND AREA IN ACRES (Excludes streets, fresh water, etc)					
TOTAL	2,111			1,429	
Share of Total City	3.9%			3.7%	
ESTIMATED LAND AREA BY USE (Universe: Net Acres)					
TOTAL	2,111	100.0%	3.9%	Share of City Total	
Commercial	195	9.2	4.4	100.0%	3.7%
Downtown	.	0.0	0.0	87	6.1
Industrial	42	2.0	0.6	103	7.2
Multi Family	552	26.2	9.3	26	1.8
Single Family	1,245	59.0	3.6	941	65.9
Major Institution	76	3.6	7.3	697	48.8
				4	0.3
				180	12.6
				65	4.6
				2	0.1
					1.7
					1.3
Source: King County Assessor Extract, 1991					



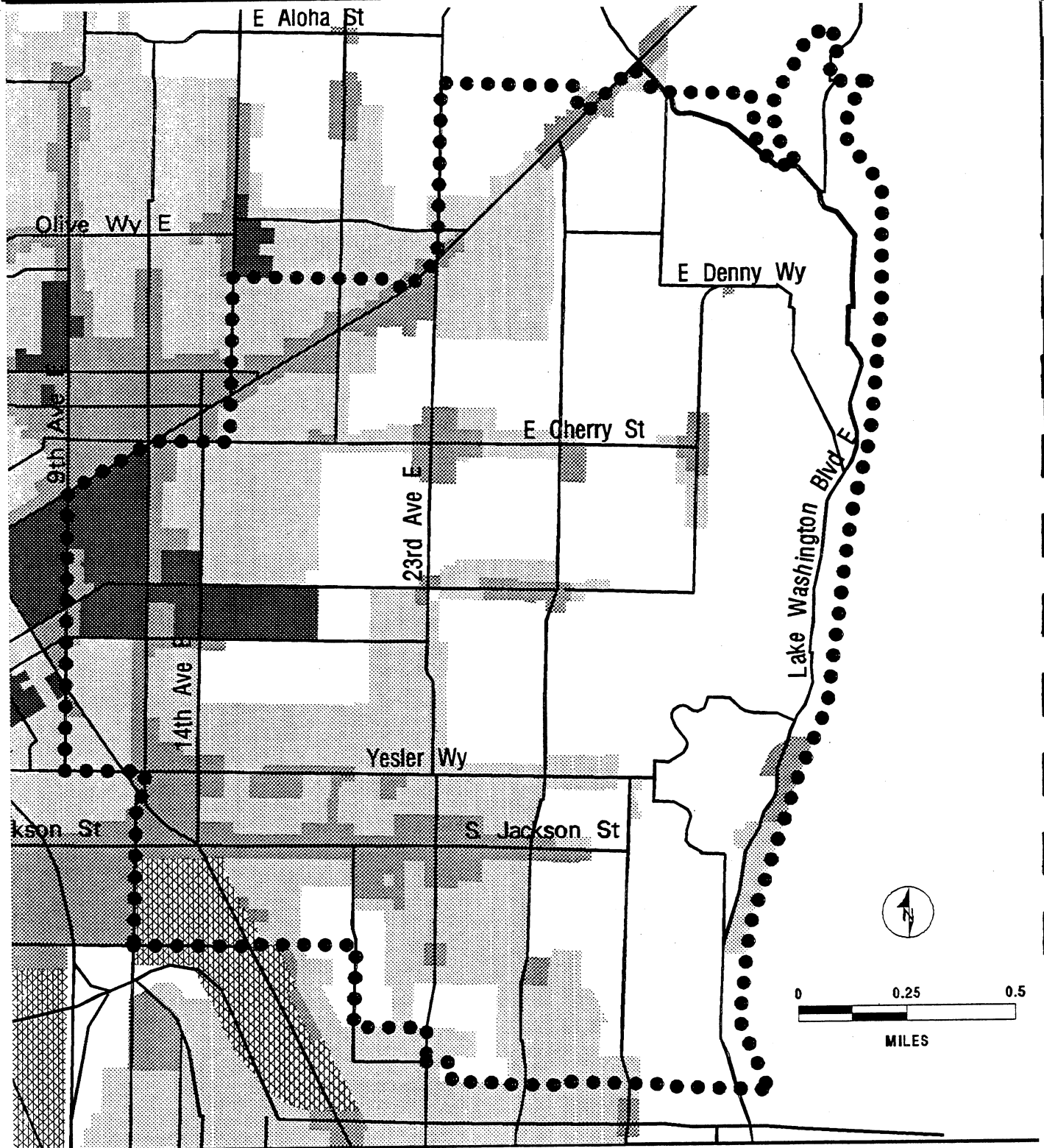
Central District

-  Environmentally Sensitive Areas
-  Parks








-  Public School
-  Police and Fire
-  Library
-  Community Center

-  Arterials
-  District Statistical Area





Central District -- Zoning

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



CENSUS
90

SUB-AREA PROFILES, 1990

DOWNTOWN

February 1993



DOWNTOWN AREA PROFILE

Downtown Seattle is the primary business center for the State of Washington and entire Puget Sound Region. As such it has characteristics that make it a very unique area. The Downtown area consists of approximately 1,100 gross acres and is home to approximately 12,000 people in an area between Lake Union and the Kingdome and Elliot Bay and Interstate 5. The relatively low residential population masks the density and activity in Downtown as there are over 165,000 jobs in the area. Most of the area is commercial in nature but there are several residential and mixed use areas including the International Area and the Denny Regrade. The following highlights present a summary of the Downtown area. The subsequent set of tables provide a much more detailed picture of the area.

Demographics

- People living Downtown tend to be older than is typical for other areas of the city -- 47.5 percent of the Downtown population is 45 years and over compared to 31.7 percent citywide and just three percent of the population is under 15 years old compared to 15 percent citywide.
- Downtown is the only sub-area that has a clear majority of one sex over the other -- 60 percent of the Downtown population is male compared to just 49 percent citywide.
- Downtown is a racially diverse area that is reflective of the city as a whole -- 29 percent of the area population are people of color compared to 25 percent citywide.
- Residents of the Downtown area tend to have less formal education as compared to the city as a whole -- 27 percent of the people 25 years and over have less than a high school education compared to 13.6 percent citywide.
- Downtown households tend to be much smaller on average than households citywide -- on average 1.29 people live in each household compared to 2.09 citywide.
- In addition:
 - Fully 77 percent of the households in Downtown are single person households compared to 40 percent citywide.
 - Less than two percent of the households are married person households with related children compared to 13 percent citywide.
 - Less than two percent are single parent households compared to 6.6 percent citywide.

Housing

- While Downtown is home to 2.4 percent of the city's residents it accommodates 3.6 percent of the housing units.
- Housing in Downtown is overwhelmingly renter occupied and in multi-family structures:
 - 81 percent of the units are renter occupied compared to 48.6 percent citywide
 - 88 percent of the population lives in renter occupied units.
 - 97 percent of the housing units are in multi-family unit buildings.
- The median value of owner occupied housing units is \$168,750 compared to \$137,884 for the city overall.
- The median rent is just \$289 compared to \$425 citywide.

- The housing stock in Downtown tends to be older than the rest of the city, but there is also a higher share of housing units built since 1980 than is the case citywide:
 - 51 percent of the units Downtown were built prior to 1940 compared to 36 percent citywide.
 - 20 percent of the housing units in Downtown have been built since 1980 compared to just 12 percent citywide.

Employment

- The Downtown area had a substantially higher rate of unemployment in 1990 than did the city as a whole -- 9.7 percent of the resident labor force was unemployed compared to 4.9 percent citywide.
- Downtown has a higher share of its employed population working in the city -- 85 percent of the employed residents had jobs in the city compared to 78.8 percent citywide.
- Employed people living Downtown are much more likely to take public transportation or walk to work:
 - 36.4 percent of the workers who live Downtown walk to work compared to just 7.2 percent citywide.
 - 24 percent of the workers who live Downtown take a bus to work compared to 15.6 percent citywide.
 - just 23 percent of the people who work Downtown drove alone to work compared to 58.7 percent citywide.

Income

- Incomes in Downtown generally are lower than income levels citywide due primarily to smaller household and family sizes and fewer numbers of wage earners:
 - Median household income was \$11,931 compared to \$29,353 citywide
 - Median family income was \$26,136 compared to \$39,860 citywide
- Per capita income was almost identical to per capita income citywide -- per capita income Downtown was \$18,925 compared to \$18,308 citywide.
- On average married couple families downtown had substantially higher incomes than married couples citywide -- mean income for married couples with children Downtown was \$80,346 compared to \$59,083 citywide -- mean income for married couples without children Downtown was \$62,685 compared to \$54,800 citywide.
- Single parent families living Downtown had substantially lower incomes than single parent families citywide:
 - Male headed households with children and no spouse had an average income of \$17,916 compare to \$32,482 citywide.
 - Female headed households with children and no spouse had an average income of just \$7,880 compared to \$19,333 citywide.
- Poverty levels are much higher in the Downtown area with 34 percent of all residents living below the poverty level compared to 12.4 percent citywide.

- Over half of children under 18 years old living in the Downtown area live in poverty compared to 15.7 percent citywide

Jobs

- The Downtown area is the commercial core of the city with 34 percent of all the jobs in the city.
- The distribution of jobs across the industry groups is similar to the distribution citywide.

Land Use

- Downtown accounts for 2.1 percent of the land area in the city.
- Just 3.7 percent of the land in Downtown is zoned for residential uses compared to 75 percent citywide.
- Downtown accounts for a substantial portion of the city's total assessed valuation -- 15 percent of the total assessed valuation is in the Downtown Area.
- Average land assessed valuation is dramatically higher downtown --land assessed valuation per parcel square foot Downtown is \$72 compared to \$11 citywide.

Density

- primarily due to the concentration of jobs Downtown is the densest area of the city -- there are 148 jobs per gross acre in the Downtown area compared to just nine jobs per gross acre citywide.
- Population and housing density is comparable to that citywide when looked at over the entire area but it is important to remember that residential land is very concentrated in particular parts of Downtown. In those areas that are actually residential in nature the population and household densities would be much higher.

CHANGE 1980 - 1990

Downtown experienced a slight amount of change over the decade between 1980 and 1990. The number of people, households and housing units all increased at a substantially lower rate than the city as a whole. The area experienced declines in the White population and in the number of people aged 65 and over. The average household size in Downtown remained virtually unchanged in defiance of the trend in the population as a whole. There was a dramatic increase in owner occupied housing units, a slight increase in multi-family units, and substantial decrease in the number of single family units.

Population

- Population increased by just 2.3 percent compared to 4.5 percent citywide.
 - The population under the age of 5 increased by 76 percent (this represents a large percentage increase but is actually an increase of just 78 kids) between 1980 and 1990.
 - The population aged 65 years and over decreased by 24 percent (a decrease of 910 people) during the decade.
 - There was a four percent decrease in the White population between 1980 and 1990.
 - There was a 21 percent increase in the number of people of color during the decade.

Households

- The number households increased by just 5.2 percent compared to 7.9 percent citywide.
 - The average number of persons per household increased slightly from 1.23 in 1980 to 1.29 in 1990 while the average decreased citywide from 2.15 to 2.09.
 - There was a 24 percent increase in married couple families between 1980 and 1990 compared to just a 2 percent increase citywide.
 - The number of people living alone decreased by one percent during the 1980's compared to a 13 percent increase citywide.

Housing Units

- Housing Units increased by just 4.6 percent compared to 8.3 percent citywide.
 - There was just a 1.8 percent decrease in renter occupied housing units and a 202 percent increase in owner occupied housing units between 1980 and 1990.
 - There was a three percent increase in housing units in multi-family structures and a 53 percent decrease in 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 Downtown is expected to continue to experience faster household and housing unit growth than the city as a whole but decline in actual population. This reveals an expectation that household size Downtown is expected to decline substantially over the 20 year period.

- Population in Downtown is forecasts to decrease by 6 percent between 1990 and 2010 compared to 5 percent growth for the city as a whole.
- The number of households and housing units are both expected to grow by approximately 42 percent in Downtown and by 15 percent citywide over the next two decades.

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

District = DOWNTOWN

P1/4. PERSONS		H4. HOUSEHOLDS		FAMILIES	
TOTAL	12,302	TOTAL	8,037	TOTAL	1,228
Share of Total City	2.4%	Share of Total City	3.4%	Share of Total City	1.1%
P11/12. PERSONS BY AGE (UNIVERSE: PERSONS)					
TOTAL	12,302	100.0%		10,400	2,888
				PERSONS PER FAMILY	2.35
P16. HOUSEHOLD SIZE AND TYPE (UNIVERSE: HOUSEHOLDS)					
TOTAL	12,302	100.0%		10,400	2,888
				PERSONS PER FAMILY	2.35
P23. Family Type and Age of Children (Universe: Own children under 18 years)					
In married-couple family:					
Under 3 years	33				
3 and 4 years	20				
5 years	20				
6 to 11 years	62				
12 and 13 years	16				
14 years	12				
15 to 17 years	34				
In other family:					
Male householder, no spouse:					
Under 3 years	8				
3 and 4 years	8				
5 years	0				
6 to 11 years	18				
12 and 13 years	0				
14 years	0				
15 to 17 years	17				
Female householder, no spouse:					
Under 3 years	21				
3 and 4 years	23				
5 years	0				
6 to 11 years	33				
12 and 13 years	27				
14 years	0				
15 to 17 years	32				
P28. GROUP QUARTERS (UNIVERSE: PERSONS IN GROUP QUARTERS)					
TOTAL	1,902	100.0%		1,902	100.0%
PERSONS LIVING IN INSTITUTIONS: CORRECTIONAL INSTS, NURSING HOMES, HOSPITALS, ETC.					
TOTAL	66	3.5%		66	3.5%
OTHER PERSONS IN GROUP QUARTERS:					
COLLEGE DORMITORIES, MILITARY QUARTERS					
EMERGENCY SHELTERS FOR HOMELESS, ETC.					
TOTAL	1,836	96.5%		1,836	96.5%
P27. HOUSEHOLD SIZE (UNIVERSE: HOUSEHOLDS)					
1 PERSON	6,231	77.5%		6,231	77.5%
2 PERSONS	1,470	18.3%		1,470	18.3%
3 PERSONS	213	2.7%		213	2.7%
4 PERSONS	65	0.8%		65	0.8%
5 PERSONS	39	0.5%		39	0.5%
6 PERSONS	9	0.1%		9	0.1%
7+ PERSONS	10	0.1%		10	0.1%
RESIDENCE IN 1985 (Universe: Persons 5 years and over)					
TOTAL	12,035	28.0%		12,035	28.0%
Lived in same house	3,372	33.1%		3,372	33.1%
Lived Diff. House -- Same Count	3,984	32.7%		3,984	32.7%
Different County	3,938	32.7%		3,938	32.7%
Same State	1,080	9.0%		1,080	9.0%
Different State	2,858	23.7%		2,858	23.7%
EDUCATIONAL ATTAINMENT: Highest Grade Completed (Universe: Persons 25 years and over)					
TOTAL	10,611			10,611	
Less than 9th grade	1,420	13.4%		1,420	13.4%
9th to 12th grade, no diploma	1,423	13.4%		1,423	13.4%
High school graduate/equivalenc	2,229	21.0%		2,229	21.0%
Some college, no degree	2,315	21.8%		2,315	21.8%
Associate degree	602	5.7%		602	5.7%
Bachelor's degree	1,749	16.5%		1,749	16.5%
Graduate or professional degree	873	8.2%		873	8.2%
HISPANIC ORIGIN (OF ANY RACE)					
TOTAL	703	5.7%		703	5.7%
EDUCATIONAL ATTAINMENT: Highest Grade Completed (Universe: Persons 25 years and over)					
TOTAL	12,302	100.0%		12,302	100.0%
WHITE	8,694	70.7%		8,694	70.7%
BLACK	1,401	11.4%		1,401	11.4%
AMERICAN INDIAN, ESKIMO OR ALEUT	417	3.4%		417	3.4%
ASIAN OR PACIFIC I	1,576	12.8%		1,576	12.8%
OTHER RACE	214	1.7%		214	1.7%
P6/8/10. RACE AND HISPANIC ORIGIN (UNIVERSE: PERSONS)					
TOTAL	12,302	100.0%		12,302	100.0%
MALE	7,408	60.2%		7,408	60.2%
FEMALE	4,894	39.8%		4,894	39.8%
P5. SEX (UNIVERSE: PERSONS)					
TOTAL	12,302	100.0%		12,302	100.0%
MALE	7,408	60.2%		7,408	60.2%
FEMALE	4,894	39.8%		4,894	39.8%
P6/8/10. RACE AND HISPANIC ORIGIN (UNIVERSE: PERSONS)					
TOTAL	12,302	100.0%		12,302	100.0%
WHITE	8,694	70.7%		8,694	70.7%
BLACK	1,401	11.4%		1,401	11.4%
AMERICAN INDIAN, ESKIMO OR ALEUT	417	3.4%		417	3.4%
ASIAN OR PACIFIC I	1,576	12.8%		1,576	12.8%
OTHER RACE	214	1.7%		214	1.7%
HISPANIC ORIGIN (OF ANY RACE)					
TOTAL	703	5.7%		703	5.7%
EDUCATIONAL ATTAINMENT: Highest Grade Completed (Universe: Persons 25 years and over)					
TOTAL	10,611			10,611	
Less than 9th grade	1,420	13.4%		1,420	13.4%
9th to 12th grade, no diploma	1,423	13.4%		1,423	13.4%
High school graduate/equivalenc	2,229	21.0%		2,229	21.0%
Some college, no degree	2,315	21.8%		2,315	21.8%
Associate degree	602	5.7%		602	5.7%
Bachelor's degree	1,749	16.5%		1,749	16.5%
Graduate or professional degree	873	8.2%		873	8.2%
RESIDENCE IN 1985 (Universe: Persons 5 years and over)					
TOTAL	12,035	28.0%		12,035	28.0%
Lived in same house	3,372	33.1%		3,372	33.1%
Lived Diff. House -- Same Count	3,984	32.7%		3,984	32.7%
Different County	3,938	32.7%		3,938	32.7%
Same State	1,080	9.0%		1,080	9.0%
Different State	2,858	23.7%		2,858	23.7%
CHANGE 1980 - 1990 (UNIVERSE: PERSONS, HOUSEHOLDS, AND FAMILIES)					
PERSONS	12,030	272	2.3%	12,030	272
Households	7,637	807	10.6%	7,637	807
Families	978	250	25.6%	978	250

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

District = DOWNTOWN

H4. HOUSING UNITS		AVERAGE PERSONS PER OCCUPIED HOUSING UNIT		CHANGE 1980 - 1990	
TOTAL		POPULATION IN HOUSING UNITS		(UNIVERSE: HOUSING UNITS)	
Share of Total City	8,932	Persons per Unit	10,400	1980	1990
	3.6%		1.29	8,536	8,932
H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY (UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)					
TOTAL	UNITS	PCT	Total		Pct
	8,932	100.0%	Units		Change
OCCUPIED	8,037	90.0%	1989 to March 1990	283	3.2
OWNER OCCUPIED	7,791	8.9	1985 to 1988	515	5.8
RENTER OCCUPIED	7,246	81.1	1980 to 1984	971	10.9
VACANT	895	10.0	1970 to 1979	1,106	12.5
			1960 to 1969	207	2.3
			1950 to 1959	541	6.1
			1940 to 1949	738	8.3
			Before 1940	4,520	50.9
H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS					
	Persons	Per Unit	PCT		Average
OCCUPIED	10,400	1.3	100.0%	10,010	1.29
OWNER OCCUPIED	1,249	1.6	12.0	60	2.07
RENTER OCCUPIED	9,151	1.3	88.0	3 OR 4	1.92
				5 TO 9	2.24
				10 TO 19	1.40
				20 TO 49	1.27
				50 OR MORE	1.22
H23A/23B/23C. VALUE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)					
MEDIAN VALUE			\$168,750		
H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)					
MEDIAN VALUE			\$289		

H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)		OWNER OCCUPIED		RENTER OCCUPIED	
TOTAL UNITS	PCT	VACANT UNITS	PCT	UNITS	PCT
SINGLE FAMILY	56	0.6%	51	20	31
1, DETACHED	28	0.3	23	10	13
1, ATTACHED	28	0.3	28	10	18
MULTI FAMILY	8,663	97.0	7,783	734	7,049
2	32	0.4	29	3	26
3 OR 4	80	0.9	79	3	26
5 TO 9	236	2.6	230	14	76
10 TO 19	524	5.9	489	52	216
20 TO 49	2,554	28.6	2,301	88	437
50 OR MORE	5,237	58.6	4,655	574	2,213
MOBILE HOME OR TRAILER	3	0.0	3	1	30.5
OTHER	210	2.4	200	36	4,081
TOTAL	8,932	100.0%	8,037	791	100.0%

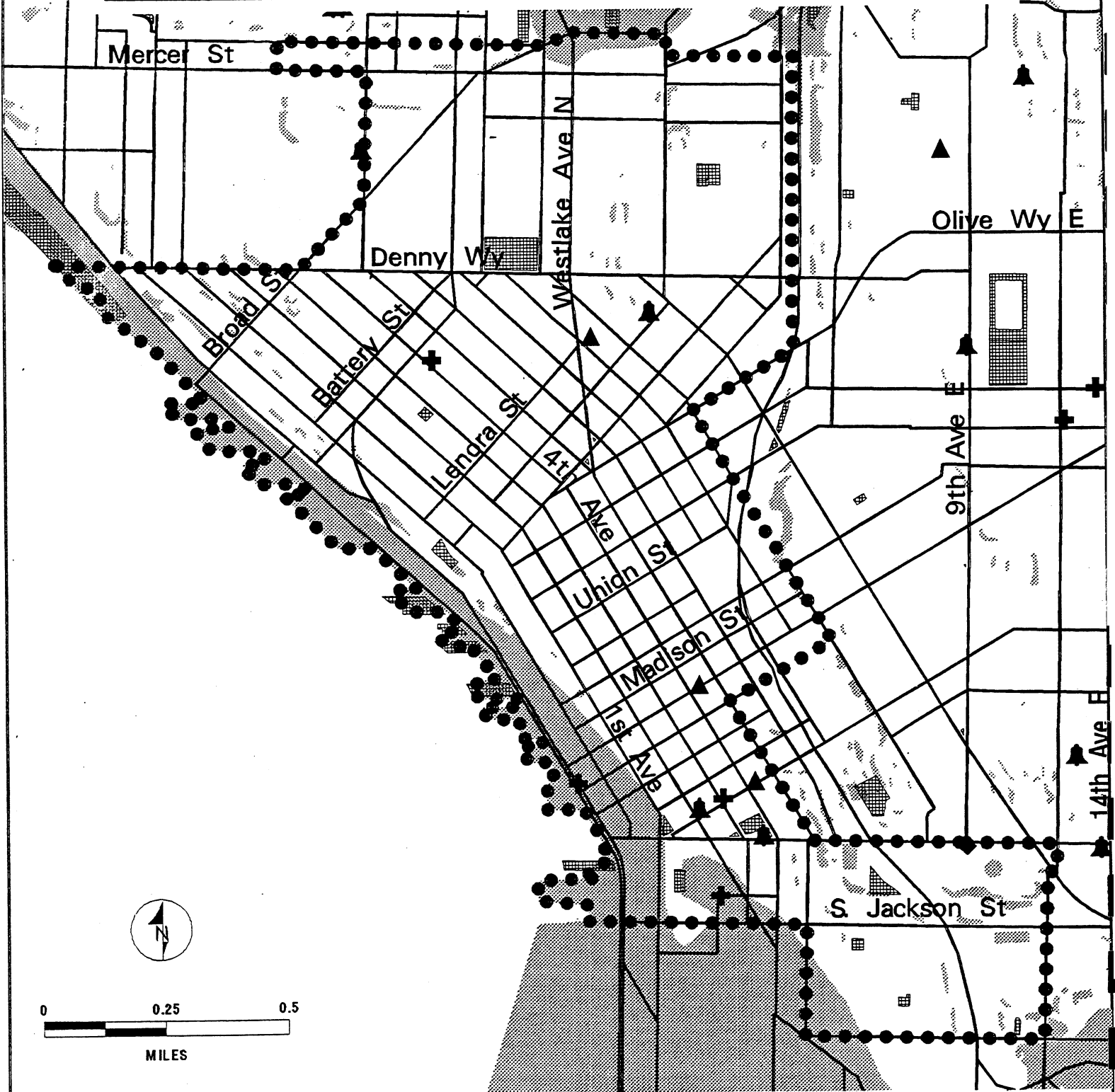
H43/44. AGGREGATE AND AVERAGE NUMBER OF PERSONS (UNIVERSE: PERSONS IN OCCUPIED HOUSING UNITS)

Aggregate Persons	Average Persons
SINGLE FAMILY	121
1, DETACHED	56
1, ATTACHED	65
MULTI FAMILY	10,010
2	60
3 OR 4	152
5 TO 9	516
10 TO 19	687
20 TO 49	2,917
50 OR MORE	5,678
MOBILE HOME OR OTHER	3
TOTAL	10,400

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

District = DOWNTOWN

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	Median Family Income	Median Nonfamily Household Income	All persons for whom poverty status is determined*	Below poverty level	Persons 18 years and over
Employed	Unempl.	Rate						
Total	11	5,751	616	9.7%	5,368	\$11,931	\$26,136	\$10,781
Male	11	3,701	394	9.6%	2,956			
Female	0	2,050	222	9.8%	2,412			
Share of Employed City Residents			2.0%			Related children under 18 years		
Share of Unemployed City Residents			4.2%			Below poverty level		
P45/46/47/48. Place of Work (Universe: Workers 16 years and over)			Pct.			Persons 65 years and over		
Worked in Washington State:			94.9%			Below poverty level		
Worked in King County			5,396			Related children under 5 years		
Worked in Seattle			4,843			Below poverty level		
Worked outside of Seattle			843			Related children 5 to 17 years		
Out of Seattle - In County			553			Below poverty level		
Worked outside of King			212			Unrelated individuals		
Worked outside of WA.			78			Below poverty level		
P49. Means of Transportation to Work (Universe: Workers 16 years and over)			Pct.			All Families		
Car, truck, or van:			94.9%			Below poverty level		
Drove alone			1,295			With related children under 18 year		
Carpooled			409			Below poverty level		
Public transportation:			7.2%			With related children under 5 years		
Bus or trolley bus			24.1			Below poverty level		
Subway or elevated			0			Female householder families		
Railroad			0			Below poverty level		
Ferry/boat			40			With related children under 18 year		
Taxicab			19			Below poverty level		
Motorcycle			12			With related children under 5 years		
Bicycle			75			Below poverty level		
Walked			2,071			Persons 18 years and over		
Other means			45			Persons 65 years and over		
Worked at home			342			Related children under 18 years		
Total workers			5,686			Related children under 5 years		
P50/51. Travel Time to Work (Universe: Workers 16 years and over)			100.0%			Unrelated individuals		
Did not work at home:			Pct.			All families		
0 - 19 minutes			3,274			With related children under 18 years		
20 - 39 minutes			1,436			With related children under 5 years		
40 - 59 minutes			374			Female householder families		
60 - 89 minutes			168			With related children under 18 years		
90 or more minutes			92			With related children under 5 years		
Worked at home			342			Poverty status is only determined for noninstitutionalized persons, etc.		



Downtown District



Environmentally Sensitive Areas



Parks



Public School



Police and Fire



Library



Community Center



Arterials










District Statistical Area





Downtown District -- Zoning

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





SUB-AREA PROFILES, 1990

DUWAMISH

February 1993



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

District = DUWAMISH

H4. HOUSING UNITS		AVERAGE PERSONS PER OCCUPIED HOUSING UNIT		CHANGE 1980 - 1990	
TOTAL	14,095	POPULATION IN HOUSING UNITS	36,096	(UNIVERSE: HOUSING UNITS)	
Share of Total City	5.7%	Persons per Unit	2.69		
H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY (UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)					
TOTAL	UNITS	PCT	Total	%	
	14,095	100.0%	Units		
OCCUPIED	13,404	95.1	1989 to March 1990	122	0.9
OWNER OCCUPIED	7,099	50.4	1985 to 1988	326	2.3
RENTER OCCUPIED	6,305	44.7	1980 to 1984	442	3.1
VACANT	691	4.9	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
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			
H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)					
	TOTAL UNITS	PCT	VACANT UNITS	PCT	
SINGLE FAMILY	9,396	66.7%	390	56.4%	
1, DETACHED	8,870	62.9	351	50.8	
1, ATTACHED	526	3.7	39	5.6	
MULTI FAMILY	4,499	31.9	297	43.0	
2	1,002	7.1	56	8.1	
3 OR 4	853	6.1	56	8.1	
5 TO 9	605	4.3	53	7.7	
10 TO 19	1,037	7.4	64	9.3	
20 TO 49	700	5.0	47	6.8	
50 OR MORE	302	2.1	21	3.0	
MOBILE HOME OR TRAILER	57	0.4	2	0.3	
OTHER	143	1.0	2	0.3	
TOTAL	14,095	100.0%	691	100.0%	
			13,404	100.0%	
			7,099	100.0%	
			68	1.1	
			16	0.3	
			6,305	100.0%	
H43/44. AGGREGATE AND AVERAGE NUMBER OF PERSONS (UNIVERSE: PERSONS IN OCCUPIED HOUSING UNITS)					
	Units	1980	1990	Change	Pct
		13,937	14,095	158	1.1%
SINGLE FAMILY					
	Aggregate Persons	26,203	Average Persons	2.91	
	1, DETACHED	24,667	2.90		
	1, ATTACHED	1,536	3.15		
MULTI FAMILY					
	Aggregate Persons	9,315	Average Persons	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 OTHER	95	1.73		
	TOTAL	483	3.43		
		36,096	2.69		
RENTER OCCUPIED					
	Units	2,251	PCT	35.7%	
		1,857	29.5		
		394	6.2		
OWNER OCCUPIED					
	Units	6,755	PCT	95.2%	
		6,862	93.8		
		93	1.3		
Total housing units					
	Units	14,113	PCT	100.0%	

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

District = DUWAMISH

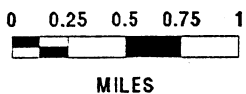
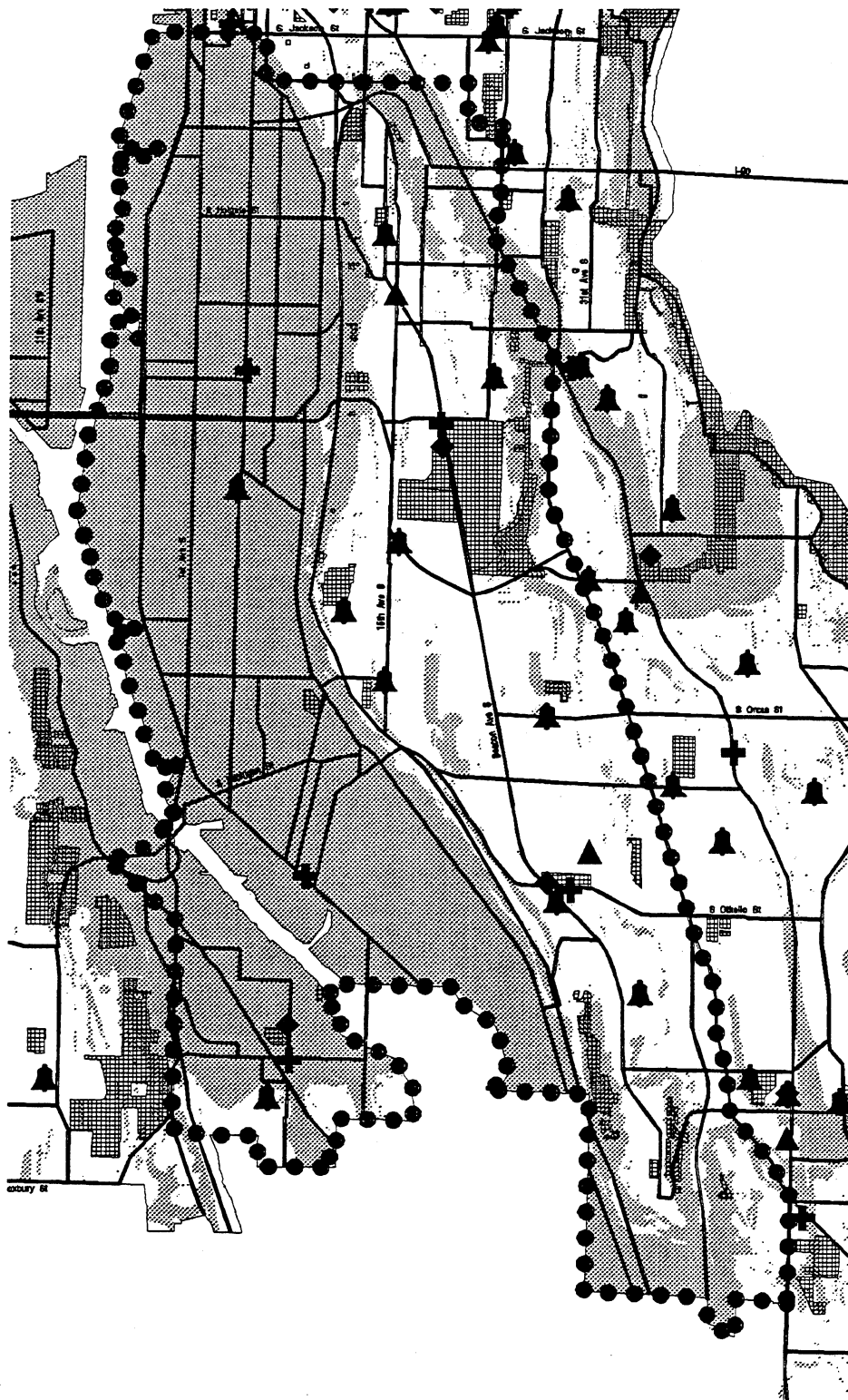
P70/71/72. Employment Status (Universe: Persons 16 years and over)		MEDIAN INCOME, 1989		POVERTY STATUS IN 1989	
In Armed Forces	Civilian Labor Force	Median Household Income	Median Family Income	All persons for whom poverty status is determined*	Below poverty level
Employed	Unempl.				
Rate	Rate				
377	16,955	\$25,448	\$30,458	36,286	7,045
359	9,051			27,586	4,427
18	7,904			4,880	591
				8,634	2,564
				2,690	3,944
				1,662	7,201
				2,311	8,735
				1,336	4,609
				1,159	2,054
				588	2,283
				867	1,532
				798	670
				406	19.4%
				16.0%	12.1%
				29.7%	29.7%
				33.5%	33.5%
				28.0%	28.0%
				32.1%	32.1%
				15.3%	15.3%
				25.1%	25.1%
				28.6%	28.6%
				38.0%	38.0%
				52.1%	52.1%
				60.6%	60.6%
				* Poverty status is only determined for noninstitutionalized persons, etc.	
P109. Mean Family Income in 1989 by Family Type & Presence of Children Under 18 Years (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			
P114/115/116. Per Capita Income in 1989 (Universe: Total persons or persons 15 years and over)					
All persons	\$11,399				
White	\$15,211				
Black	\$9,441				
Amer Ind	\$4,163				
Asian	\$10,406				
Other Race	\$7,398				
Hispanic	\$7,245				
P49. Means of Transportation to Work (Universe: Workers 16 years and over)					
Car, truck, or van:					
Drove alone	9,290	Pct.			
Carpooled	3,341	54.7%			
Public transportation:		19.7			
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:					
0 - 19 minutes	7,480	Pct.			
20 - 39 minutes	6,965	44.1%			
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		

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 ASSESSED VALUATION (Universe: Millions of Dollars)		SELECTED DENSITY MEASURES	
TOTAL	Share of Total City	TOTAL	Share of Total City	Average Persons per gross acre	Average Persons per net acre
78,718	16.1%	\$3,030	7.6%	5	7
Share of Total City					
JOBS IN SEATTLE (UNIVERSE: JOBS)		TOTAL ASSESSED VALUATION (Universe: Millions of Dollars)		SELECTED DENSITY MEASURES	
TOTAL	Share of City Total	TOTAL	Share of Total City	Average Households per gross acre	Average Households per net acre
78,718	100.0%	\$1,444	8.0%	2	3
Retail	10.2	Improvements Assessed Valuation	7.3%	Average Housing Units per gross acre	Average Housing Units per net acre
Education	0.0	Share of Total City		2	3
Government, Finance, Ins., Real Estate	35.9			10	16
Manufacturing, Wholesale	53.7	Average Land Assessed Valuation per Parcel Square Foot	\$6.52		
Trade, Commun, Tr					
University Enrollment	0.0				
	0.0				
Source: Puget Sound Regional Council					
GROSS LAND AREA IN ACRES (Includes streets, fresh water, etc)		NET LAND AREA IN ACRES (Excludes streets, fresh water, etc)			
TOTAL	Share of Total City	TOTAL	Share of Total City		
7,915	14.6%	5,031	13.2%		
Source: King County Assessor Extract, 1991					
LAND AREA BY ZONING (Universe: Gross Acres)		ESTIMATED LAND AREA BY USE (Universe: Net Acres)			
TOTAL	Share of City Total	TOTAL	Share of City Total		
7,915	100.0%	5,031	100.0%		
Commercial	4.3	Commercial	10.2		
Downtown	0.6	Community Fac.	4.1		
Industrial	49.0	Industrial	24.8		
Multi Family	7.6	Residential	28.9		
Single Family	38.1	Single Family	25.8		
Major Institution	0.5	Trans/Comm/Ut	13.7		
		Vacant	14.0		
		Open Space	4.7		
		Other	0.8		

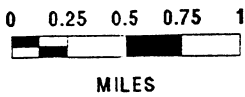
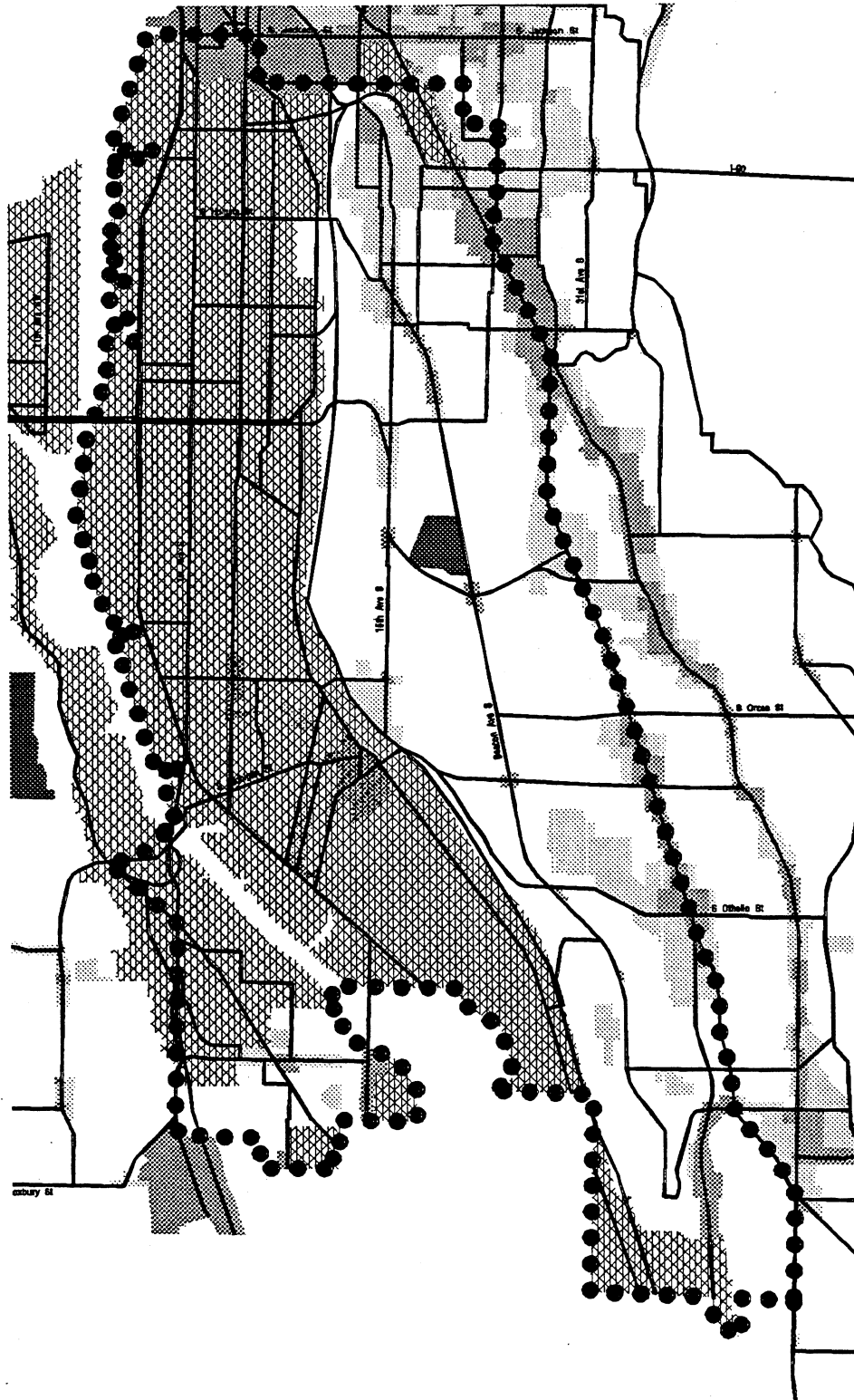
Source: King County Assessor Extract, 1991










Duwamish District

- | | | |
|--|---|---|
|  <i>Environmentally Sensitive Areas</i> |  <i>Public School</i> |  <i>Arterials</i> |
|  <i>Parks</i> |  <i>Police and Fire</i> |  <i>District Statistical Area</i> |
| |  <i>Library</i> | |
| |  <i>Community Center</i> | |





Duwamish District -- Zoning

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





SUB-AREA PROFILES, 1990

**FIRST HILL/
CAPITOL HILL/
MADISON PARK**

February 1993



THE FIRST HILL/ CAPITOL HILL/ MADISON AREA PROFILE

The First Hill/ Capitol Hill/ Madison sub-area is located in the central part of the city and forms a wedge shape from the Montlake Cut and Union Bay into the Downtown area. It is Generally bounded by Interstate 5 on the west, Madison on the Southeast, Yesler to the far south and Lake Washington on the east. It consists of 2,425 gross acres and is home to approximately 42,500 people. It includes a variety of areas such as the University Arboretum and the large collection of hospitals adjacent to downtown. The following highlights present a summary of the Area. The subsequent tables and maps provide a much more detailed picture of the area.

Demographics

- The area has a smaller share of children and a higher proportion of population in the middle age groups:
 - 8.5 percent of the population is less than 15 years old compared to 15 percent citywide.
 - 61.4 percent of the population is between the ages of 16 and 44 compared to 53.4 percent citywide.
- The area has an overall lower share of people of color than is generally found citywide:
 - 81 percent of the population is White compared to 75 percent citywide.
 - 11 percent of the population is African-American compared to ten percent citywide.
 - just 5.4 percent of the population is Asian Pacific Islander compared to almost 12 percent citywide.
- Residents of this area tend to have higher levels of formal education than is found citywide:
 - 47.6 percent of the people aged 25 and over have at least a bachelors degree compared to 38 percent citywide.
 - 9.2 percent of the people aged 25 and over have less than a high school education compared to 13.6 percent citywide.
- The people in this area tend to be more mobile -- Just 34.4 percent of the population aged 5 and over lived in the same house in 1990 as they did in 1985 compared to 44 percent citywide.
- Households in this area tend to be smaller than are found citywide
 - on average 1.66 people live in each household compared to 2.09 citywide.
 - 57.8 percent of the households are single person households.

Housing

- The First Hill/ Capitol Hill/ Madison area has a higher share of renter occupied units than is found citywide -- almost 68 percent of the housing units are renter occupied compared to 48.6 percent citywide.
- The area has a much lower proportion of single family housing units than is found citywide -- just 21 percent of the units in the area are single family compared to 53 percent citywide.
- The median values of owner occupied housing units is substantially higher at \$261,963 compared to \$137,884.
- Median rents are lower at \$396 compared to \$425.

- The age of the housing stock tends to be older than the city as a whole -- 53.4 percent of the housing units were built prior to 1940 compared to 36 percent citywide.

Employment

- This area had a slightly higher unemployment rate than was true for the city as a whole in 1990 -- 5.4 percent of the labor force was unemployed compared to 4.9 percent citywide.
- Workers in this area were much less likely to drive alone to work and more likely to walk to work:
 - just 44 percent of the workers drove alone to work compared to 58.7 percent citywide.
 - 20.8 percent of the workers rode the bus to work compared to 15.6 percent citywide.
 - 18.3 percent of the workers walked to work compared to 7.2 percent citywide.

Income

- Incomes in this area are generally higher than is found in the rest of the city. One exception is median household income which is slightly lower due to smaller household sizes:
 - Median household income was \$23,089 compared to \$29,353 citywide.
 - Median family income was \$46,501 compared to \$39,860 citywide
 - Per Capita Income was \$23,669 compared to \$18,308 citywide.
- Overall the population was slightly more likely to live in poverty than the city as a whole -- 16.3 percent of the population lived in poverty compared to 12.4 percent citywide.
- Children are less likely to live in poverty in this area -- 11.3 percent of the children aged less than 18 lived in poverty compared to 15.7 percent citywide.

Jobs

- The distribution of jobs in this area is not wildly different from that in the city as a whole -- there is a slightly higher share of retail and other service jobs and a lower share of manufacturing, wholesale trade and utilities jobs:
 - 16.4 percent of the jobs are in retail compared to 14.1 percent citywide.
 - 68.8 percent of the jobs are in government, finance, insurance and real estate compared to 60.8 percent citywide.

Land Use

- The area has a relatively high concentration of land zoned for multi-family development -- 21.5 percent of the gross land area is zoned for multi-family compared to 11 percent citywide.
- Land use indicates a larger amount of land used as open space than is found in the city as a whole -- 24 percent of the land is in open space compared to 10 percent citywide (this is attributable to the Arboretum located in this area).

Density

- This area tends to be much more dense than the city as a whole:
 - There are 18 persons per gross acre compared to 10 citywide.
 - There are 11 housing units per gross acre compared to five citywide
 - There are 19 jobs per gross acre compared to nine citywide

CHANGE 1980 - 1990

The First Hill/ Capitol Hill/ Madison Park area experienced a slight amount of change over the decade between 1980 and 1990. The area experienced a slight increase in population and households and a slight decrease in the number of families. The average household size in the area decreased slightly over the decade and the numbers of people living alone increased slightly.

Population

- Population increased by 4.1 percent compared to 4.5 percent citywide.
 - The population under the age of 5 decreased by two percent between 1980 and 1990.
 - The population aged 65 years and over increased by almost 20 percent during the decade.
 - There was a four percent increase in the White population between 1980 and 1990.
 - The number of people of color increased by just under three percent during the decade.

Households

- The number households increased by 4.2 percent compared to 7.9 percent citywide.
 - The average number of persons per household decreased from 1.71 in 1980 to 1.66 in 1990 while the average decreased citywide from 2.15 to 2.09.
 - There was a five 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 just 3.5 percent during the 1980's compared to a 13 percent increase citywide.

Housing Units

- Housing Units increased by 5.9 percent compared to 8.3 percent citywide.
 - There was just over a one percent increase in renter occupied housing units and a thirteen percent increase in owner occupied housing units between 1980 and 1990.
 - There was a six percent increase in housing units in multi-family structures and just a one percent increase in 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 3.3 percent between 1990 and 2010 compared to 5 percent growth for the city as a whole.
- The number of households is expected to grow by just 8 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 = CAPITOL HILL

P11/4. PERSONS		P11/12. PERSONS BY AGE		P14. HOUSEHOLDS		FAMILIES		
TOTAL	Share of City Total	TOTAL	Share of City Total	TOTAL	Share of Total City	TOTAL	Share of Total City	
42,507	8.2%	42,507	8.2%	23,880	10.1%	6,331	5.6%	
P11/12. PERSONS BY AGE (UNIVERSE: PERSONS)		P14. HOUSEHOLDS		FAMILIES		P23. Family Type and Age of Children (Universe: Own children under 18 years)		
TOTAL	Share of City Total	TOTAL	Share of City Total	TOTAL	Share of Total City	TOTAL	Share of Total City	
42,507	100.0%	23,880	10.1%	39,610	16.6%	16,750	2.65	
UNDER 5	3.3	1,399	4.8	P16. HOUSEHOLD SIZE AND TYPE (UNIVERSE: HOUSEHOLDS)				
5 - 15	5.2	2,216	4.6	TOTAL	23,880	PCT.		
16 - 24	15.4	6,563	9.3	1 PERSON:	13,803	57.8		
25 - 34	26.4	11,238	10.0	MALE HOUSEHOLDER	6,700	28.1		
35 - 44	19.6	8,332	8.9	FEMALE HOUSEHOLDER	7,103	29.7		
45 - 64	15.8	6,705	7.9	2 OR MORE PERSONS:	10,077	42.2		
65 - 84	11.8	5,007	7.2	FAMILY HOUSEHOLDS:				
85 +	2.5	1,047	11.3	MARRIED COUPLE FAMILY:				
P5. SEX (UNIVERSE: PERSONS)		P5. SEX (UNIVERSE: PERSONS)		WITH RELATED CHILDREN	1,557	6.5		
TOTAL	Share of City Total	TOTAL	Share of City Total	NO RELATED CHILDREN	3,114	13.0		
42,507	100.0%	42,507	100.0%	OTHER FAMILY:				
MALE	52.2	22,175	8.8	MALE HOUSEHOLDER,				
FEMALE	47.8	20,332	7.7	NO WIFE PRESENT:				
P6/8/10. RACE AND HISPANIC ORIGIN (UNIVERSE: PERSONS)		P6/8/10. RACE AND HISPANIC ORIGIN (UNIVERSE: PERSONS)		WITH RELATED CHILDRE	157	0.7		
TOTAL	Share of City Total	TOTAL	Share of City Total	NO RELATED CHILDREN	287	1.2		
42,507	100.0%	42,507	100.0%	FEMALE HOUSEHOLDER,				
WHITE	81.1	34,471	8.9	NO HUSBAND PRESENT:				
BLACK	10.9	4,617	8.9	WITH RELATED CHILDRE	655	2.7		
AMERICAN INDIAN,				NO RELATED CHILDREN	561	2.3		
ESKIMO OR ALEUT				NONFAMILY HOUSEHOLDS:	3,746	15.7		
ASIAN OR PACIFIC I				MALE HOUSEHOLDER	2,209	9.3		
OTHER RACE				FEMALE HOUSEHOLDER	1,537	6.4		
P28. GROUP QUARTERS (UNIVERSE: PERSONS IN GROUP QUARTERS)		P28. GROUP QUARTERS (UNIVERSE: PERSONS IN GROUP QUARTERS)		P28. GROUP QUARTERS (UNIVERSE: PERSONS IN GROUP QUARTERS)				
TOTAL	Share of City Total	TOTAL	Share of City Total	TOTAL	Share of City Total	TOTAL	Share of City Total	
42,507	8.2%	42,507	8.2%	2,897	100.0%	2,897	100.0%	
34,471	81.1	34,471	81.1	PERSONS LIVING IN INSTITUTIONS: CORRECTIONAL INSTS, NURSING HOMES, HOSPITALS, ETC.				
4,617	10.9	4,617	10.9	OTHER PERSONS IN GROUP QUARTERS:				
620	1.5	620	1.5	COLLEGE DORMITORIES, MILITARY QUARTERS				
2,286	5.4	2,286	5.4	EMERGENCY SHELTERS FOR HOMELESS, ETC.	468	16.2		
513	1.2	513	1.2	P27. HOUSEHOLD SIZE (UNIVERSE: HOUSEHOLDS)				
HISPANIC ORIGIN (OF ANY RACE)		HISPANIC ORIGIN (OF ANY RACE)		P27. HOUSEHOLD SIZE (UNIVERSE: HOUSEHOLDS)				
1,534	3.6	1,534	3.6	1 PERSON	13,803	57.8%		
EDUCATIONAL ATTAINMENT: Highest Grade Completed (Universe: Persons 25 years and over)		EDUCATIONAL ATTAINMENT: Highest Grade Completed (Universe: Persons 25 years and over)		2 PERSONS	6,820	28.6		
Total	Share of City Total	Total	Share of City Total	3 PERSONS	1,736	7.3		
32,289	3.1%	32,289	3.1%	4 PERSONS	967	4.0		
Less than 9th grade	990	Less than 9th grade	990	5 PERSONS	371	1.6		
9th to 12th grade, no diploma	1,955	9th to 12th grade, no diploma	1,955	6 PERSONS	108	0.5		
High school graduate/ equivalenc	4,832	High school graduate/ equivalenc	4,832	7+ PERSONS	75	0.3		
Some college, no degree	7,138	Some college, no degree	7,138	CHANGE 1980 - 1990 (UNIVERSE: PERSONS, HOUSEHOLDS, AND FAMILIES)				
Associate degree	1,986	Associate degree	1,986	Persons	40,822	1,685	4.1%	
Bachelor's degree	9,250	Bachelor's degree	9,250	Households	22,914	23,880	966	4.2
Graduate or professional degree	6,138	Graduate or professional degree	6,138	Families	6,787	6,331	-456	-6.7
RESIDENCE IN 1985 (Universe: Persons 5 years and over)		RESIDENCE IN 1985 (Universe: Persons 5 years and over)		Pct				
Total	Share of City Total	Total	Share of City Total	Pct				
41,193	34.4%	41,193	34.4%	Pct				
Lived in same house	14,170	Lived in same house	14,170	Pct				
Lived Diff. House -- Same Count	13,555	Lived Diff. House -- Same Count	13,555	Pct				
Different County	11,911	Different County	11,911	Pct				
Same State	3,095	Same State	3,095	Pct				
Different State	8,816	Different State	8,816	Pct				
Lived abroad	1,557	Lived abroad	1,557	Pct				

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

District = CAPITOL HILL

H4. HOUSING UNITS		AVERAGE PERSONS PER OCCUPIED HOUSING UNIT		CHANGE 1980 - 1990	
TOTAL	25,650	POPULATION IN HOUSING UNITS	39,610	(UNIVERSE: HOUSING UNITS)	
Share of Total City	10.3%	Persons per Unit	1.66		
H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY (UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)					
TOTAL	UNITS	PCT	Total	%	
	25,650	100.0%	Units		
OCCUPIED	23,880	93.1	1989 to March 1990	420	1.6
OWNER OCCUPIED	6,484	25.3	1985 to 1988	744	2.9
RENTER OCCUPIED	17,396	67.8	1980 to 1984	1,096	4.3
VACANT	1,770	6.9	1970 to 1979	1,343	5.2
			1960 to 1969	4,270	16.6
			1950 to 1959	2,207	8.6
			1940 to 1949	1,869	7.3
			Before 1940	13,704	53.4
H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS					
	Persons	Per Unit	PCT		
OCCUPIED	39,610	1.7	100.0%		
OWNER OCCUPIED	14,310	2.2	36.1		
RENTER OCCUPIED	25,300	1.5	63.9		
H23A/23B/23C. VALUE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)					
MEDIAN VALUE		\$261,963			
H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)					
MEDIAN VALUE		\$396			
H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)					
	TOTAL UNITS	PCT	VACANT UNITS	PCT	
SINGLE FAMILY	5,393	21.0%	163	9.2%	
1, DETACHED	5,193	20.2	151	8.5	
1, ATTACHED	200	0.8	12	0.7	
MULTI FAMILY	19,971	77.9	1,593	90.0	
2	550	2.1	45	2.5	
3 OR 4	910	3.5	45	2.5	
5 TO 9	1,696	6.6	122	6.9	
10 TO 19	4,439	17.3	265	15.0	
20 TO 49	7,349	28.7	575	32.5	
50 OR MORE	5,027	19.6	541	30.6	
MOBILE HOME OR TRAILER	3	0.0	0	0.0	
OTHER	283	1.1	14	0.8	
TOTAL	25,650	100.0%	1,770	100.0%	
			23,880	100.0%	
			6,484	100.0%	
			17,396	100.0%	
			1,770	100.0%	
			3	0.0	
			269	1.1	
			83	1.3	
			6,484	100.0%	
			17,396	100.0%	
			1,739	100.0%	
			1,770	100.0%	
			3	0.0	
			2	0.0	
			186	1.1	
			17,396	100.0%	
			1,739	100.0%	
			1,770	100.0%	
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			1,770	100.0%	
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			1,770	100.0%	
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			2	0.0	
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			1,770	100.0%	
			3	0.0	
			2	0.0	
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			3	0.0	
			2	0.0	
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			1,770	100.0%	
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			1,739	100.0%	
			1,770	100.0%	
			3	0.0	
			2	0.0	
			186	1.1	
			17,396	100.0%	
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			1,770	100.0%	
			3	0.0	
			2	0.0	
			186	1.1	
			17,396	100.0%</	

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

District = CAPITOL HILL

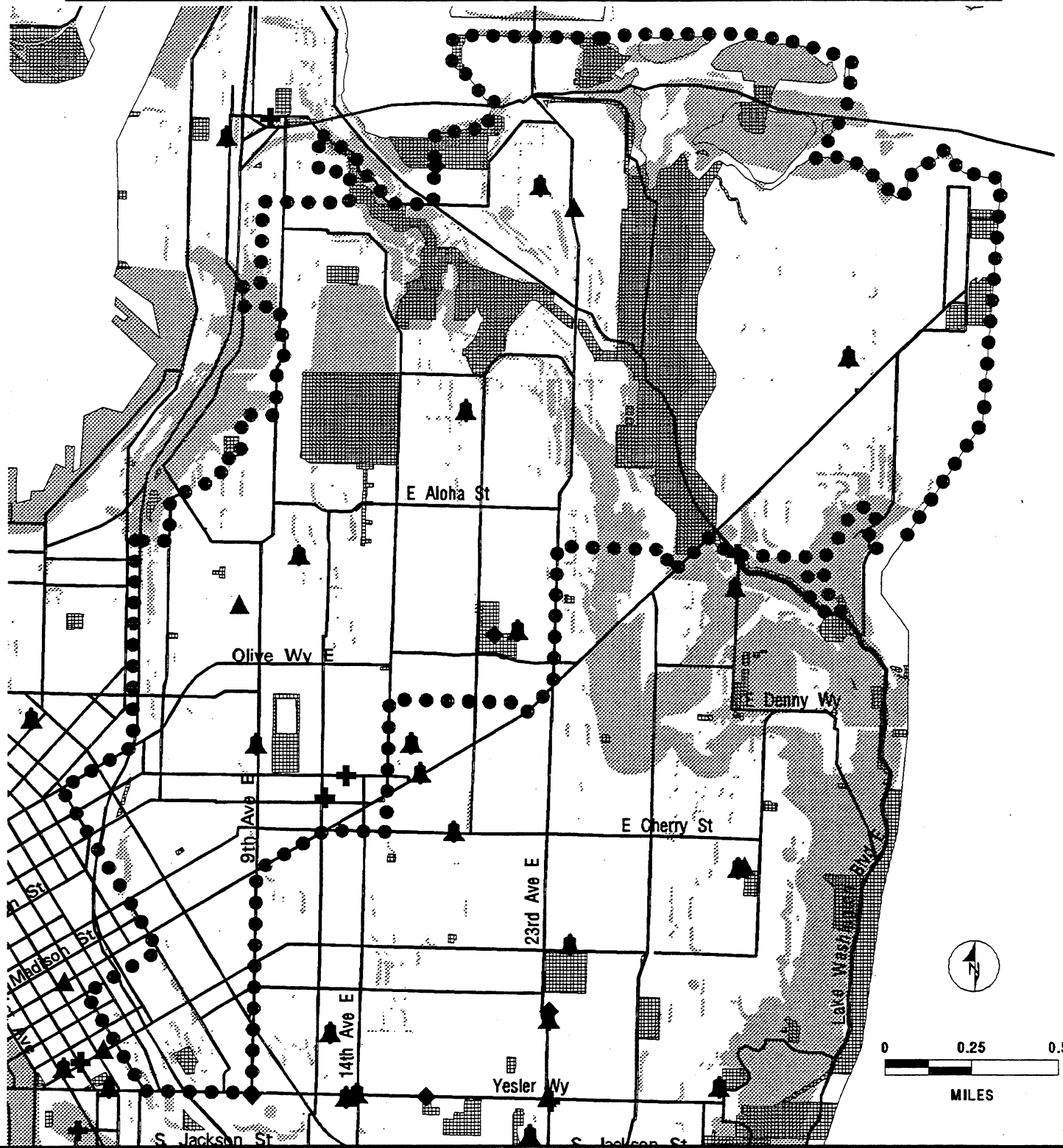
P70/71/72. Employment Status (Universe: Persons 16 years and over)		MEDIAN INCOME, 1989		POVERTY STATUS IN 1989	
In Armed Forces	Civilian Labor Force	Median Household Income	Median Family Income	All persons for whom poverty status is determined*	Below poverty level
Employed	Unempl. Rate				
23	25,405	\$23,089	\$46,501	40,174	6,560
12	13,702			36,164	6,038
11	11,703			5,622	769
Share of Employed City Residents 8.9%				3,915	443
Share of Unemployed City Residents 9.9%				1,333	2,582
P45/46/47/48. Place of Work (Universe: Workers 16 years and over)				240	23,368
				5,233	
Worked in Washington State:					
Worked in King County	23,942				6,301
Worked in Seattle	20,683				5,512
Worked outside of Seattle	4,197				2,385
Out of Seattle - In County	3,259				299
Worked outside of King	771				1,061
Worked outside of WA.	167				160
P49. Means of Transportation to Work (Universe: Workers 16 years and over)					
Car, truck, or van:					
Drove alone	11,002				1,128
Carpooled	1,994				324
Public transportation:					
Bus or trolley bus	5,177				623
Subway or elevated	17				249
Railroad	0				196
Ferryboat	44				128
Taxicab	74				
Motorcycle	122				
Bicycle	648				
Walked	4,946				
Other means	155				
Worked at home	1,101				
Total workers	24,880				
P50/51. Travel Time to Work (Universe: Workers 16 years and over)					
Did not work at home:					
0 - 19 minutes	12,146				16.3%
20 - 39 minutes	9,498				16.7%
40 - 59 minutes	1,469				13.7%
60 - 89 minutes	471				11.3%
90 or more minutes	195				15.2%
Worked at home	1,101				9.3%
Mean travel time to work	20 minutes				22.4%

* 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 = CAPITOL HILL

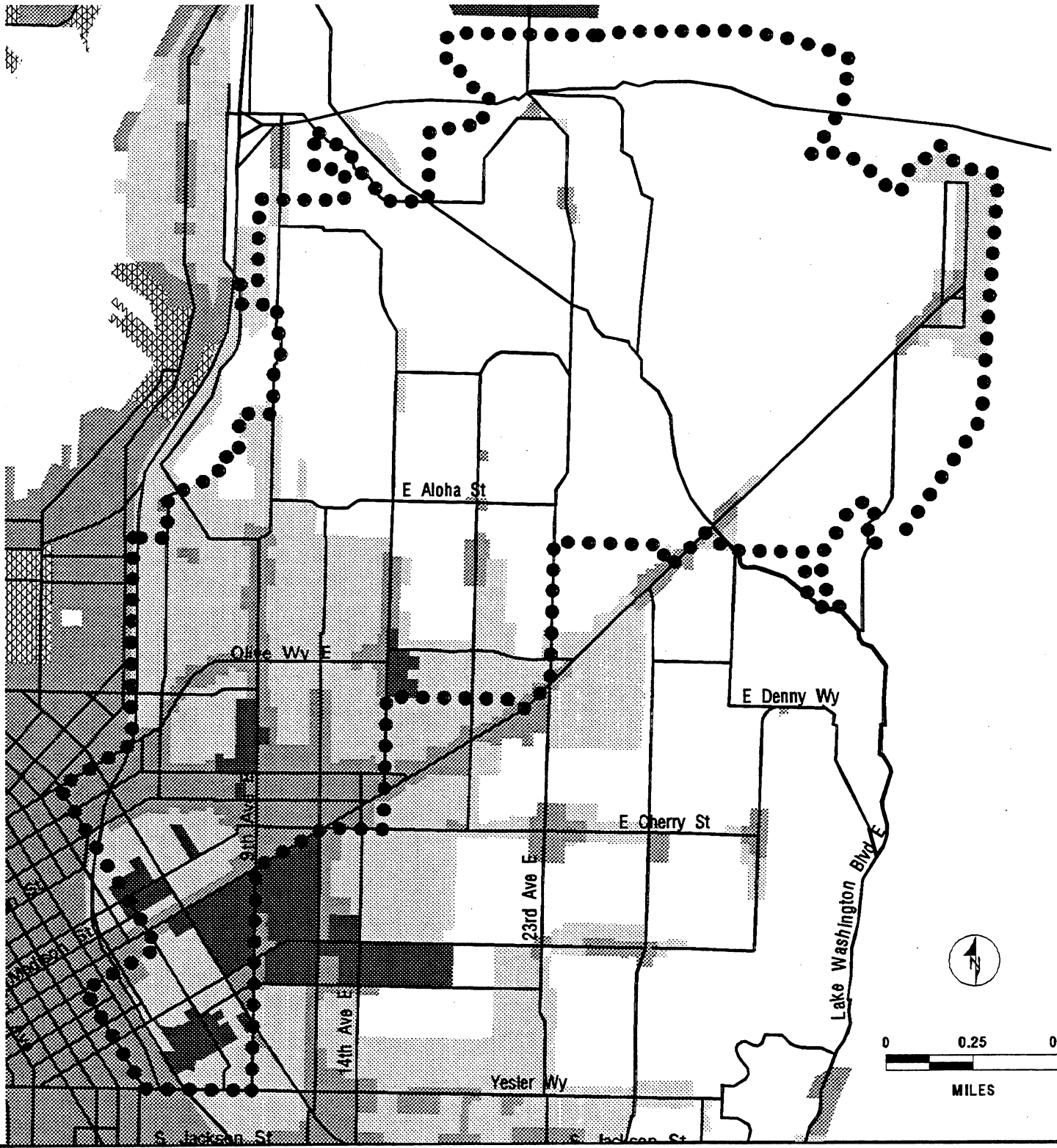
JOBS		TOTAL ASSESSED VALUATION (Universe: Millions of Dollars)		SELECTED DENSITY MEASURES	
TOTAL	45,437	Share of Total City	\$3,394	Average Persons per gross acre	18
Share of Total City	9.3%	Share of Total City	8.5%	Average Persons per net acre	25
JOBS IN SEATTLE (UNIVERSE: JOBS)					
TOTAL	45,437	Share of Total City	\$1,243	Average Households per gross acre	10
Retail	7,443	Share of Total City	6.9%	Average Households per net acre	14
Education	111	Share of Total City	\$2,151	Average Housing Units per gross acre	11
Government, Finance, Ins., Real Estate	31,282	Share of Total City	9.9%	Average Housing Units per net acre	15
Manufacturing, Wholesale				Average Number of Jobs per gross acre	19
Trade, Commun, Tr	6,601			Average Number of Jobs per net acre	27
University Enrollment	5,472				
		Average Land Assessed Valuation per Parcel Square Foot	\$16.84		
Source: Puget Sound Regional Council					
GROSS LAND AREA IN ACRES (Includes streets, fresh water, etc)					
TOTAL	2,425	Share of Total City	1,699		
Share of Total City	4.5%	Share of Total City	4.4%		
LAND AREA BY ZONING (Universe: Gross Acres)					
TOTAL	2,425	Share of Total City	Share of City Total		
Commercial	206	8.5%	4.6%		
Downtown	34	1.4%	4.1%		
Industrial	6	0.2%	0.1%		
Multi Family	522	21.5%	8.8%		
Single Family	1,583	65.2%	4.5%		
Major Institution	75	3.1%	7.2%		
NET LAND AREA IN ACRES (Excludes: streets, fresh water, etc)					
TOTAL	1,699	Share of Total City	Share of City Total		
Share of Total City	4.4%	Share of Total City	4.4%		
ESTIMATED LAND AREA BY USE (Universe: Net Acres)					
TOTAL	1,699	Share of Total City	Share of City Total		
Commercial	144	8.5%	5.1%		
Community Fac.	79	4.6%	3.6%		
Industrial	15	0.9%	0.5%		
Residential	935	55.0%	4.3%		
Single Family	662	38.9%	4.3%		
Trans/Comm/Ut	13	0.8%	0.6%		
Vacant	90	5.3%	2.9%		
Open Space	414	24.3%	10.9%		
Other	6	0.4%	5.0%		
Source: King County Assessor Extract, 1991					










First Hill/Capitol Hill District

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





First Hill/Capitol Hill District -- Zoning

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





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.

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

District = LAKE UNION

H4. HOUSING UNITS		CHANGE 1980 - 1990 (UNIVERSE: HOUSING UNITS)	
TOTAL	14,112	1980	14,112
Share of Total City	5.7%	Units	12,950
			Change
			Pct
			9.0%
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	%	
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	%	
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%	
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		
H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)			
TOTAL UNITS	PCT	VACANT UNITS	PCT
SINGLE FAMILY	5,580	39.5%	197
1, DETACHED	5,389	38.2	184
1, ATTACHED	191	1.4	13
MULTI FAMILY	8,053	57.1	331
2	1,041	7.4	48
3 OR 4	1,180	8.4	55
5 TO 9	2,273	16.1	83
10 TO 19	2,377	16.8	85
20 TO 49	1,113	7.9	57
50 OR MORE	69	0.5	3
MOBILE HOME OR TRAILER	8	0.1	0
OTHER	471	3.3	63
TOTAL	14,112	100.0%	591
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 OTHER	13	1.63	
TOTAL	24,978	1.85	
RENTER OCCUPIED			
UNITS	PCT	OWNER OCCUPIED	PCT
1,442	16.9%	3,941	79.3%
1,344	15.7	3,861	77.7
98	1.1	80	1.6
6,937	81.1	785	15.8
791	9.3	202	4.1
1,015	11.9	110	2.2
2,041	23.9	149	3.0
2,062	24.1	230	4.6
962	11.3	94	1.9
66	0.8	0	0.0
3	0.0	5	0.1
169	2.0	239	4.8
8,551	100.0%	4,970	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)		MEDIAN INCOME, 1989		POVERTY STATUS IN 1989	
In Armed Forces	Civilian Labor Force	Median Household Income	Median Family Income	All persons for whom poverty status is determined*	Below poverty level
Employed	Unempl. Rate				
Total	18 17,591		\$30,167	25,110	2,077
Male	18 8,793		\$43,906	22,622	1,949
Female	0 8,798		\$24,607	2,311	95
Share of Employed City Residents		Mean Income		Persons 18 years and over	
Share of Unemployed City Residents		Income		Below poverty level	
				Persons 65 years and over	
				Below poverty level	
P45/46/47/48. Place of Work (Universe: Workers 16 years and over)		Workers		Related children under 18 years	
		Families		Below poverty level	
		None		Related children under 5 years	
		1		Related children 5 to 17 years	
		2		Below poverty level	
		3 or more		Unrelated individuals	
				Below poverty level	
Worked in Washington State:		P109. Mean Family Income in 1989 by Family Type & Presence of Children Under 18 Years		All Families	
Worked in King County				Below poverty level	
Worked in Seattle				With related children under 18 year	
Worked outside of Seattle				Below poverty level	
Out of Seattle - In County				With related children under 5 years	
Worked outside of King				Below poverty level	
Worked outside of WA.				Unrelated individuals	
				Below poverty level	
P49. Means of Transportation to Work (Universe: Workers 16 years and over)		Married-couple family:		All Families	
		With own children		Below poverty level	
		No own children		With related children under 18 year	
		Other family:		Below poverty level	
		Male householder, no spouse:		With related children under 5 years	
		With own children		Below poverty level	
		No own children		Unrelated individuals	
		Female householder, no spouse:		Below poverty level	
		With own children		With related children under 18 year	
		No own children		Below poverty level	
Car, truck, or van:		Mean income		Female householder families	
Drove alone		\$59,657		Below poverty level	
Carpooled		\$58,577		With related children under 18 year	
Public transportation:				Below poverty level	
Bus or trolley bus				All Families	
Subway or elevated				Below poverty level	
Railroad				With related children under 18 year	
Ferryboat				Below poverty level	
Taxicab				With related children under 5 years	
Motorcycle				Below poverty level	
Bicycle				Unrelated individuals	
Walked				Below poverty level	
Other means				With related children under 18 year	
Worked at home				Below poverty level	
Total workers				All Families	
				With related children under 18 years	
				With related children under 5 years	
				Unrelated individuals	
				Below poverty level	
P50/51. Travel Time to Work (Universe: Workers 16 years and over)		P114/115/116. Per Capita Income in 1989 (Universe: Total persons or persons 15 years and over)		PERCENT BELOW POVERTY LEVEL	
		Per Capita Income		All persons	
				Persons 18 years and over	
				Persons 65 years and over	
				Related children under 18 years	
				Related children under 5 years	
				Related children 5 to 17 years	
				Unrelated individuals	
				All families	
				With related children under 18 years	
				With related children under 5 years	
				Unrelated individuals	
				Below poverty level	
				With related children under 18 years	
				With related children under 5 years	
				Unrelated individuals	
				Below poverty level	
Did not work at home:		Pct.		* Poverty status is only determined for noninstitutionalized persons, etc.	
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			

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

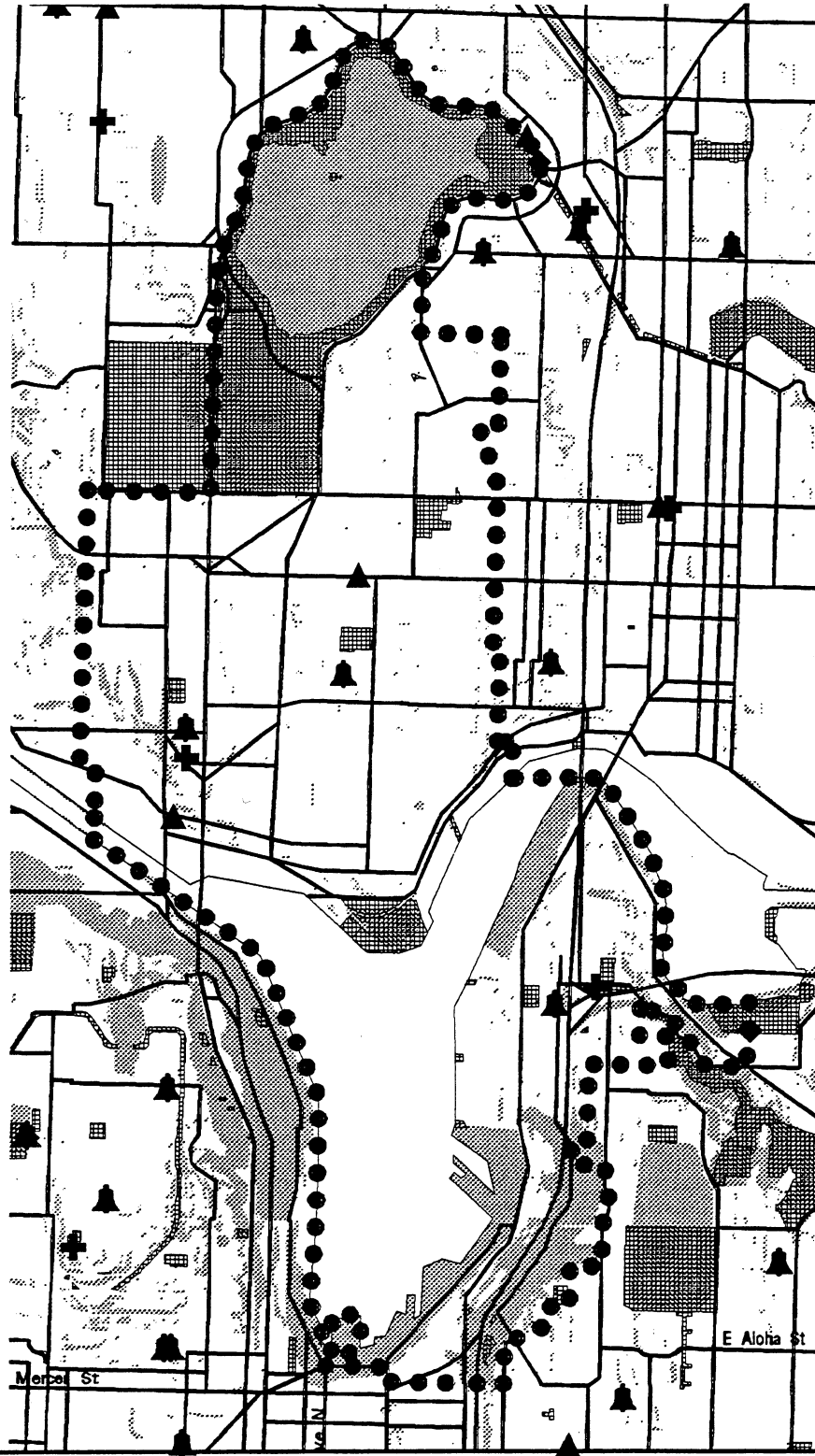
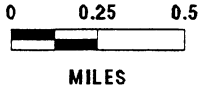
District = LAKE UNION

JOBS		TOTAL ASSESSED VALUATION (Universe: Millions of Dollars)		SELECTED DENSITY MEASURES	
TOTAL	18,601	TOTAL		Average Persons per gross acre	12
Share of Total City	3.8%	Share of Total City		Average Persons per net acre	22

JOBS IN SEATTLE (UNIVERSE: JOBS)		TOTAL		TOTAL	
	Share of City Total		Share of Total City		
TOTAL	100.0%	18,601	3.8%	\$1,714	4.3%
Retail	17.7	3,297	17.7	Land Assessed Valuation	\$840
Education	0.0	52	0.0	Share of Total City	4.6%
Government, Finance,	1.9	10,772	57.9	Improvements Assessed Valuation	\$874
Ins., Real Estate	3.6	4,480	24.1	Share of Total City	4.0%
Manufacturing,				-----	
Wholesale				Average Land Assessed Valuation	\$17.22
Trade, Commun, Tr	3.7			per Parcel Square Foot	
University				-----	
Enrollment	0.0				
Source: Puget Sound Regional Council					





GROSS LAND AREA IN ACRES (Includes streets, fresh water, etc)		NET LAND AREA IN ACRES (Excludes streets, fresh water, etc)			
TOTAL	2,195	TOTAL		1,143	
Share of Total City	4.1%	Share of Total City		3.0%	



LAND AREA BY ZONING (Universe: Gross Acres)		ESTIMATED LAND AREA BY USE (Universe: Net Acres)			
	Share of City Total		Share of City Total		
TOTAL	100.0%	2,195	4.1%	1,143	100.0%
Commercial	14.9	327	14.9	Commercial	148
Downtown	0.0		0.0	Community Fac.	62
Industrial	7.0	154	7.0	Industrial	73
Multi Family	20.2	444	20.2	Residential	726
Single Family	47.0	1,032	47.0	Single Family	495
Major Institution	0.0		0.0	Trans/Comm/Ot	18
				Vacant	51
				Open Space	36
				Other	6
Source: King County Assessor Extract, 1991					



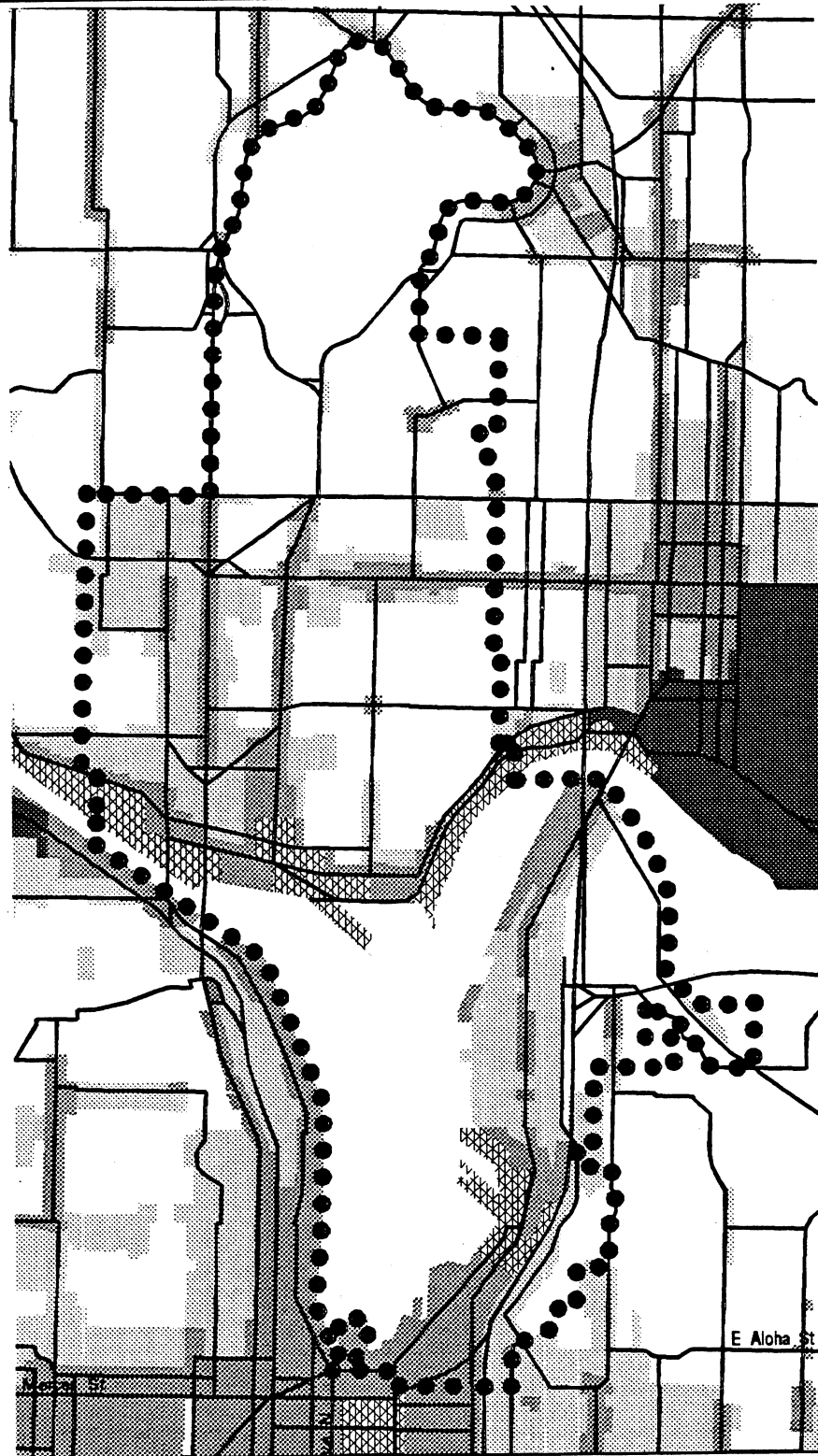
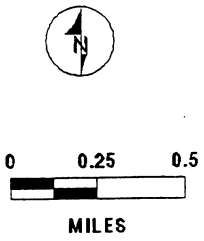
Lake Union District

-  *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 | | | | |





SUB-AREA PROFILES, 1990

NORTH

February 1993



NORTH AREA PROFILE

The North Area is as the name implies located in the far north end of the city and generally east of Interstate 5. It consists of 3,696 gross acres and is home to almost 35,000 people. The area is primarily residential but is home to landmarks such as the Northgate Shopping Mall and the Jackson Park Golf Course. The following highlights present a summary of the North area. The subsequent set of tables and maps provide a much more detailed picture of the area.

Demographics

- The age distribution of the population is almost identical to the age distribution citywide -- 14 percent of the population is under the age 15 and fifteen percent of the population is age 65 or over.
- A lower proportion of the North area population is African-American than is the case citywide -- four percent of the population is African-American compared to 10 percent citywide.
- Educational achievement levels are comparable to those citywide --ten percent of the people aged 25 and over in the North area have less than a high school education compared to 13.6 percent citywide and 25 percent of that population group has a bachelor's degree compared to 25 percent citywide.
- Household sizes and the distribution of people by types of households are very similar to the city as a whole -- on average 2.1 persons live in each household compared to 2.09 citywide.

Housing

- The housing units in the North area are slightly more likely to be owner occupied than is true citywide - 51 percent of the housing units in the North area are owner occupied compared to 46.5 percent citywide.
- The median value of owner occupied housing units is \$134,068 compared to \$137,884 citywide.
- The median rent is \$458 compared to \$425 citywide.
- The housing stock in the North area is newer than generally found citywide:
 - just 12.5 percent of the housing units were built prior to 1940 compared to 36 percent citywide.
 - eighteen percent of the housing units have been built since 1980 compared to just 12 percent citywide.
- There is a slightly higher proportion of single family units in the North area -- 58 percent of the housing units are in single family structures compared to 53 percent citywide.

Employment

- The North area had a lower unemployment rate than was found citywide -- 3.6 percent of the labor force was unemployed compared to 4.9 percent citywide.
- Transit ridership was lower in the North area than citywide --64 percent of the workers in the North area drove alone to work compared to 58.7 percent citywide.

Income

- Income levels in the North area are very similar to income levels citywide :
 - Median household income was \$30,291 compared to \$29,353 citywide.
 - Median Family income was \$39,223 compared to \$39,860 citywide.
 - Per Capita Income was \$18,039 compared to \$18,308 citywide.
- Poverty levels were lower in the North area than in the city as a whole -- 8.8 percent of the people in the North area lived in poverty compared to 12.4 percent citywide.
- The poverty rate for children in the North area was also lower -- 12.1 percent of the children under the age of 18 lived in poverty compared to 15.7 percent citywide.

Jobs

- Not surprisingly, given it is home to the Northgate shopping area, the North area has a higher share of jobs in the retail sector than is found citywide -- 34 percent of the jobs in the North area are in retail compared to 14 percent citywide while just 7.7 percent are in wholesale trade, transportation and communication as compared to 24.5 percent citywide.

Land Use

- The North area has concentrations of commercial activity and commercially zoned land at Northgate and along Lake City Way which accounts for 13 percent of the land area.
- Almost 78 percent of the area is zoned for single family uses compared to 64.6 percent citywide.
- Land Assessed Valuation is similar to that found citywide -- Land assessed valuation is on average \$9.44 per parcel square foot compared to \$10.82 citywide.

Density

- The North Area has an overall lower employment density and similar residential densities to the city as a whole -- there are an average of 9 persons per acre compared to 10 citywide and four jobs per acre compared to nine citywide.

CHANGE 1980 - 1990

The North area experienced a slight amount of change over the decade between 1980 and 1990. The number of people, households and housing units all increased at a rate somewhat faster than the city as a whole. The area experienced slight declines in the White population and in the number of married couple families. The average household size in the North area decreased over the decade and the numbers of people living alone increased.

Population

- Population increased by 8.3 percent compared to 4.5 percent citywide.
 - The population under the age of 5 increased by thirty percent between 1980 and 1990.
 - The population aged 65 years and over increased by almost 25 percent during the decade.
 - There was a two percent decrease in the White population between 1980 and 1990.
 - The number of people of color doubled from 3,000 to over 6,200 during the decade.

Households

- The number of households increased by 15.3 percent compared to 7.9 percent citywide.
 - The average number of persons per household decreased from 2.24 in 1980 to 2.10 in 1990 while the average decreased citywide from 2.15 to 2.09.
 - There was a one 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 34 percent during the 1980's compared to a 13 percent increase citywide.

Housing Units

- Housing Units increased by 15.4 percent compared to 8.3 percent citywide.
 - There was a 27 percent increase in renter occupied housing units and a six percent increase in owner occupied housing units between 1980 and 1990.
 - There was a 29 percent increase in housing units in multi-family structures and just a six percent increase in 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 North 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 North area is forecasts to increase by seven percent between 1990 and 2010 compared to 5 percent growth for the city as a whole.
- The number of households and housing units are both expected to grow by approximately 24 percent in the North area compared to 15 percent citywide over the next two decades.

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

District = NORTH

P14. PERSONS		H4. HOUSEHOLDS		FAMILIES	
TOTAL	Share of Total City	TOTAL	Share of Total City	TOTAL	Share of Total City
34,755	6.7%	16,414	6.9%	8,569	7.6%
P11/12. PERSONS BY AGE (UNIVERSE: PERSONS)		PERSONS IN HOUSEHOLDS		PERSONS IN FAMILIES	
	Share of City Total				
TOTAL	6.7%	34,527	2.10	23,647	2.76
34,755	100.0%				
P16. HOUSEHOLD SIZE AND TYPE (UNIVERSE: HOUSEHOLDS)					
	Share of City Total				
UNDER 5	6.8				
5 - 15	6.4				
16 - 24	6.1				
25 - 34	6.8				
35 - 44	6.7				
45 - 64	7.2				
65 - 84	7.2				
85 +	6.1				
P5. SEX (UNIVERSE: PERSONS)					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
P6/8/10. RACE AND HISPANIC ORIGIN (UNIVERSE: PERSONS)					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
16,433	47.3				
18,322	52.7				
P28. GROUP QUARTERS (UNIVERSE: PERSONS IN GROUP QUARTERS)					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
28,513	82.0				
1,281	3.7				
401	1.2				
4,108	11.8				
452	1.3				
P27. HOUSEHOLD SIZE (UNIVERSE: HOUSEHOLDS)					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
28,513	82.0				
1,281	3.7				
401	1.2				
4,108	11.8				
452	1.3				
P23. Family Type and Age of Children (Universe: Own children under 18 years)					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
1,987	5.7				
3,035	8.7				
4,250	12.2				
7,638	22.0				
6,209	17.9				
6,109	17.6				
4,957	14.3				
570	1.6				
P22. Family Type and Age of Children (Universe: Own children under 18 years)					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
1,987	5.7				
3,035	8.7				
4,250	12.2				
7,638	22.0				
6,209	17.9				
6,109	17.6				
4,957	14.3				
570	1.6				
P21. PERSONS LIVING IN INSTITUTIONS: CORRECTIONAL INSTS, NURSING HOMES, HOSPITALS, ETC.					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
1,987	5.7				
3,035	8.7				
4,250	12.2				
7,638	22.0				
6,209	17.9				
6,109	17.6				
4,957	14.3				
570	1.6				
P20. PERSONS LIVING IN INSTITUTIONS: COLLEGE DORMITORIES, MILITARY QUARTERS, EMERGENCY SHELTERS FOR HOMELESS, ETC.					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
28,513	82.0				
1,281	3.7				
401	1.2				
4,108	11.8				
452	1.3				
P19. PERSONS LIVING IN INSTITUTIONS: COLLEGE DORMITORIES, MILITARY QUARTERS, EMERGENCY SHELTERS FOR HOMELESS, ETC.					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
28,513	82.0				
1,281	3.7				
401	1.2				
4,108	11.8				
452	1.3				
P18. HOUSEHOLD SIZE (UNIVERSE: HOUSEHOLDS)					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
16,433	47.3				
18,322	52.7				
P17. HOUSEHOLD SIZE (UNIVERSE: HOUSEHOLDS)					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
1,987	5.7				
3,035	8.7				
4,250	12.2				
7,638	22.0				
6,209	17.9				
6,109	17.6				
4,957	14.3				
570	1.6				
P15. PERSONS LIVING IN INSTITUTIONS: CORRECTIONAL INSTS, NURSING HOMES, HOSPITALS, ETC.					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
1,987	5.7				
3,035	8.7				
4,250	12.2				
7,638	22.0				
6,209	17.9				
6,109	17.6				
4,957	14.3				
570	1.6				
P14. PERSONS LIVING IN INSTITUTIONS: COLLEGE DORMITORIES, MILITARY QUARTERS, EMERGENCY SHELTERS FOR HOMELESS, ETC.					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
28,513	82.0				
1,281	3.7				
401	1.2				
4,108	11.8				
452	1.3				
P13. PERSONS LIVING IN INSTITUTIONS: COLLEGE DORMITORIES, MILITARY QUARTERS, EMERGENCY SHELTERS FOR HOMELESS, ETC.					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
28,513	82.0				
1,281	3.7				
401	1.2				
4,108	11.8				
452	1.3				
P12. PERSONS LIVING IN INSTITUTIONS: COLLEGE DORMITORIES, MILITARY QUARTERS, EMERGENCY SHELTERS FOR HOMELESS, ETC.					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
28,513	82.0				
1,281	3.7				
401	1.2				
4,108	11.8				
452	1.3				
P11. PERSONS LIVING IN INSTITUTIONS: COLLEGE DORMITORIES, MILITARY QUARTERS, EMERGENCY SHELTERS FOR HOMELESS, ETC.					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
28,513	82.0				
1,281	3.7				
401	1.2				
4,108	11.8				
452	1.3				
P10. PERSONS LIVING IN INSTITUTIONS: COLLEGE DORMITORIES, MILITARY QUARTERS, EMERGENCY SHELTERS FOR HOMELESS, ETC.					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
28,513	82.0				
1,281	3.7				
401	1.2				
4,108	11.8				
452	1.3				
P9. PERSONS LIVING IN INSTITUTIONS: COLLEGE DORMITORIES, MILITARY QUARTERS, EMERGENCY SHELTERS FOR HOMELESS, ETC.					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
28,513	82.0				
1,281	3.7				
401	1.2				
4,108	11.8				
452	1.3				
P8. PERSONS LIVING IN INSTITUTIONS: COLLEGE DORMITORIES, MILITARY QUARTERS, EMERGENCY SHELTERS FOR HOMELESS, ETC.					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
28,513	82.0				
1,281	3.7				
401	1.2				
4,108	11.8				
452	1.3				
P7. PERSONS LIVING IN INSTITUTIONS: COLLEGE DORMITORIES, MILITARY QUARTERS, EMERGENCY SHELTERS FOR HOMELESS, ETC.					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
28,513	82.0				
1,281	3.7				
401	1.2				
4,108	11.8				
452	1.3				
P6. PERSONS LIVING IN INSTITUTIONS: COLLEGE DORMITORIES, MILITARY QUARTERS, EMERGENCY SHELTERS FOR HOMELESS, ETC.					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
28,513	82.0				
1,281	3.7				
401	1.2				
4,108	11.8				
452	1.3				
P5. PERSONS LIVING IN INSTITUTIONS: COLLEGE DORMITORIES, MILITARY QUARTERS, EMERGENCY SHELTERS FOR HOMELESS, ETC.					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
28,513	82.0				
1,281	3.7				
401	1.2				
4,108	11.8				
452	1.3				
P4. PERSONS LIVING IN INSTITUTIONS: COLLEGE DORMITORIES, MILITARY QUARTERS, EMERGENCY SHELTERS FOR HOMELESS, ETC.					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
28,513	82.0				
1,281	3.7				
401	1.2				
4,108	11.8				
452	1.3				
P3. PERSONS LIVING IN INSTITUTIONS: COLLEGE DORMITORIES, MILITARY QUARTERS, EMERGENCY SHELTERS FOR HOMELESS, ETC.					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
28,513	82.0				
1,281	3.7				
401	1.2				
4,108	11.8				
452	1.3				
P2. PERSONS LIVING IN INSTITUTIONS: COLLEGE DORMITORIES, MILITARY QUARTERS, EMERGENCY SHELTERS FOR HOMELESS, ETC.					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
28,513	82.0				
1,281	3.7				
401	1.2				
4,108	11.8				
452	1.3				
P1. PERSONS LIVING IN INSTITUTIONS: COLLEGE DORMITORIES, MILITARY QUARTERS, EMERGENCY SHELTERS FOR HOMELESS, ETC.					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
28,513	82.0				
1,281	3.7				
401	1.2				
4,108	11.8				
452	1.3				
P0. PERSONS LIVING IN INSTITUTIONS: COLLEGE DORMITORIES, MILITARY QUARTERS, EMERGENCY SHELTERS FOR HOMELESS, ETC.					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				

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

District = NORTH

H4. HOUSING UNITS		AVERAGE PERSONS PER OCCUPIED HOUSING UNIT		CHANGE 1980 - 1990	
TOTAL		POPULATION IN HOUSING UNITS		(UNIVERSE: HOUSING UNITS)	
Share of Total City	17,010	Persons per Unit	34,527	1980	1990
	6.8%		2.10	14,737	17,010
					Change
					Pct
H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY (UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)					
TOTAL	UNITS	PCT	Total		
	17,010	100.0%	Units		
OCCUPIED	16,414	96.5	1989 to March 1990	205	1.2
OWNER OCCUPIED	8,621	50.7	1985 to 1988	1,438	8.5
RENTER OCCUPIED	7,793	45.8	1980 to 1984	1,389	8.2
VACANT	596	3.5	1970 to 1979	3,003	17.7
			1960 to 1969	2,829	16.6
			1950 to 1959	3,200	18.8
			1940 to 1949	2,827	16.6
			Before 1940	2,119	12.5
H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS					
	Persons	Per Unit	PCT		
OCCUPIED	34,527	2.1	100.0%		
OWNER OCCUPIED	19,994	2.3	57.9		
RENTER OCCUPIED	14,533	1.9	42.1		
H23A/23B/23C. VALDE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)					
MEDIAN VALUE				\$134,068	
H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)					
MEDIAN VALUE				\$458	
H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)					
	TOTAL UNITS	PCT	VACANT UNITS	PCT	
SINGLE FAMILY	9,881	58.1%	273	45.8%	
1, DETACHED	9,684	56.9	266	44.6	
1, ATTACHED	197	1.2	7	1.2	
MULTI FAMILY	6,948	40.8	319	53.5	
2	271	1.6	9	1.5	
3 OR 4	433	2.5	27	4.5	
5 TO 9	855	5.0	38	6.4	
10 TO 19	1,264	7.4	61	10.2	
20 TO 49	1,704	10.0	74	12.4	
50 OR MORE	2,421	14.2	110	18.5	
MOBILE HOME OR TRAILER	35	0.2	2	0.3	
OTHER	146	0.9	2	0.3	
TOTAL	17,010	100.0%	596	100.0%	

H43/44. AGGREGATE AND AVERAGE NUMBER OF PERSONS (UNIVERSE: PERSONS IN OCCUPIED HOUSING UNITS)		H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)	
SINGLE FAMILY		OWNER OCCUPIED	
1, DETACHED		UNITS	
1, ATTACHED		PCT	
Aggregate Persons		UNITS	
Average Persons		PCT	
23,482	2.44	9,608	58.5%
23,048	2.45	9,418	57.4
434	2.28	190	1.2
10,711	1.62	6,629	40.4
533	2.03	262	1.6
864	2.13	406	2.5
1,389	1.70	817	5.0
2,052	1.71	1,203	7.3
2,562	1.57	1,630	9.9
3,311	1.43	2,311	14.1
49	1.48	33	0.2
285	1.98	144	0.9
34,527	2.10	16,414	100.0%
RENTER OCCUPIED			
UNITS			
PCT			
1,838	23.6%	9,608	58.5%
1,754	22.5	9,418	57.4
84	1.1	190	1.2
5,883	75.5	6,629	40.4
222	2.8	262	1.6
368	4.7	406	2.5
702	9.0	817	5.0
1,031	13.2	1,203	7.3
1,471	18.9	1,630	9.9
2,089	26.8	2,311	14.1
11	0.1	33	0.2
61	0.8	144	0.9
7,793	100.0%	16,414	100.0%

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

District = NORTH

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	Median Family Income	Median Nonfamily Household Income	All persons for whom poverty status is determined*	Below poverty level	
Employed	Unempl.	Rate						
Total	98	19,651	743	3.6%	9,240	\$30,291	34,554	
Male	71	9,969	398	3.8%	3,392	\$39,223	3,057	
Female	27	9,682	345	3.4%	5,848	\$22,411	29,158	
Share of Employed City Residents								5,359
Share of Unemployed City Residents								650
P45/46/47/48. Place of Work (Universe: Workers 16 years and over)			P109. Mean Family Income in 1989 by Family Type & Presence of Children Under 18 Years (Universe: Families)			Related children under 18 years		
Worked in Washington State:								2,083
Worked in King County	17,941	92.7%						3,276
Worked in Seattle	14,644	75.7%						429
Worked outside of Seattle	4,706	24.3%						10,562
Out of Seattle - In County	3,297	17.0%						1,552
Worked outside of King	1,248	6.4%						8,637
Worked outside of WA.	161	0.8%						3,255
P49. Means of Transportation to Work (Universe: Workers 16 years and over)			P114/115/116. Per Capita Income in 1989 (Universe: Total persons or persons 15 years and over)			PERCENT BELOW POVERTY LEVEL		
Car, truck, or van:		Pct.	All persons			All persons		
Drove alone	12,403	64.1%	Per Capita Income			Persons 18 years and over		
Carpooled	2,695	13.9%	White			Persons 65 years and over		
Public transportation:			Black			Related children under 18 years		
Bus or trolley bus	2,704	14.0%	Amer Ind			Related children under 5 years		
Subway or elevated	0	0.0%	Asian			Related children 5 to 17 years		
Railroad	6	0.0%	Other Race			Unrelated individuals		
Ferryboat	27	0.1%	Hispanic			All families		
Taxicab	39	0.2%				With related children under 18 years		
Motorcycle	219	1.1%				With related children under 5 years		
Bicycle	574	3.0%				With related children under 5 years		
Walked	121	0.6%				Below poverty level		
Other means	562	2.9%				Below poverty level		
Worked at home	19,350	100.0%				Female householder families		
Total workers						Below poverty level		
P50/51. Travel Time to Work (Universe: Workers 16 years and over)						With related children under 18 year		
Did not work at home:		Pct.				Below poverty level		
0 - 19 minutes	7,089	36.6%				With related children under 18 year		
20 - 39 minutes	9,261	47.9%				Below poverty level		
40 - 59 minutes	1,925	9.9%				Female householder families		
60 - 89 minutes	367	1.9%				With related children under 18 years		
90 or more minutes	146	0.8%				With related children under 5 years		
Worked at home	562	2.9%				Female householder families		
Mean travel time to work	23 minutes					With related children under 18 years		

* 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

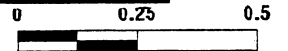
District = NORTH

JOBS		TOTAL ASSESSED VALUATION		SELECTED DENSITY MEASURES	
TOTAL		(Universe: Millions of Dollars)		Average Persons per gross acre	
Share of Total City	Share of City Total	TOTAL	Share of Total City	Average Persons per net acre	
15,754	3.2%	\$2,309	5.8%	9	

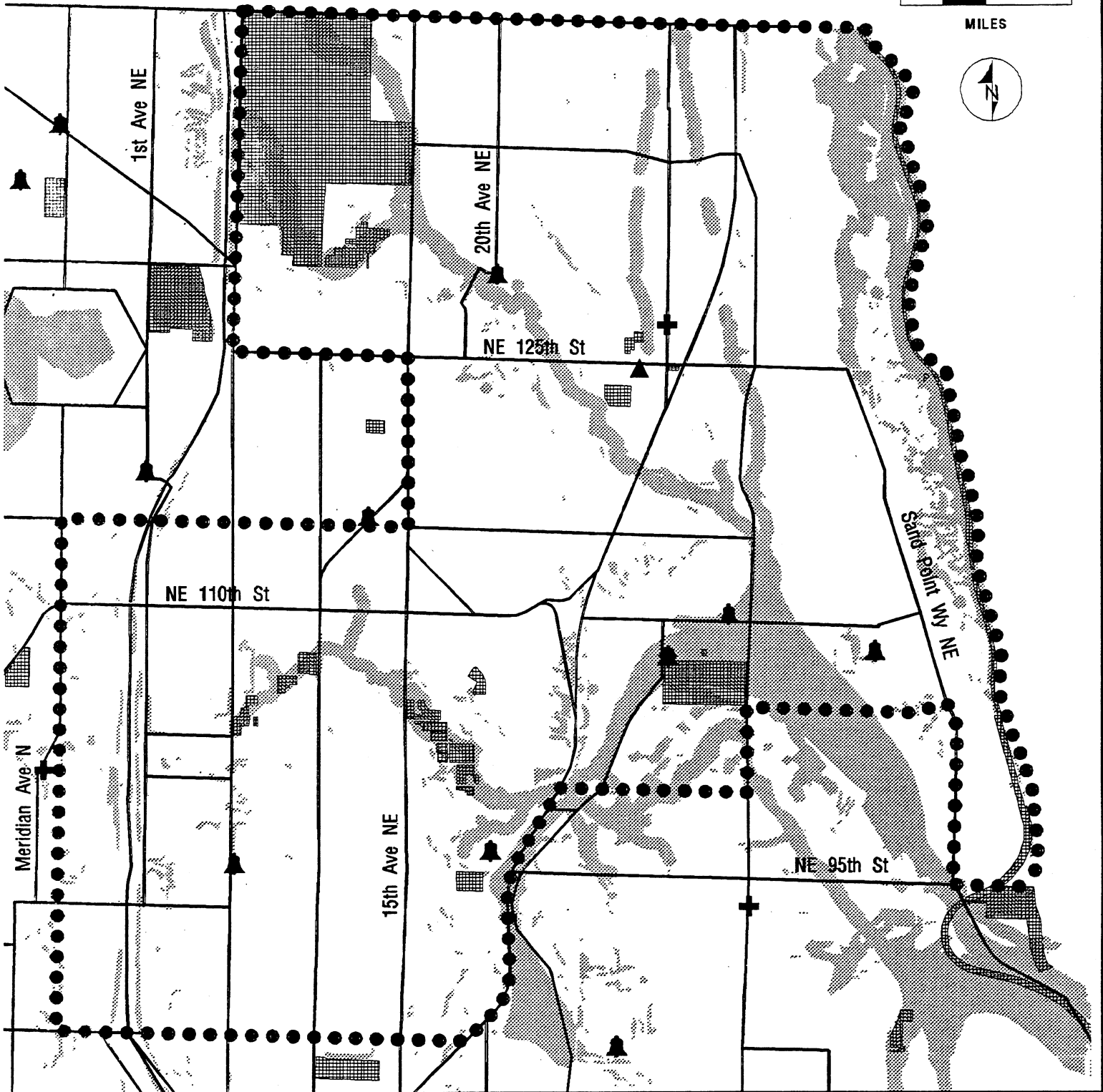
JOBS IN SEATTLE (UNIVERSE: JOBS)		Land Assessed Valuation		Average Households per gross acre	
	Share of City Total	Share of Total City	Share of Total City	Average Households per net acre	
TOTAL	100.0%	\$1,165	6.4%	4	
Retail	34.3	\$1,145	5.3%	5	
Education	0.0			6	
Government, Finance, Ins., Real Estate	7.9				
Manufacturing, Wholesale	3.0				
Trade, Commun, Tr	56.6				
University Enrollment	7.7				
	1.0				
	6.5				
Source: Puget Sound Regional Council					

GROSS LAND AREA IN ACRES (Includes streets, fresh water, etc)		NET LAND AREA IN ACRES (Excludes streets, fresh water, etc)			
TOTAL	Share of Total City	TOTAL	Share of Total City		
3,696	6.8%	2,837	7.4%		

LAND AREA BY ZONING (Universe: Gross Acres)		ESTIMATED LAND AREA BY USE (Universe: Net Acres)			
	Share of City Total		Share of City Total		
TOTAL	100.0%	TOTAL	100.0%		
Commercial	13.0	Commercial	9.4		
Downtown	0.0	Community Fac.	5.8		
Industrial	0.1	Industrial	1.0		
Multi Family	7.7	Residential	72.1		
Single Family	77.6	Single Family	63.6		
Major Institution	1.7	Trans/Comm/Ut	0.6		
	5.9	Vacant	3.9		
		Open Space	7.1		
		Other	0.1		
			2		
			0.1		
Source: King County Assessor Extract, 1991					









MILES



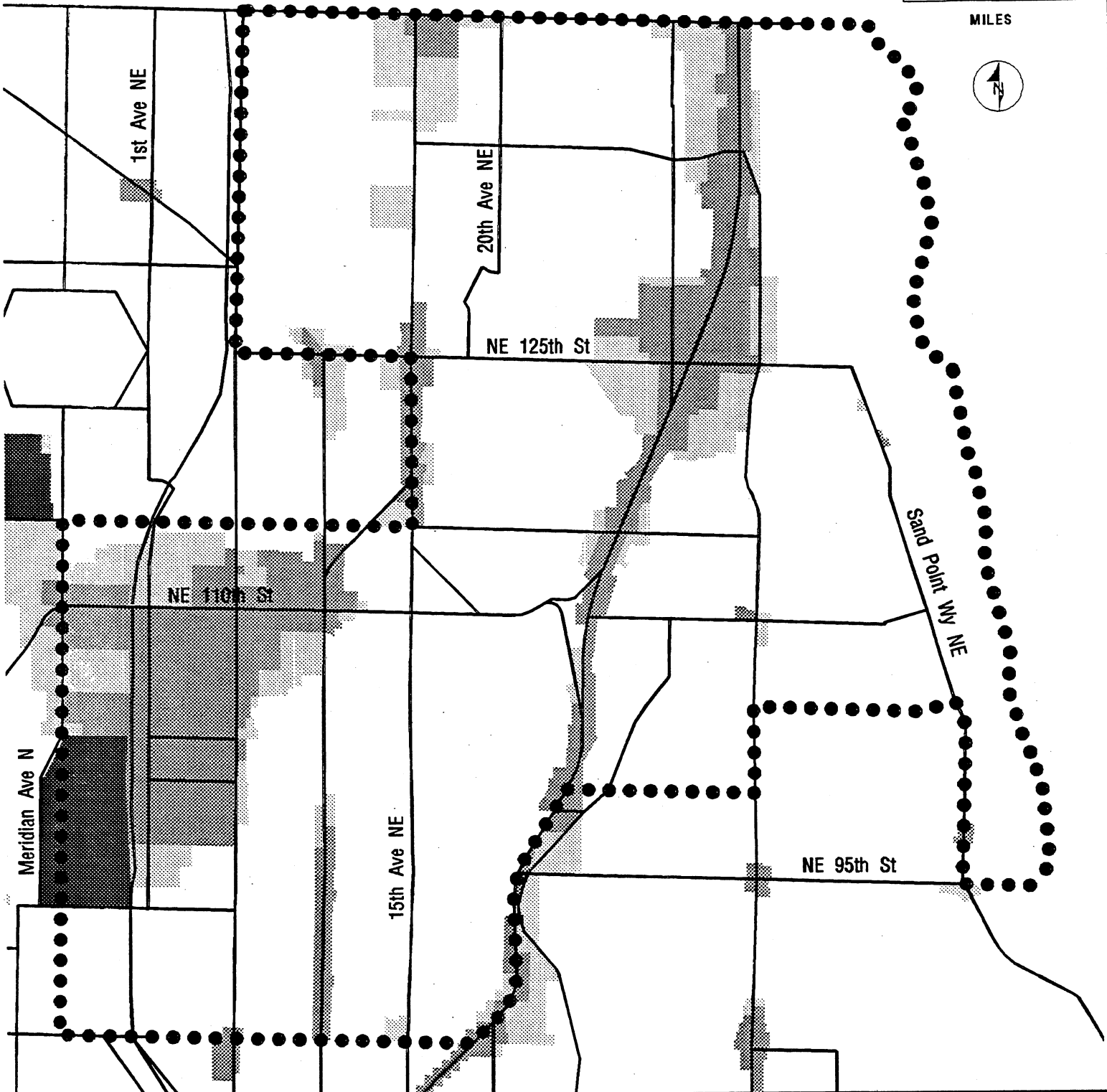
North District

-  Environmentally Sensitive Areas
-  Parks








-  Public School
-  Police and Fire
-  Library
-  Community Center

-  Arterials
-  District Statistical Area





North District -- Zoning

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





SUB-AREA PROFILES, 1990

NORTHEAST

February 1993



NORTHEAST AREA PROFILE

The Northeast area is located along Lake Washington and is bordered generally by NE 100th on the north, Interstate 5 on the west and Portage Bay and Union Bay on the south. It consists of 5,686 gross acres and is home to approximately 68,000 people. The area is predominately residential with some commercial development in neighborhood areas. The major landmark of the area is the University of Washington Campus. The following highlights present a summary of the Northeast area. The subsequent set of tables and maps provide a much more detailed picture of the area.

Demographics

- As one would expect given the location of the University of Washington there is a high proportion of the population in the Northeast area aged 16 to 24 – 25.7 percent of the population is between 16 and 24 years old compared to 13.6 percent citywide.
- The Northeast area has a lower percentage of its population that are people of color than is found citywide – 14.6 percent of the population are people of color compared to 25 percent citywide.
- Residents of the Northeast area tend to have substantially more formal education than is the case for other areas in the city – 60 percent of the people 25 years and over have bachelor's, graduate or professional degree's compared to 38 percent citywide.
- Households in the Northeast area tend to be slightly larger than those citywide -- on average 2.2 people live in each household compared to 2.09 citywide.
- In addition:
 - 40.8 percent of the households in the Northeast area are married couple families compared to 36 percent citywide.
 - 33 percent of the households are single person households compared to 40 percent citywide.
 - 4.4 percent of the households are single parent households compared to 6.2 percent citywide.
 - 16.7 percent of the households are composed of a group of unrelated people compared to 12.5 percent citywide.
- The number of people who live in group quarters (which includes college dormitories, nursing homes, correctional facilities, etc.) is highest in the Northeast area due to the on-campus population -- 10.8 percent of the people live in group quarters compared to just 4 percent citywide.

Housing

- Housing units in the Northeast area are more likely to be owner occupied than in the city as a whole -- 53.3 percent of the housing units are owner occupied compared to 46.5 percent citywide.
- The housing units in the Northeast area are more likely to be in single family structures than are housing units citywide -- 61.4 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 \$169,078 compared to \$137,884.
- The median rent was \$458 compared to \$425 citywide.

Employment

- The unemployment rate in the Northeast area was slightly lower than the city as a whole -- 3.8 percent of the labor force was unemployed in 1990 compared to 4.9 percent citywide.
- Workers in the Northeast are much more likely to walk or bike to work -- 17.7 percent of the workers walked or biked to work compared to 8.7 percent citywide.

Income

- Incomes in the Northeast area tend to be slightly higher than income levels citywide:
 - Median household income was \$32,825 compared to \$29,353 citywide.
 - Median Family Income was \$47,766 compared to \$39,860 citywide.
 - Per Capita Income was \$19,193 compared to \$18,308 citywide.
- In contrast with higher incomes, the Northeast area had a slightly higher overall poverty rate than the city as a whole -- 14.7 percent of the population lived in poverty compared to 12.4 percent citywide.
- The rate of children living in poverty in the Northeast was lower than is found citywide -- 8.8 percent of the population 18 and under lived in poverty compared to 15.7 percent citywide.

Jobs

- The Northeast area has a higher proportion of jobs in the government, finance, insurance, and real estate sectors -- 79 percent of the jobs are in those sectors compared to 60.8 percent citywide.

Land Use

- The Northeast area is predominately residential:
 - 83.7 percent of the land is zoned for residential uses compared to 75 percent citywide.
 - 60.5 percent of the net land is developed as residential compared to 56.6 percent citywide.
- The University of Washington campus accounts for approximately ten percent of the total gross acres in the area.

Density

- The residential densities of the Northeast area are slightly higher than those found citywide:
 - There are 12 people per gross acre compared to 10 citywide.
 - There are 5 households per gross acre compared to 4 citywide.
- The employment density in the Northeast area is comparable to the citywide density -- there are eight jobs per gross acre compared to 9 citywide.

CHANGE 1980 - 1990

The Northeast 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 very 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 3.7 percent compared to 4.5 percent citywide.
 - The population under the age of 5 increased by 35 percent between 1980 and 1990.
 - The population aged 65 years and over decreased by 7.6 percent during the decade.
 - There was a 1.3 percent decrease in the White population between 1980 and 1990.
 - The number of people of color increased by 47 percent during the decade.

Households

- The number households increased by 7.2 percent during the decade compared to 7.9 percent citywide.
 - The average number of persons per household decreased slightly from 2.25 in 1980 to 2.20 in 1990 while the average decreased citywide from 2.15 to 2.09.
 - There was a two percent decrease in married couple families between 1980 and 1990 which is identical to the level of change citywide.
 - The number of people living alone increased by almost eleven percent during the 1980's compared to a 13 percent increase citywide.

Housing Units

- Housing Units increased by 7.3 percent compared to 8.3 percent citywide.
 - There was 17.5 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 15 increase in housing units in multi-family structures and a 1.3 percent increase 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 4.5 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 11 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 = NORTHEAST

P1/4. PERSONS		P11/12. PERSONS BY AGE		P16. HOUSEHOLD SIZE AND TYPE		P23. Family Type and Age of Children	
TOTAL	Share of Total City	(UNIVERSE: PERSONS)	Share of City Total	(UNIVERSE: HOUSEHOLDS)	(UNIVERSE: PERSONS, HOUSEHOLDS, AND FAMILIES)	1980	1990
68,115	13.2%	68,115	100.0%	27,416	13,744	1980	1990
Share of Total City	13.2%	Share of City Total	100.0%	Share of Total City	11.6%	PERSONS PER FAMILY	PERSONS PER FAMILY
68,115	13.2%	68,115	100.0%	60,221	11.6%	37,502	2.73
UNDER 5	3,233	4.7	11.0	27,416	PCT.		
5 - 15	4,955	7.3	10.4	9,096	33.2	1,665	
16 - 24	17,475	25.7	24.9	3,738	13.6	1,253	
25 - 34	13,715	20.1	12.2	5,358	19.5	2,139	
35 - 44	10,649	15.6	11.4	18,320	66.8	560	
45 - 64	9,380	13.8	11.0	4,185	15.3	226	
65 - 84	7,780	11.4	11.3	7,001	25.5	745	
85 +	928	1.4	10.0				
P5. SEX (UNIVERSE: PERSONS)							
TOTAL	68,115	PCT	Share of City Total	7,001	25.5		
MALE	33,910	49.8	13.5	239	0.9		
FEMALE	34,205	50.2	12.9	470	1.7		
P6/8/10. RACE AND HISPANIC ORIGIN (UNIVERSE: PERSONS)							
TOTAL	68,115	100.0%	13.2%	953	3.5		
WHITE	58,173	85.4	15.0	896	3.3		
BLACK	1,558	2.3	3.0	4,576	16.7		
AMERICAN INDIAN, ESKIMO OR ALUT	545	0.8	7.4	2,559	9.3		
ASIAN OR PACIFIC I	7,149	10.5	11.8	2,017	7.4		
OTHER RACE	690	1.0	9.4				
P28. GROUP QUARTERS (UNIVERSE: PERSONS IN GROUP QUARTERS)							
TOTAL	68,115	100.0%	13.2%	7,894	100.0%		
WHITE	58,173	85.4	15.0				
BLACK	1,558	2.3	3.0				
AMERICAN INDIAN, ESKIMO OR ALUT	545	0.8	7.4				
ASIAN OR PACIFIC I	7,149	10.5	11.8				
OTHER RACE	690	1.0	9.4				
HISPANIC ORIGIN (OF ANY RACE)							
TOTAL	1,924	2.8	10.5				
EDUCATIONAL ATTAINMENT: Highest Grade Completed (Universe: Persons 25 years and over)							
Total	42,723	Pct.					
Less than 9th grade	629	1.5%					
9th to 12th grade, no diploma	1,412	3.3					
High school graduate/equivalent	4,953	11.6					
Some college, no degree	7,664	17.9					
Associate degree	2,441	5.7					
Bachelor's degree	14,585	34.1					
Graduate or professional degree	11,039	25.8					
RESIDENCE IN 1985 (Universe: Persons 5 years and over)							
Total	64,982						
Lived in same house	25,537	39.3%					
Lived Diff. House -- Same County	19,171	29.5					
Different County	16,876	26.0					
Same State	7,311	11.3					
Different State	9,565	14.7					
Lived abroad	3,398	5.2					
P27. HOUSEHOLD SIZE (UNIVERSE: HOUSEHOLDS)							
1 PERSON	9,096	33.2%					
2 PERSONS	10,121	36.9					
3 PERSONS	4,096	14.9					
4 PERSONS	2,747	10.0					
5 PERSONS	859	3.1					
6 PERSONS	288	1.1					
7+ PERSONS	209	0.8					
CHANGE 1980 - 1990 (UNIVERSE: PERSONS, HOUSEHOLDS, AND FAMILIES)							
PERSONS	65,703			1980	1990	Change	Pct
Households	25,577			68,115	27,416	2,412	3.7%
Families	13,928			13,744	1,839	1,839	7.2
						-184	-1.3

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

District = NORTHEAST

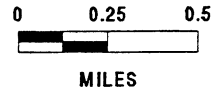
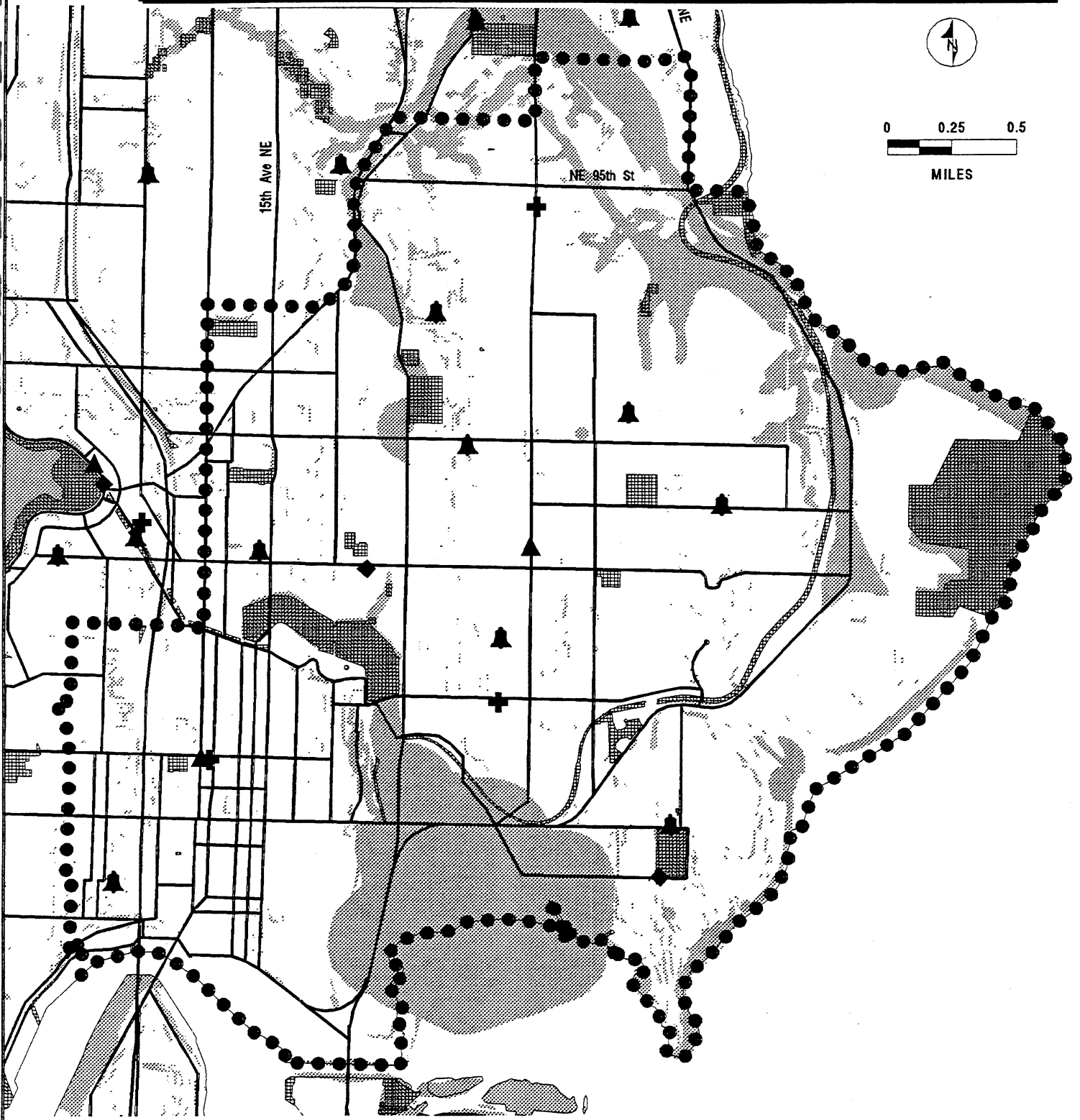
P70/71/72. Employment Status (Universe: Persons 16 years and over)		MEDIAN INCOME, 1989		POVERTY STATUS IN 1989	
In Armed Forces	Civilian Labor Force	Median Household Income	Median Family Income	All persons for whom poverty status is determined*	Below poverty level
Total	197	\$32,825	\$47,766	61,089	8,991
Male	38,915			52,359	8,194
Female	20,530			8,455	446
	12				
Share of Employed City Residents		Median Nonfamily Household Income		Persons 18 years and over	
Share of Unemployed City Residents		P112/113. Workers in Family and Mean Income in 1989 (Universe: Families)		Below poverty level	
P45/46/47/48. Place of Work (Universe: Workers 16 years and over)		Workers		Persons 65 years and over	
Worked in Washington State:		Families		Below poverty level	
Worked in King County		None		Related children under 18 years	
Worked outside of Seattle		1,850		Below poverty level	
Out of Seattle - In County		3,556		Related children under 5 years	
Worked outside of King		7,348		Related children 5 to 17 years	
Worked outside of WA.		1,176		Below poverty level	
P49. Means of Transportation to Work (Universe: Workers 16 years and over)		P109. Mean Family Income in 1989 by Family Type & Presence of Children Under 18 Years (Universe: Families)		Unrelated individuals	
Car, truck, or van:	36,169	Mean Income		Below poverty level	
Drove alone	30,824	Income		Below poverty level	
Carpooled	7,433	Married-couple family:		All Families	
Public transportation:	5,345	With own children		With related children under 18 year	
Bus or trolley bus	1,876	No own children		Below poverty level	
Subway or elevated	212	Other family:		With related children under 5 years	
Railroad		Male householder, no spouse:		Below poverty level	
Ferryboat		With own children		Female householder families	
Taxicab		No own children		Below poverty level	
Motorcycle		Female householder, no spouse:		With related children under 18 year	
Bicycle		With own children		Below poverty level	
Walked		No own children		With related children under 5 years	
Other means		P114/115/116. Per Capita Income in 1989 (Universe: Total persons or persons 15 years and over)		Below poverty level	
Worked at home		All persons		All persons	
Total workers		Per Capita Income		Persons 18 years and over	
		White		Persons 65 years and over	
		Black		Related children under 18 years	
		Amer Ind		Related children under 5 years	
		Asian		Related children 5 to 17 years	
		Other Race		Unrelated individuals	
		Hispanic		All families	
				With related children under 18 years	
				With related children under 5 years	
				Female householder families	
				With related children under 18 years	
				With related children under 5 years	
				* Poverty status is only determined for noninstitutionalized persons, etc.	
P50/51. Travel Time to Work (Universe: Workers 16 years and over)		Did not work at home:			
0 - 19 minutes		17,764		14.7%	
20 - 39 minutes		15,489		15.6%	
40 - 59 minutes		2,701		5.3%	
60 - 89 minutes		610		8.8%	
90 or more minutes		236		8.8%	
Worked at home		1,457		29.3%	
Mean travel time to work		21 minutes		5.3%	

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 = NORTHEAST

JOBS		TOTAL ASSESSED VALUATION (Universe: Millions of Dollars)		SELECTED DENSITY MEASURES	
TOTAL	48,618	TOTAL	\$5,015	Average Persons per gross acre	12
Share of Total City	10.0%	Share of Total City	12.6%	Average Persons per net acre	15
JOBS IN SEATTLE (UNIVERSE: JOBS)					
TOTAL	48,618	Land Assessed Valuation	\$2,501	Average Households per gross acre	5
		Share of Total City	13.8%	Average Households per net acre	6
Retail	6,430	Improvements Assessed Valuation	\$2,514	Average Housing Units per gross acre	5
Education	242	Share of Total City	11.6%	Average Housing Units per net acre	6
Government, Finance, Ins., Real Estate	38,399	Average Land Assessed Valuation per Parcel Square Foot	\$12.72	Average Number of Jobs per gross acre	8
Manufacturing, Wholesale				Average Number of Jobs per net acre	11
Trade, Commun, Tr	3,547				
University Enrollment	34,500				
source: Puget Sound Regional Council					
GROSS LAND AREA IN ACRES (Includes streets, fresh water, etc)					
TOTAL	5,868	NET LAND AREA IN ACRES (Excludes streets, fresh water, etc)	4,459		
Share of Total City	10.9%	Share of Total City	11.7%		
LAND AREA BY ZONING (Universe: Gross Acres)					
TOTAL	5,868	ESTIMATED LAND AREA BY USE (Universe: Net Acres)	4,459	Share of City Total	
Commercial	345	TOTAL	100.0%	Share of City Total	
Downtown		Commercial	200	4.5	7.1
Industrial	37	Community Fac.	732	16.4	33.6
Multi Family	466	Industrial	34	0.8	1.2
Single Family	4,447	Residential	2,699	60.5	12.5
Major Institution	573	Single Family	2,366	53.1	12.5
		Trans/Comm/Ut	38	0.8	1.8
		Vacant	113	2.5	3.6
		Open Space	683	15.3	18.1
		Other	14	0.3	11.9

Source: King County Assessor Extract, 1991



Northeast District



Environmentally Sensitive Areas



Parks



Public School



Police and Fire



Library



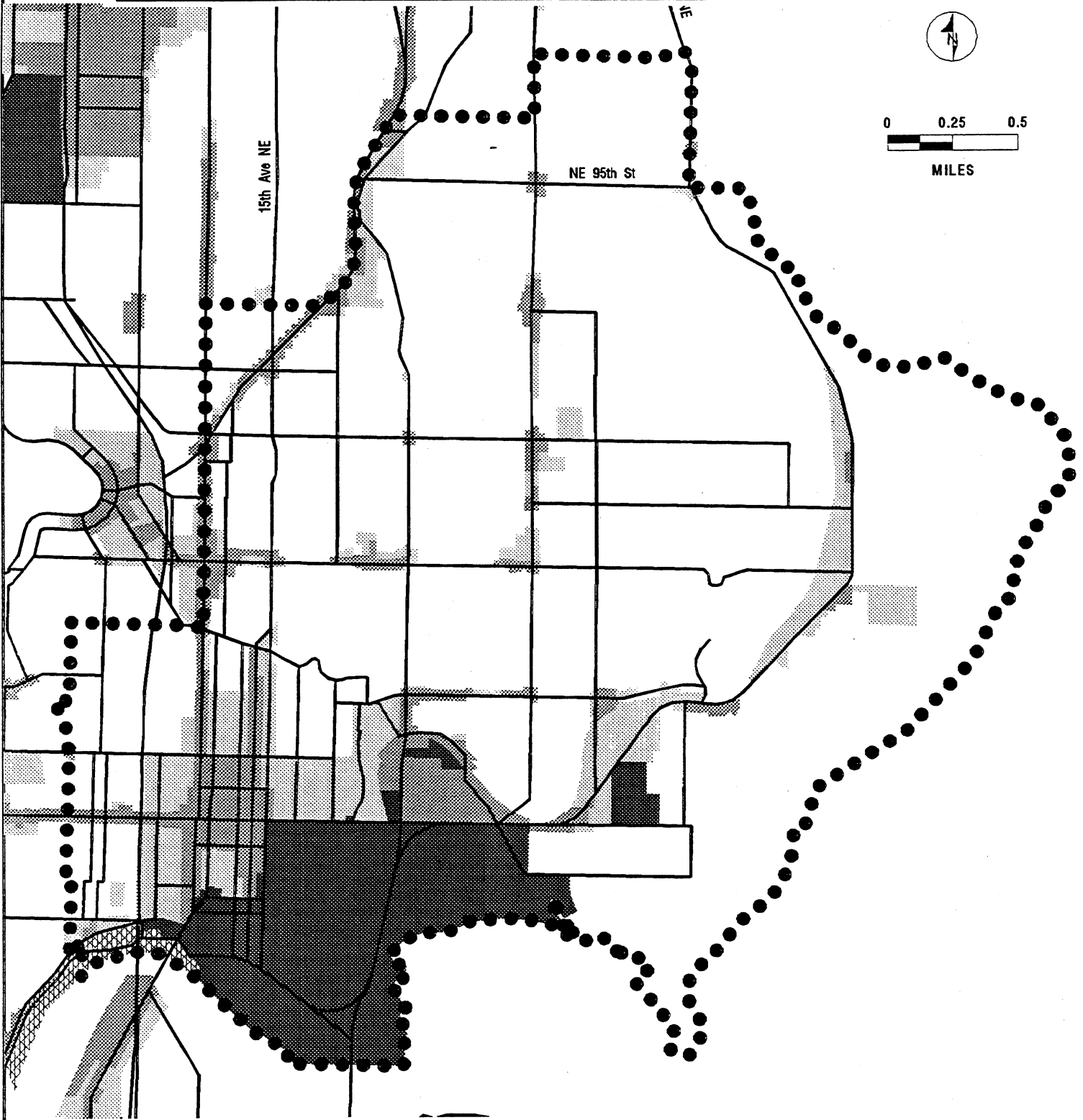
Community Center

— Arterials










District Statistical Area





Northeast District -- Zoning

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





SUB-AREA PROFILES, 1990

NORTHWEST

February 1993



NORTHWEST AREA PROFILE

As the name implies the Northwest area encompasses most of the Northwest section of Seattle. It is generally bounded by 145th street on the North and goes as far south as Greenlake and the Woodland Park Zoo. The eastern border is roughly Interstate 5 and the west border is generally a line from Woodland Park to Carkeek Park. It consists of 5,822 gross acres and is home to over 59,000 people. The area is primarily residential with some commercial development along Aurora Avenue and Greenwood Avenue. The following highlights present a summary of the Northwest area. The subsequent tables and maps provide a more detailed picture of the area.

Demographics

- The population of the Northwest area is distributed across age groups similar to the population of the city as a whole:
 - 14 percent of the population is under the age of 16 compared to 15.9 percent citywide.
 - 17 percent of the population is age 65 and over compared to 15.2 percent citywide
- The Northwest area has a lower percentage of people of color than the city as a whole -- 12.7 percent of the population are people of color compared to 25 percent citywide.
- Educational attainment levels are comparable to those found citywide -- 12.1 percent of the population aged 25 and over have less than a high school education compared to 13.6 percent citywide.
- The household composition and size in the Northwest area is also similar to that citywide -- there are on average 2.09 people per household which is identical to that average citywide.

In addition:

- 37.2 percent of the households are single person households compared to 39.8 percent citywide.
- 13.6 percent of the households are married persons with children compared to 13.4 percent citywide.
- 5.5 percent of the households are single parent households compared to 6.6 percent citywide.

Housing

- The Northwest area has a slightly higher share of owner occupied housing units than are found citywide -- 51.4 percent of the housing units were owner occupied compared to 46.5 percent citywide.
- The median value of owner occupied housing units was \$132,752 compared to \$137,884 citywide.
- The median rents were slightly higher at \$476 compared to \$425.
- As a result of a substantial amount of building in the 1980's the housing stock in the Northwest area tends to be newer -- 16.8 percent of the housing units were built during the 1980's compared to 11.9 percent citywide.
- The area has a relatively high percentage of single family units -- 60.6 percent of the units are single family compared to 53.1 percent citywide.

Employment

- The Northwest area had a lower rate of unemployment than the city as a whole -- 3.7 percent of the labor force was unemployed compared to 4.9 percent citywide.
- Workers in the area were slightly more likely to drive alone to work -- 64.3 percent of the workers drove alone to work compared to 58.7 percent citywide.

Income

- Generally incomes in the Northwest area are comparable to the city as a whole:
 - Median household income was \$29,932 compared to \$29,353 citywide.
 - Median family income was \$37,317 compared to \$39,860 citywide.
 - Per Capita Income was \$17,658 compared to \$18,308 citywide.
- People in the Northwest area are less likely to live in poverty:
 - Nine percent of the population lived in poverty compared to 12.4 percent citywide.
 - 9.4 percent of the population under the age of 18 lived in poverty compared to 15.7 percent citywide.

Jobs

- The Northwest area has a higher proportion of jobs in the retail, government and finance, insurance, and real estate industries:
 - 26.1 percent of the jobs are in the retail sector compared to 14.1 percent citywide.
 - 65 percent of the jobs are in the government, finance, insurance, and real estate sectors compared to 60.8 percent citywide.

Land Use

- The area is predominately residential:
 - 87 percent of the land is zoned for residential uses compared to 75.6 percent citywide.
 - 69.3 percent of the land is residential uses compared to 56.6 percent citywide.

Density

- Residential densities are similar to those found citywide but job density is substantially lower:
 - There are 5 households per gross acre compared to 4 citywide.
 - There are just 3 jobs per gross acre compared to 9 citywide.

CHANGE 1980 - 1990

The Northwest area experienced a substantial amount of growth over the decade between 1980 and 1990. The number of people, households, and housing units each increased at a substantially higher rate than the city as a whole. The youngest age groups and the numbers of people of color increased most dramatically. There was a substantially higher rate of growth in renter occupied and multi-family housing units than in single family and owner occupied housing units.

Population

- Population increased by 8.3 percent compared to 4.5 percent citywide.
 - The population under the age of 5 increased by almost 28 percent between 1980 and 1990.
 - The population aged 65 and over increased by 4.5 percent.
 - The white population remained virtually unchanged with less than a one percent increase.
 - The number of people of color doubled from 3,500 to over 7,500 (115 percent) between 1980 and 1990.

Households

- The number of households increased by 14.4 percent compared to 7.9 percent citywide.
 - The average number of persons per household decreased slightly from 2.19 in 1980 to 2.09 in 1990 while the average decreased citywide from 2.15 to 2.09.
 - There was a 3.6 percent decrease in the number of married couple families between 1980 and 1990 compared to a 2 percent increase citywide.
 - The number of people living alone increased by almost 29 percent during the 1980's compared to a 13 percent increase citywide.

Housing Units

- The number of Housing Units increased by 15.2 percent compared to 8.3 percent citywide.
 - There was a 33.7 percent increase in renter occupied housing units and just a 1.6 percent increase in owner occupied housing units between 1980 and 1990.
 - There was a 35.8 percent increase in housing units in multi-family structures and just a 1.8 percent increase in single family units during the decade.

PROJECTED CHANGE 1990 - 2010

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

- Population in the Northwest area is expected to increase by 5.6 percent compared to five percent citywide.
- The number of households and housing units are both expected to increase by 19 percent in the Northwest Area and by 15 percent citywide over the next 20 years.

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

District = NORTHWEST

P1/4. PERSONS		H4. HOUSEHOLDS		FAMILIES	
TOTAL	59,412	TOTAL	27,987	TOTAL	13,773
Share of Total City	11.5%	Share of Total City	11.8%	Share of Total City	12.2%
P11/12. PERSONS BY AGE (UNIVERSE: PERSONS)					
TOTAL	59,412	Pct.		PERSONS IN FAMILIES	37,794
		Share of City Total		PERSONS PER FAMILY	2.74
		11.5%		P23. Family Type and Age of Children (Universe: Own children under 18 years)	
				In married-couple family:	
UNDER 5	3,415	11.7	27,987	Under 3 years	1,752
5 - 15	4,908	10.3		3 and 4 years	865
16 - 24	6,684	9.5		5 years	442
25 - 34	13,946	12.4	10,402	6 to 11 years	2,010
35 - 44	11,002	11.8	3,981	12 and 13 years	554
45 - 64	9,317	10.9	6,421	14 years	217
65 - 84	8,633	12.5	17,585	15 to 17 years	582
85 +	1,507	16.3			
P5. SEX (UNIVERSE: PERSONS)					
TOTAL	59,412	Share of City Total		In other family:	
		11.5%		Male householder, no spouse:	
				Under 3 years	101
MALE	27,939	47.0	347	3 and 4 years	62
FEMALE	31,473	53.0	481	5 years	21
P6/8/10. RACE AND HISPANIC ORIGIN (UNIVERSE: PERSONS)					
TOTAL	59,412	Share of City Total		12 and 13 years	53
		11.5%		14 years	49
				15 to 17 years	62
WHITE	51,875	87.3	1,195	Female householder, no spouse:	
BLACK	1,363	2.3	1,047	Under 3 years	219
AMERICAN INDIAN, ESKIMO OR ALEUT	813	1.4	3,812	3 and 4 years	207
ASIAN OR PACIFIC I	4,632	7.8	2,018	5 years	72
OTHER RACE	729	1.2	1,794	6 to 11 years	511
				12 and 13 years	97
				14 years	97
				15 to 17 years	256
HISPANIC ORIGIN (OF ANY RACE)					
	1,910	3.2			
EDUCATIONAL ATTAINMENT: Highest Grade Completed (Universe: Persons 25 years and over)					
Total	44,469	Pct.			
Less than 9th grade	1,781	4.0%			
9th to 12th grade, no diploma	3,610	8.1			
High school graduate/ equivalenc	9,556	21.5			
Some college, no degree	10,177	22.9			
Associate degree	3,190	7.2			
Bachelor's degree	11,204	25.2			
Graduate or professional degree	4,951	11.1			
RESIDENCE IN 1985 (Universe: Persons 5 years and over)					
Total	55,949	Pct			
Lived in same house	24,704	44.2%			
Lived Diff. House	18,582	33.2			
Different County	10,824	19.3			
Same State	4,085	7.3			
Different state	6,739	12.0			
Lived abroad	1,839	3.3			
PERSONS LIVING IN INSTITUTIONS: CORRECTIONAL INSTS, NURSING HOMES, HOSPITALS, ETC.					
			846		
OTHER PERSONS IN GROUP QUARTERS: COLLEGE DORMITORIES, MILITARY QUARTERS, EMERGENCY SHELTERS FOR HOMELESS, ETC.					
			156		
P27. HOUSEHOLD SIZE (UNIVERSE: HOUSEHOLDS)					
1 PERSON	10,402	37.2%			
2 PERSONS	10,352	37.0			
3 PERSONS	3,708	13.2			
4 PERSONS	2,237	8.0			
5 PERSONS	794	2.8			
6 PERSONS	318	1.1			
7+ PERSONS	176	0.6			
CHANGE 1980 - 1990 (UNIVERSE: PERSONS, HOUSEHOLDS, AND FAMILIES)					
			1980	1990	Change
Persons	54,880		59,412	4,532	8.3%
Households	24,463		27,987	3,524	14.4
Families	13,841		13,773	-68	-0.5

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

District = NORTHWEST

H4. HOUSING UNITS		CHANGE 1980 - 1990 (UNIVERSE: HOUSING UNITS)	
TOTAL	29,052	1980	25,217
Share of Total City	11.7%	1990	29,052
			3,835
			15.2%
H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY (UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)			
	UNITS	PCT	
TOTAL	29,052	100.0%	
OCCUPIED	27,987	96.3	
OWNER OCCUPIED	14,925	51.4	
RENTER OCCUPIED	13,062	45.0	
VACANT	1,065	3.7	
H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS			
	Persons	Per Unit	PCT
OCCUPIED	58,410	2.1	100.0%
OWNER OCCUPIED	33,906	2.3	58.0
RENTER OCCUPIED	24,504	1.9	42.0
H23A/23B/23C. VALUE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)			
MEDIAN VALUE		\$132,752	
H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)			
MEDIAN VALUE		\$476	
H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)			
	TOTAL UNITS	PCT	VACANT UNITS
SINGLE FAMILY	17,594	60.6%	452
1, DETACHED	17,177	59.1	432
1, ATTACHED	417	1.4	20
MULTI FAMILY	10,779	37.1	544
2	1,149	4.0	50
3 OR 4	1,231	4.2	56
5 TO 9	1,727	5.9	90
10 TO 19	2,796	9.6	145
20 TO 49	2,382	8.2	133
50 OR MORE	1,494	5.1	70
MOBILE HOME OR TRAILER	442	1.5	35
OTHER	237	0.8	34
TOTAL	29,052	100.0%	1,065
AVERAGE PERSONS PER OCCUPIED HOUSING UNIT			
	POPULATION IN HOUSING UNITS	58,410	
	Persons per Unit	2.09	
H25/26/27. Year Structure Built by Tenure (Universe: Housing units)			
	Year Built	Total Units	%
	1989 to March 1990	870	3.0
	1985 to 1988	2,535	8.7
	1980 to 1984	1,492	5.1
	1970 to 1979	2,820	9.7
	1960 to 1969	3,917	13.5
	1950 to 1959	4,586	15.8
	1940 to 1949	4,071	14.0
	Before 1940	8,734	30.1
H31/32/33. Bedrooms (Universe: Housing units)			
	Total Units	%	
	No bedroom	1,435	4.9
	1 bedroom	6,499	22.4
	2 bedrooms	9,656	33.3
	3 bedrooms	7,361	25.4
	4 bedrooms	3,134	10.8
	5+ bedrooms	940	3.2
	Total housing units	29,025	100.0%
H43/44. AGGREGATE AND AVERAGE NUMBER OF PERSONS (UNIVERSE: PERSONS IN OCCUPIED HOUSING UNITS)			
	Aggregate Persons	Average Persons	
SINGLE FAMILY	41,059	2.40	
1, DETACHED	40,145	2.40	
1, ATTACHED	914	2.30	
MULTI FAMILY	16,295	1.59	
2	2,238	2.04	
3 OR 4	2,192	1.87	
5 TO 9	2,705	1.65	
10 TO 19	4,033	1.52	
20 TO 49	3,394	1.51	
50 OR MORE	1,733	1.22	
MOBILE HOME OR OTHER	662	1.63	
TOTAL	58,410	1.94	
	2,09		
RENTER OCCUPIED			
	UNITS	PCT	
SINGLE FAMILY	3,668	28.1%	
1, DETACHED	3,441	26.3	
1, ATTACHED	227	1.7	
MULTI FAMILY	9,211	70.5	
2	924	7.1	
3 OR 4	1,060	8.1	
5 TO 9	1,546	11.8	
10 TO 19	2,331	17.8	
20 TO 49	2,018	15.4	
50 OR MORE	1,332	10.2	
MOBILE HOME OR TRAILER	53	0.4	
OTHER	130	1.0	
TOTAL	13,062	100.0%	

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

District = NORTHWEST

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	Rate	Median Household Income	Median Family Income	Median Nonfamily Household Income	P112/113. Workers in Family and Mean Income in 1989 (Universe: Families)	All persons for whom poverty status is determined*	Below poverty level	Persons 18 years and over	Below poverty level	Persons 65 years and over	Below poverty level
63	33,709	1,281	3.7%	\$29,932	\$37,317	\$22,420	Mean Income	58,292	5,225	49,463	4,360	9,442	820
34	17,397	668	3.7%				None						
29	16,312	613	3.6%				1	\$26,710					
							2	\$41,110					
							3 or more	\$50,020					
								\$59,781					
Share of Employed City Residents 11.9%				P109. Mean Family Income in 1989 by Family Type & Presence of Children Under 18 Years (Universe: Families)				Unrelated individuals					
Share of Unemployed City Residents 8.7%				Married-couple family:				Below poverty level					
P45/46/47/48. Place of Work (Universe: Workers 16 years and over)				With own children				All Families					
Worked in Washington State:				No own children				Below poverty level					
Worked in King County 30,712 92.5%				Other family:				With related children under 18 years					
Worked in Seattle 25,515 76.8				Male householder, no spouse:				Below poverty level					
Worked outside of Seattle 7,694 23.2				With own children				With related children under 18 year					
Out of Seattle - In County 5,197 15.6				No own children				Below poverty level					
Worked outside of King 2,277 6.9				Female householder, no spouse:				With related children under 5 years					
Worked outside of WA. 220 0.7				With own children				Below poverty level					
P49. Means of Transportation to Work (Universe: Workers 16 years and over)				No own children				Female householder families					
Car, truck, or van: 21,355 64.3%				Male householder, no spouse:				Below poverty level					
Carpooled 4,529 13.6				With own children				With related children under 18 year					
Public transportation: 4,586 13.8				No own children				Below poverty level					
Bus or trolley bus 0 0.0				Female householder, no spouse:				With related children under 18 year					
Subway or elevated 5 0.0				With own children				Below poverty level					
Railroad 32 0.1				No own children				Female householder families					
Ferryboat 20 0.1				Male householder, no spouse:				Below poverty level					
Taxicab 119 0.4				With own children				With related children under 5 years					
Motorcycle 435 1.3				No own children				Below poverty level					
Bicycle 784 2.4				Female householder, no spouse:				With related children under 18 year					
Walked 200 0.6				With own children				Below poverty level					
Other means 1,144 3.4				No own children				With related children under 5 years					
Worked at home 33,209 100.0%				P114/115/116. Per Capita Income in 1989 (Universe: Total persons or persons 15 years and over)				PERCENT BELOW POVERTY LEVEL					
Total workers				All persons				All persons					
P50/51. Travel Time to Work (Universe: Workers 16 years and over)				White \$18,586				Persons 18 years and over					
Did not work at home:				Black \$10,568				Persons 65 years and over					
0 - 19 minutes 13,385 40.3%				Amer Ind \$9,068				Related children under 18 years					
20 - 39 minutes 14,682 44.2				Asian \$12,262				Related children under 5 years					
40 - 59 minutes 2,777 8.4				Other Race \$8,293				Related children 5 to 17 years					
60 - 89 minutes 889 2.7				Hispanic \$9,846				Unrelated individuals					
90 or more minutes 332 1.0								All families					
Worked at home 1,144 3.4								With related children under 18 years					
Mean travel time to work 23 minutes								With related children under 5 years					

* 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

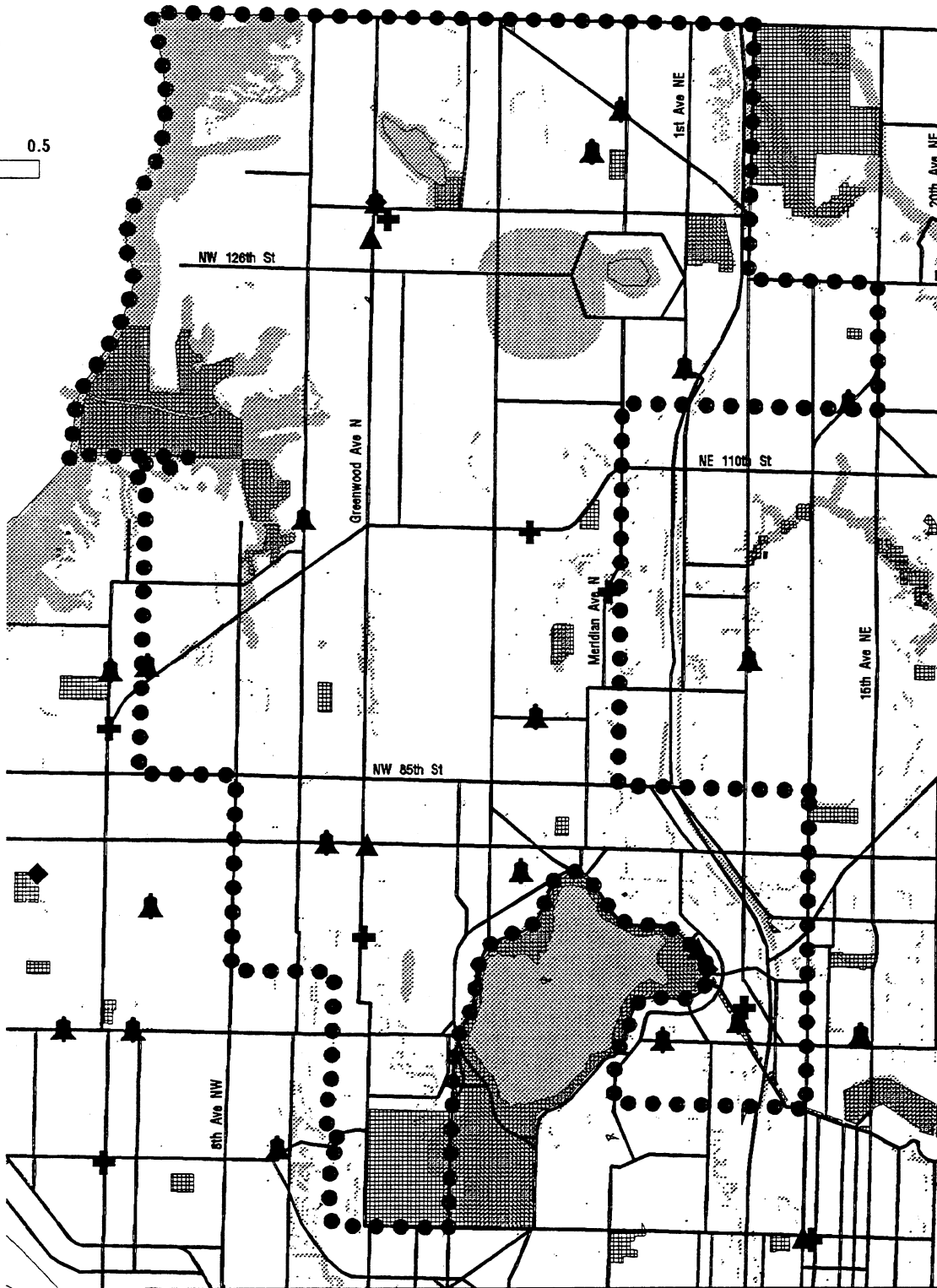
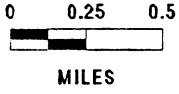
District = NORTHWEST

JOBS		TOTAL ASSESSED VALUATION (Universe: Millions of Dollars)		SELECTED DENSITY MEASURES	
TOTAL	17,692	TOTAL	\$3,639	Average Persons per gross acre	10
Share of Total City	3.6%	Share of Total City	9.1%	Average Persons per net acre	14
JOBS IN SEATTLE (UNIVERSE: JOBS)					
TOTAL	17,692	Land Assessed Valuation	\$1,792	Average Households per gross acre	5
		Share of Total City	9.9%	Average Households per net acre	6
Retail	4,613	Improvements Assessed Valuation	\$1,846	Average Housing Units per gross acre	5
Education	255	Share of Total City	8.5%	Average Housing Units per net acre	7
Government, Finance, Ins., Real Estate	11,474	Average Land Assessed Valuation per Parcel Square Foot			
Manufacturing, Wholesale	1,350		\$9.65	Average Number of Jobs per gross acre	3
Trade, Commun, Tr				Average Number of Jobs per net acre	4
University Enrollment					
	0.0				
	0.0				
Source: Puget Sound Regional Council					

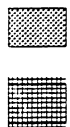
GROSS LAND AREA IN ACRES (Includes streets, fresh water, etc)		NET LAND AREA IN ACRES (Excludes streets, fresh water, etc)	
TOTAL	5,822	TOTAL	4,313
Share of Total City	10.8%	Share of Total City	11.3%

LAND AREA BY ZONING (Universe: Gross Acres)		ESTIMATED LAND AREA BY USE (Universe: Net Acres)	
TOTAL	5,822	TOTAL	4,313
	100.0%		100.0%
Commercial	666	Commercial	259
Downtown		Community Fac.	233
Industrial	8	Industrial	64
Multi Family	587	Residential	2,991
Single Family	4,483	Single Family	2,602
		Trans/Comm/Ut	53
Major Institution	51	Vacant	229
	0.9	Open Space	434
	15.0	Other	3
	0.0		0.1
	0.1		6.0
	10.1		5.4
	77.0		10.7
	4.9		2.3
	10.8%		13.8
			13.8
			2.6
			7.3
			11.5
			2.5

Source: King County Assessor Extract, 1991



Northwest District



Environmentally Sensitive Areas

Parks



Public School



Police and Fire



Library



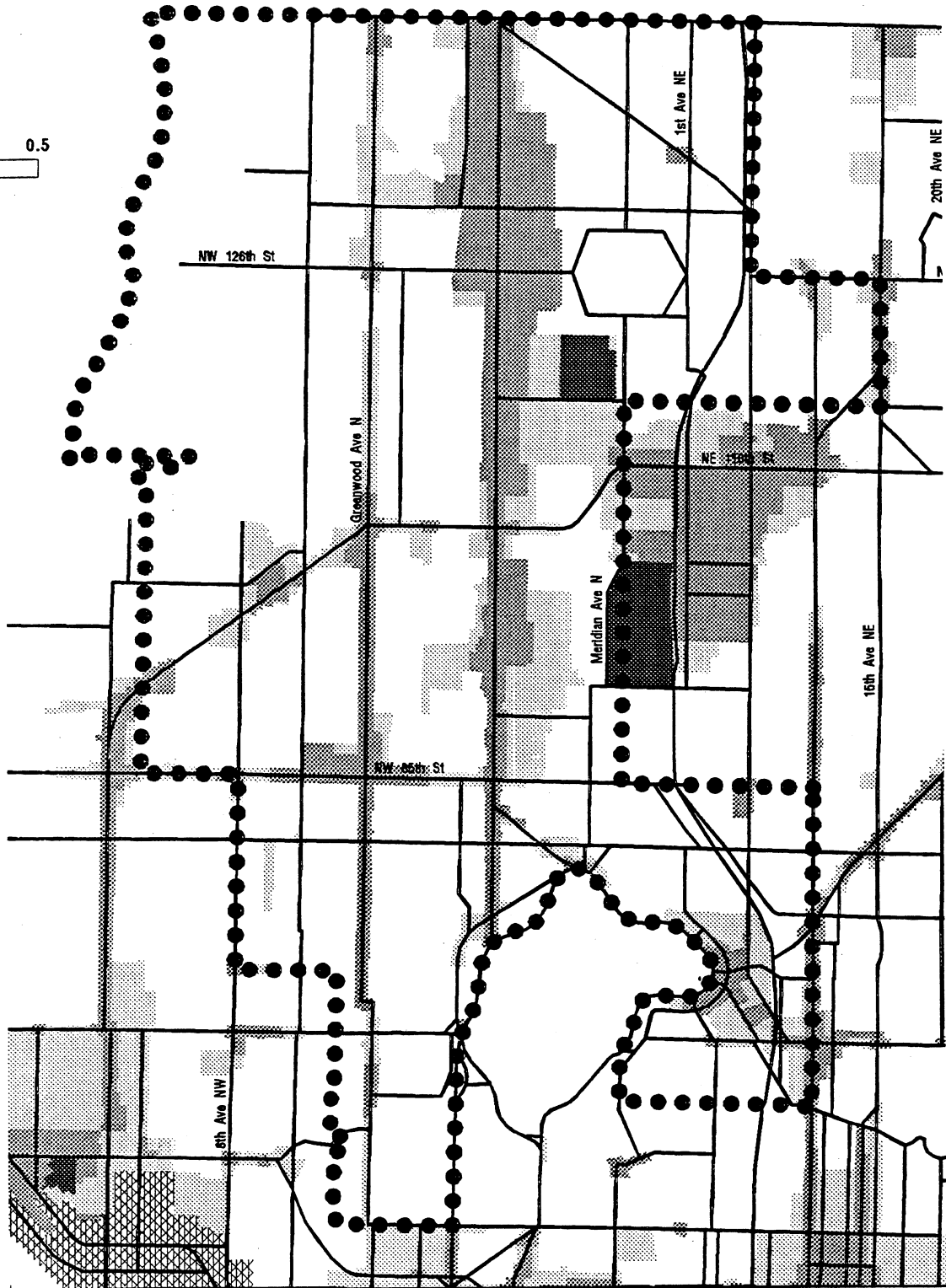
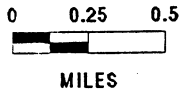
Community Center

Arterials



District Statistical Area





Northwest District -- Zoning



Single-Family



Major Institution

Arterials



Multi-Family



Industrial

District Statistical Area



Commercial and Downtown





SUB-AREA PROFILES, 1990

**QUEEN ANNE/
MAGNOLIA**

February 1993



QUEEN ANNE/ MAGNOLIA AREA PROFILE

The Queen Anne/ Magnolia Area is a peninsula bordered by Elliot Bay, the Ship Canal, and Lake Union. Its southern border is generally Denny, Fifth Avenue, and Mercer. It consists of 5,141 gross acres and is home to approximately 50,000 people. It is primarily a residential area but has a large swath of industrial land stretching from Salmon Bay to Elliot Bay. It also has some commercial and multi-family areas around Seattle Center. The following highlights present a summary of the Queen Anne/ Magnolia area. The subsequent tables and maps provide a much more detailed picture of the area.

Demographics

- A relatively low share of the population in the Queen Anne/ Magnolia Area are kids 15 years and under -- 10.9 percent of the population is 15 and under compared to 15 percent citywide.
- The area has a low share of population that are people of color -- 8.4 percent of the Queen Anne/ Magnolia population are people of color compared to 25 percent citywide.
- Residents of the area tend to have higher levels of formal education:
 - 7.1 percent of the people 25 years and over have less than a high school education compared to 13.6 percent citywide.
 - 46.6 percent of the population age 25 and over have a bachelor or graduate degree compared to 37 percent citywide.
- Queen Anne/ Magnolia households tend to be smaller than others in the city -- on average 1.84 people live in each household compared to 2.09 citywide.
- In addition:
 - 46.1 percent of the households are single person households compared to 39.8 citywide.
 - 33.8 percent of the households are married couple households compared to 35.9 percent citywide.
 - 3.6 percent are single parent households compared to 6.6 percent citywide.

Housing

- This area has a slightly higher proportion of its housing units as renter occupied -- 52.2 percent of the housing units in the Queen Anne/ Magnolia area are renter occupied compared to 48.6 percent citywide.
- The median value of owner occupied housing units is \$207,984 compared to \$137,884 citywide.
- The median rent is \$461 compared \$425 citywide.
- The area has a slightly lower percentage of single family units than is found citywide -- 42.2 percent of the housing units are in single family structures compared to 53.1 percent citywide.
- The age of the housing units is similar to that found citywide -- 37.3 percent of the units were built prior to 1940 as compared to 36.2 percent citywide.

Employment

- The Queen Anne/ Magnolia area had a slightly lower rate of unemployment than the city as a whole -- 3.6 percent of the labor force was unemployed compared to 4.9 percent citywide.

Income

- The Queen Anne/ Magnolia area households and families had incomes higher than those found in the city generally:
 - Median household income was \$33,235 compared to \$29,353 citywide.
 - Median family income was \$48,784 compared to \$39,860 citywide.
 - Per Capita income was \$23,973 compared to \$18,308 citywide.
- People in the area were much less likely to live in poverty than people in the city as a whole -- 6.3 percent of population in the Queen Anne/ Magnolia area live in poverty compared to 12.4 percent citywide.
- Children in this area are much less likely to live in poverty -- just 5.3 percent of the people 18 years and less lived in poverty compared to 15.7 percent citywide.

Jobs

- Given the location of the Interbay Industrial area this area has a higher proportion of jobs in the manufacturing sector -- 30 percent of the jobs are in the manufacturing, wholesale trade, transportation and communications sectors compared to 24.5 percent citywide.

Land Use

- This area has a higher proportion of land zoned for industrial uses and less land for residential uses than the city as a whole:
 - 73.6 percent of the land is zoned for residential uses compared to 75.6 percent citywide.
 - 16.7 percent of the land is zoned industrial compared to 12.4 percent citywide.

Density

- The densities of this area are reflective of density levels for the city as a whole:
 - There are 10 Persons per gross acre which is identical to the average for the city as a whole.
 - The average households per gross acre is 5 compared to 4 citywide.
 - The average jobs per gross acre is seven compared to 9 citywide.

CHANGE 1980 - 1990

This is the only area in the city lose population between 1980 and 1990. At the same time it had an growth rate of households and housing units similar to the city as a whole. It had a gain in the youngest age groups but a loss in the eldest age groups and a loss in the White population and a gain on the number of people of color.

Population

- Population decreased by 1.5 percent compared to a 4.5 percent increase citywide.
 - The population aged 5 and under increased by 24 percent between 1980 and 1990.
 - The population aged 65 and over decreased by almost ten percent during the decade.
 - There was a 3 percent decrease in the White population between 1980 and 1990.
 - There was a 22 percent increase in the number of people of color during the decade.

Households

- The number of households increased by 7 percent compared to 7.9 percent citywide.
 - The average number of persons per households declined slightly from 1.91 in 1980 to 1.84 in 1990 while the average decrease citywide was from 2.15 to 2.09.
 - There was a 4 percent decrease in married couple families between 1980 and 1990 compared to a 2 percent increase citywide.
 - There was a 12.7 percent increase in the number of people living alone during the 1980's compared to a 13 percent increase citywide.

Housing Units

- The number of Housing Units increased by 7.8 percent compared to 8.3 percent citywide.
 - There was a 7.6 percent increase in renter occupied housing units and a 6.4 percent increase in owner occupied housing units between 1980 and 1990.
 - There was a 21 percent increase in units in multi-family structures and an 8.6 percent decline in the number of single family structures during the 1980's.

PROJECTED CHANGE 1990 - 2010

Forecasts of population and household growth in the Queen Anne/ Magnolia area indicate a slight increase in population and households over the next two decade.

- Population is expected to increase by 3.3 percent compared to a 5 percent increase citywide.
- The number of households is expected to increase by 12.7 percent over the next two decades compared to 15 percent increase for the city as a whole.

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

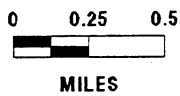
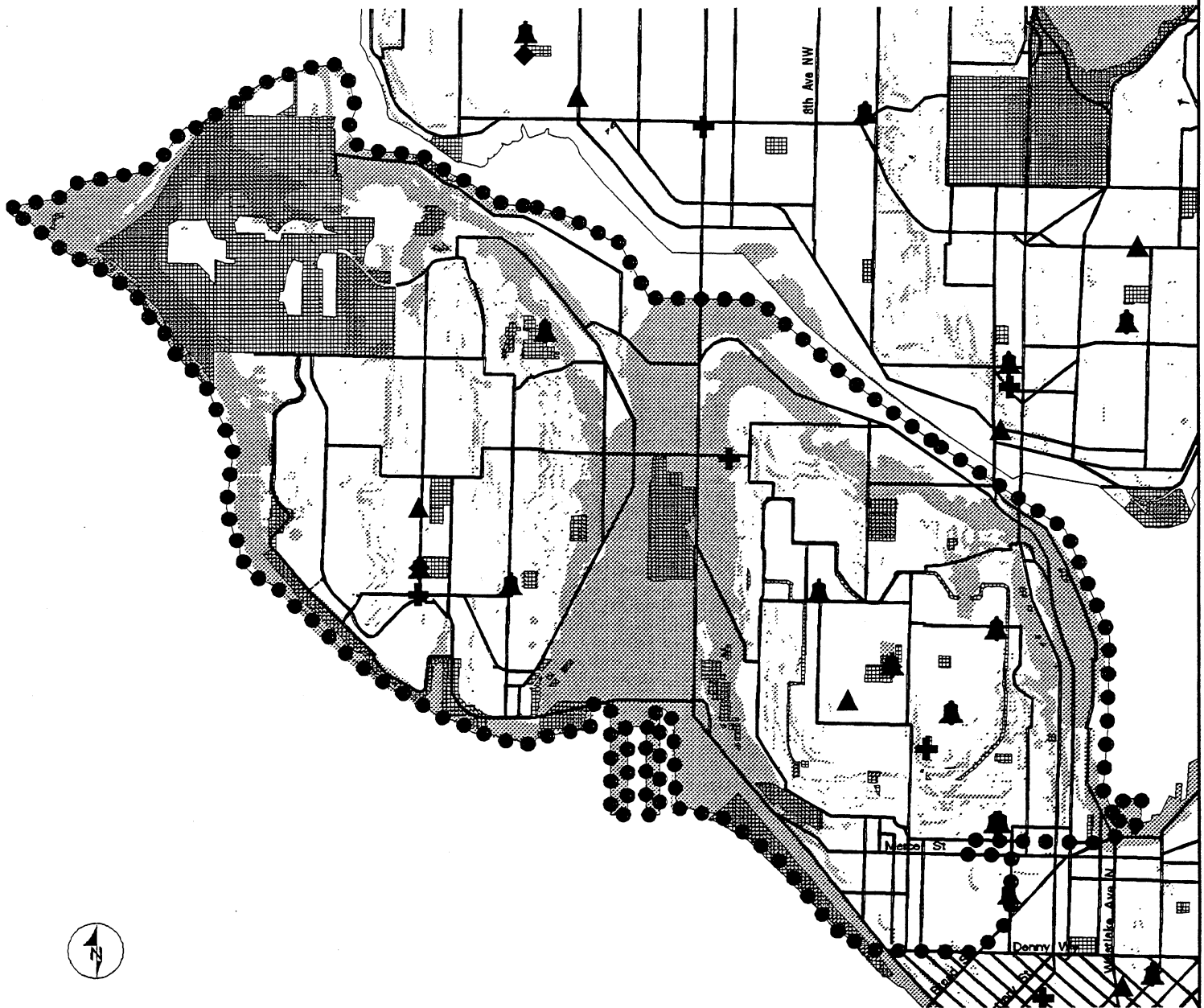
District = QUEEN ANNE

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		All persons for whom poverty status is determined*	
Employed	Unempl.	Rate				Below poverty level	
Total	467	30,374	1,141	\$33,235		47,607	
Male	430	15,487	671	\$48,784		3,000	
Female	37	14,887	470	\$24,728		42,037	
Share of Employed City Residents				Mean			
Share of Unemployed City Residents				Income			
P45/46/47/48. Place of Work (Universe: Workers 16 years and over)							
Worked in Washington State:							
Worked in King County				1,459	\$42,045	5,547	
Worked outside of Seattle				2,806	\$56,099	2,295	
Out of Seattle - In County				5,796	\$67,091	2,095	
Worked outside of King				725	\$92,277	3,452	
Worked outside of WA.						185	
P49. Means of Transportation to Work (Universe: Workers 16 years and over)						19,675	
Car, truck, or van:						2,191	
Drove alone						10,786	
Carpooled						305	
Public transportation:						3,702	
Bus or trolley bus						192	
Subway or elevated						2,026	
Railroad						115	
Ferryboat						1,346	
Taxicab						140	
Motorcycle						631	
Bicycle						114	
Walked						266	
Other means						75	
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							
20 - 39 minutes							
40 - 59 minutes							
60 - 89 minutes							
90 or more minutes							
Worked at home							
Mean travel time to work							
P109. Mean Family Income in 1989 by Family Type & Presence of Children Under 18 Years (Universe: Families)							
Married-couple family:							
With own children							
No own children							
Other family:							
Male householder, no spouse:							
With own children							
No own children							
Female householder, no spouse:							
With own children							
No own children							
P114/115/116. Per Capita Income in 1989 (Universe: Total persons or persons 15 years and over)							
All persons							
White							
Black							
Amer Ind							
Asian							
Other Race							
Hispanic							
PERCENT BELOW POVERTY LEVEL							
All persons							
Persons 18 years and over							
Persons 65 years and over							
Related children under 18 years							
Related children under 5 years							
Related children 5 to 17 years							
Unrelated individuals							
All families							
With related children under 18 years							
With related children under 5 years							
Female householder families							
With related children under 18 years							
With related children under 5 years							
* 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 = QUEEN ANNE



JOBS		TOTAL ASSESSED VALUATION (Universe: Millions of Dollars)		SELECTED DENSITY MEASURES	
TOTAL	38,371	Share of Total City	\$4,300	Average Persons per gross acre	10
Share of Total City	7.9%	Share of Total City	10.8%	Average Persons per net acre	13
JOBS IN SEATTLE (UNIVERSE: JOBS)					
TOTAL	38,371	Share of City Total	\$2,232	Average Households per gross acre	5
		City Total	12.3%	Average Households per net acre	7
Retail	4,651	12.1	Land Assessed Valuation	Average Housing Units per gross acre	5
Education	438	0.0	Share of Total City	Average Housing Units per net acre	7
Government, Finance,	21,782	56.8	Improvements Assessed Valuation	Average Number of Jobs per gross acre	7
Ins., Real Estate	11,500	30.0	Share of Total City	Average Number of Jobs per net acre	10
Manufacturing,					
Wholesale					
Trade, Commun, Tr	2,418	6.3	Average Land Assessed Valuation		
University			per Parcel Square Foot		
Enrollment		4.4	\$13.24		
Source: Puget Sound Regional Council					
GROSS LAND AREA IN ACRES (Includes streets, fresh water, etc)					
TOTAL	5,141	Share of Total City	3,815		
Share of Total City	9.5%	Share of Total City	10.0%		
LAND AREA BY ZONING (Universe: Gross Acres)					
TOTAL	5,141	Share of City Total	3,815	Share of City Total	
		City Total	100.0%	City Total	10.0%
Commercial	451	8.8	Commercial	233	6.1
Downtown		0.0	Community Fac.	102	2.7
Industrial	859	16.7	Industrial	191	5.0
Multi Family	697	13.6	Residential	1,805	47.3
Single Family	3,082	60.0	Single Family	1,415	37.1
Major Institution	52	1.0	Trans/Comm/Ut	752	19.7
			Vacant	147	3.9
			Open Space	615	16.1
			Other	23	0.6
Source: King County Assessor Extract, 1991					



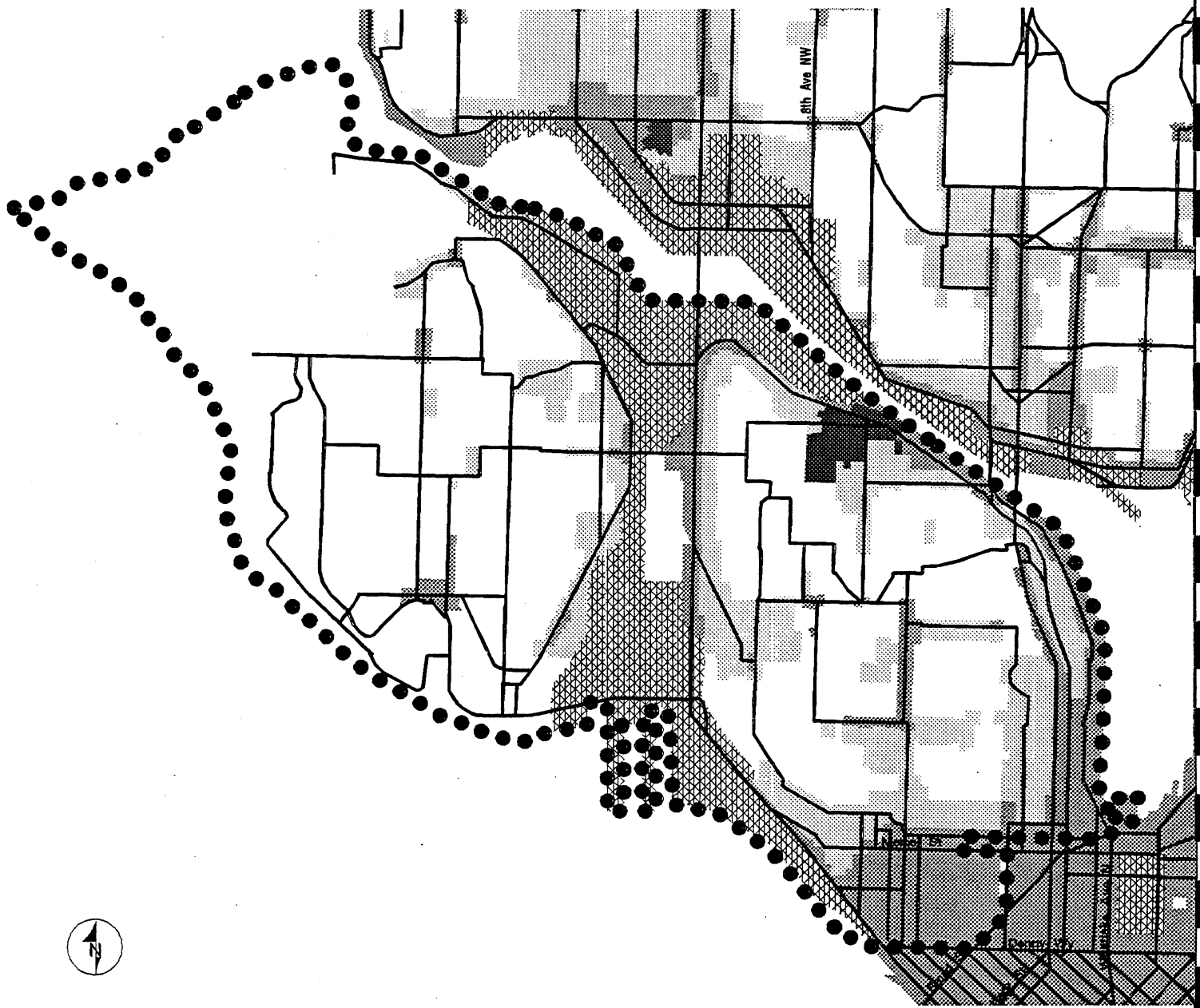
Queen Anne/Magnolia District

-  Environmentally Sensitive Areas
-  Parks








-  Public School
-  Police and Fire
-  Library
-  Community Center

-  Arterials
-  District Statistical Area





Queen Anne/Magnolia District -- Zoning

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





SUB-AREA PROFILES, 1990

SOUTHEAST

February 1993



SOUTHEAST AREA PROFILE

The Southeast area is located along Lake Washington and is bordered by Interstate 90 on the north, Rainier Avenue on the west and the southern city limits on the south. It consists of 4,429 gross acres and is home to approximately 42,400 people. The area is predominately residential with some commercial development along Martin Luther King Jr. Way. The following highlights present a summary of the Southeast 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 Southeast area are kids aged 15 and under -- 24.4 percent of the population is less than 16 ears old compared to 15 percent citywide.
- The Southeast area has a much higher percentage of its population that are people of color than is found citywide -- 62 percent of the population are people of color compared to just 25 percent citywide.
- Residents of the Southeast area tend to have less formal education than is the case for other areas in the city -- 23.4 percent of the people 25 years and over have less than a high school education compared to 13.6 percent citywide.
- Households in the Southeast area tend to be larger than those citywide -- on average 2.69 people live in each household compared to 2.09 citywide.
- In addition:
 - 45 percent of the households in the Southeast area are married couple families compared to 36 percent citywide.
 - 26 percent of the households are single person households compared to 40 percent citywide.
 - 15.1 percent of the households are single parent households compared to 6.2 percent citywide.

Housing

- Housing units in the Southeast area are more likely to be owner occupied than in the city as a whole -- 58.6 percent of the housing units are owner occupied compared to 46.5 percent citywide.
- The housing units in the Southeast area are more likely to be in single family structures than are housing units citywide -- 72.7 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 \$98,018 compared to \$137,884.
- The median rent was \$354 compared to \$425 citywide.

Employment

- The unemployment rate in the Southeast area was higher than the city as a whole --7.7 percent of the labor force was unemployed in 1990 compared to 4.9 percent citywide.

Income

- Incomes in the Southeast area tend to be lower than income levels citywide:
 - Median household income was \$28,272 compared to \$29,353 citywide.
 - Median Family Income was \$32,728 compared to \$39,860 citywide.
 - Per Capita Income was \$13,255 compared to \$18,308 citywide.
- In addition to lower incomes the Southeast area also has higher poverty rates than the city as a whole:
 - 16.5 percent of the population lived in poverty compared to 12.4 percent citywide.
 - 24.2 percent of the population 18 and under lived in poverty compared to 15.7 percent citywide.

Jobs

- The Southeast area has a higher proportion of jobs in the retail sector and a lower share of jobs in services such government, finance, insurance, and real estate:
 - 21 percent of the jobs are in retail compared to 14 percent citywide.
 - 48.4 percent of the jobs are in the services sector compared to 61 percent citywide.

Land Use

- The Southeast area is predominately residential:
 - 92 percent of the land is zoned for residential uses compared to 75 percent citywide.
 - 69 percent of the net land is developed as residential compared to 56.6 percent citywide.

Density

- The residential densities of the Southeast area are similar to those found citywide:
 - There are 10 people per gross acre compared to 10 citywide.
 - There are 4 households per gross acre compared to 4 citywide.
- The employment density in the Southeast area is substantially lower than is found citywide -- there two jobs per gross acre compared to 9 citywide.

CHANGE 1980 - 1990

The Southeast area experienced a slight amount of change over the decade between 1980 and 1990. The area experienced relatively small levels of change in population, housing units and households compared to other parts of the city.

Population

- Population increased by just three percent compared to 4.5 percent citywide.
 - The population under the age of 5 increased by 12 percent between 1980 and 1990.
 - The population aged 65 years and over increased by 17 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 of households did not change during the decade compared to a 7.9 percent increase citywide.
 - The average number of persons per household increased very slightly from 2.63 in 1980 to 2.69 in 1990 while the average decreased citywide from 2.15 to 2.09.
 - There was an eight 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 two percent during the 1980's compared to a 13 percent increase citywide.

Housing Units

- Housing Units increased by just 1.6 percent compared to 8.3 percent citywide.
 - There was 2 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 four percent decrease in housing units in multi-family structures and two percent increase 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 forecast to increase by just 1.6 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 five 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 = SOUTHEAST

P1/4. PERSONS		42,406		Share of City Total 8.2%	
TOTAL		42,406		Share of City Total 8.2%	
Share of Total City		42,406		Share of City Total 8.2%	
P11/12. PERSONS BY AGE (UNIVERSE: PERSONS)					
TOTAL	42,406	100.0%		Share of City Total	8.2%
UNDER 5	3,474	8.2		11.9	
5 - 15	6,858	16.2		14.4	
16 - 24	4,819	11.4		6.9	
25 - 34	6,857	16.2		6.1	
35 - 44	7,262	17.1		7.8	
45 - 64	7,453	17.6		8.7	
65 - 84	5,124	12.1		7.4	
85 +	559	1.3		6.0	
P5. SEX (UNIVERSE: PERSONS)					
TOTAL	42,406	PCT		Share of City Total	8.2%
MALE	20,324	47.9		8.1	
FEMALE	22,082	52.1		8.4	
P6/8/10. RACE AND HISPANIC ORIGIN (UNIVERSE: PERSONS)					
TOTAL	42,406	100.0%		Share of City Total	8.2%
WHITE	16,073	37.9		4.1	
BLACK	14,247	33.6		27.4	
AMERICAN INDIAN, ESKIMO OR ALEUT	636	1.5		8.7	
ASIAN OR PACIFIC I	10,729	25.3		17.6	
OTHER RACE	721	1.7		9.9	
HISPANIC ORIGIN (OF ANY RACE)					
	1,660	3.9		9.0	
EDUCATIONAL ATTAINMENT: Highest Grade Completed (Universe: Persons 25 years and over)					
Total	27,283	Pct.			
Less than 9th grade	2,880	10.6%			
9th to 12th grade, no diploma	3,499	12.8			
High school graduate/equivalent	6,897	25.3			
Some college, no degree	6,092	22.3			
Associate degree	1,573	5.8			
Bachelor's degree	4,089	15.0			
Graduate or professional degree	2,253	8.3			
RESIDENCE IN 1985 (Universe: Persons 5 years and over)					
Total	39,076				
Lived in same house	20,251	51.8%			
Lived Diff. House --- Same Count	12,211	31.2			
Different County	4,056	10.4			
Same State	983	2.5			
Different State	3,073	7.9			
Lived abroad	2,558	6.5			
H4. HOUSEHOLDS					
TOTAL	15,542				
Share of Total City	6.6%				
PERSONS IN HOUSEHOLDS					
PERSONS PER HOUSEHOLD	41,870				
PERSONS PER FAMILY	2.69				
P16. HOUSEHOLD SIZE AND TYPE (UNIVERSE: HOUSEHOLDS)					
TOTAL	15,542	PCT.			
1 PERSON:	4,038	26.0			
MALE HOUSEHOLDER	1,847	11.9			
FEMALE HOUSEHOLDER	2,191	14.1			
2 OR MORE PERSONS:	11,504	74.0			
FAMILY HOUSEHOLDS:					
MARRIED COUPLE FAMILY:					
WITH RELATED CHILDREN	3,338	21.5			
NO RELATED CHILDREN	3,648	23.5			
OTHER FAMILY:					
MALE HOUSEHOLDER, NO WIFE PRESENT:					
WITH RELATED CHILDREN	428	2.8			
NO RELATED CHILDREN	346	2.2			
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:					
WITH RELATED CHILDREN	1,912	12.3			
NO RELATED CHILDREN	819	5.3			
NONFAMILY HOUSEHOLDS:	1,013	6.5			
MALE HOUSEHOLDER	600	3.9			
FEMALE HOUSEHOLDER	413	2.7			
P28. GROUP QUARTERS (UNIVERSE: PERSONS IN GROUP QUARTERS)					
TOTAL IN GROUP QUARTERS	536	100.0%			
PERSONS LIVING IN INSTITUTIONS: CORRECTIONAL INSTNS, NURSING HOMES, HOSPITALS, ETC.					
	400	74.6			
OTHER PERSONS IN GROUP QUARTERS:					
COLLEGE DORMITORIES, MILITARY QUARTERS					
EMERGENCY SHELTERS FOR HOMELESS, ETC.	136	25.4			
P27. HOUSEHOLD SIZE (UNIVERSE: HOUSEHOLDS)					
1 PERSON	4,038	26.0%			
2 PERSONS	4,779	30.7			
3 PERSONS	2,657	17.1			
4 PERSONS	2,006	12.9			
5 PERSONS	1,063	6.8			
6 PERSONS	503	3.2			
7+ PERSONS	496	3.2			
FAMILIES					
TOTAL	10,491				
Share of Total City	9.3%				
PERSONS IN FAMILIES					
PERSONS PER FAMILY	34,284				
	3.27				
P23. Family Type and Age of Children (Universe: Own children under 18 years)					
In married-couple family:					
Under 3 years	1,306				
3 and 4 years	733				
5 years	403				
6 to 11 years	2,266				
12 and 13 years	701				
14 years	353				
15 to 17 years	879				
In other family:					
Male householder, no spouse:					
Under 3 years	161				
3 and 4 years	43				
5 years	45				
6 to 11 years	258				
12 and 13 years	53				
14 years	7				
15 to 17 years	79				
Female householder, no spouse:					
Under 3 years	375				
3 and 4 years	323				
5 years	235				
6 to 11 years	945				
12 and 13 years	269				
14 years	126				
15 to 17 years	463				
CHANGE 1980 - 1990 (UNIVERSE: PERSONS, HOUSEHOLDS, AND FAMILIES)					
	1980	1990		Change	Pct
Persons	41,196	42,406	1,210	2.9%	
Households	15,465	15,542	77	0.5	
Families	10,583	10,491	-92	-0.9	

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

District = SOUTHEAST

H4. HOUSING UNITS		AVERAGE PERSONS PER OCCUPIED HOUSING UNIT		CHANGE 1980 - 1990	
TOTAL	16,688	POPULATION IN HOUSING UNITS	41,870	(UNIVERSE: HOUSING UNITS)	
Share of Total City	6.7%	Persons per Unit	2.69		
H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY (UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)					
TOTAL	UNITS	PCT	Total	Units	Pct
	16,688	100.0%			
OCCUPIED	15,542	93.1	1989 to March 1990	235	1.4
OWNER OCCUPIED	9,782	58.6	1985 to 1988	380	2.3
RENTER OCCUPIED	5,760	34.5	1980 to 1984	360	2.2
VACANT	1,146	6.9	1970 to 1979	1,387	8.3
			1960 to 1969	3,043	18.2
			1950 to 1959	3,797	22.8
			1940 to 1949	2,505	15.0
			Before 1940	4,981	29.8
H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS					
	Persons	Per Unit	PCT		
OCCUPIED	41,870	2.7	100.0%		
OWNER OCCUPIED	26,616	2.7	63.6		
RENTER OCCUPIED	15,254	2.6	36.4		
H23A/23B/23C. VALUE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)					
MEDIAN VALUE			\$98,018		
H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)					
MEDIAN VALUE			\$354		
H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)					
	TOTAL UNITS	PCT	VACANT UNITS	PCT	
SINGLE FAMILY	12,134	72.7%	562	49.0%	
1, DETACHED	11,840	70.9	528	46.1	
1, ATTACHED	294	1.8	34	3.0	
MULTI FAMILY	4,379	26.2	581	50.7	
2	555	3.3	43	3.8	
3 OR 4	550	3.3	97	8.5	
5 TO 9	651	3.9	135	11.8	
10 TO 19	994	6.0	121	10.6	
20 TO 49	930	5.6	73	6.4	
50 OR MORE	699	4.2	112	9.8	
MOBILE HOME OR TRAILER	9	0.1	0	0.0	
OTHER	166	1.0	3	0.3	
TOTAL	16,688	100.0%	1,146	100.0%	
			15,542	100.0%	
H43/44. AGGREGATE AND AVERAGE NUMBER OF PERSONS (UNIVERSE: PERSONS IN OCCUPIED HOUSING UNITS)					
	Aggregate Persons	Average Persons			
SINGLE FAMILY	32,294	2.79			
1, DETACHED	31,582	2.79			
1, ATTACHED	712	2.74			
MULTI FAMILY	9,068	2.39			
2	1,388	2.71			
3 OR 4	1,098	2.42			
5 TO 9	1,219	2.36			
10 TO 19	2,269	2.60			
20 TO 49	1,957	2.28			
50 OR MORE	1,137	1.94			
MOBILE HOME OR OTHER	23	2.56			
TOTAL	41,870	2.69			
H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)					
	RENTER OCCUPIED UNITS	PCT	OWNER OCCUPIED UNITS	PCT	
SINGLE FAMILY	2,068	35.9%	9,504	97.2%	
1, DETACHED	1,887	32.8	9,425	96.4	
1, ATTACHED	181	3.1	79	0.8	
MULTI FAMILY	3,619	62.8	179	1.8	
2	448	7.8	64	0.7	
3 OR 4	428	7.4	25	0.3	
5 TO 9	507	8.8	9	0.1	
10 TO 19	865	15.0	8	0.1	
20 TO 49	854	14.8	3	0.0	
50 OR MORE	517	9.0	70	0.7	
MOBILE HOME OR TRAILER	3	0.1	6	0.1	
OTHER	70	1.2	93	1.0	
TOTAL	5,760	100.0%	9,782	100.0%	

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

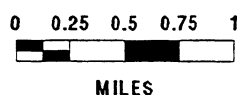
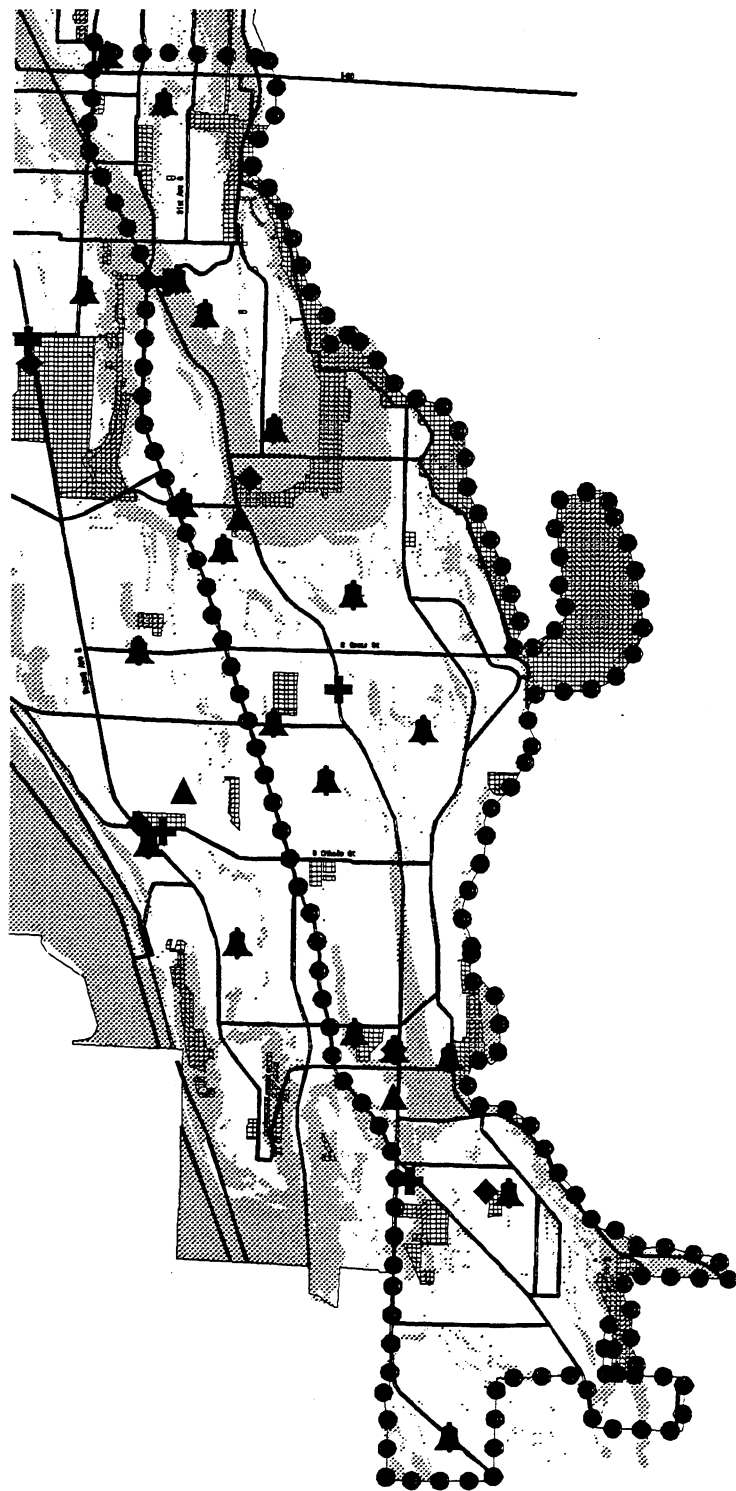
District = SOUTHEAST

P70/71/72. Employment Status (Universe: Persons 16 years and over)		MEDIAN INCOME, 1989		POVERTY STATUS IN 1989		
In Armed Forces	Civilian Labor Force	Median Household Income	Median Family Income	All persons for whom poverty status is determined*	Below poverty level	
Employed	Unempl.	Rate	Rate	Persons 18 years and over	Below poverty level	
Total	43	19,149	1,600	7.7%	11,160	41,808
Male	33	9,863	960	8.9%	4,411	6,909
Female	10	9,286	640	6.4%	6,749	30,426
Share of Employed City Residents		Share of Unemployed City Residents		Persons 65 years and over		4,092
6.7%		10.9%		Below poverty level		490
P45/46/47/48. Place of Work (Universe: Workers 16 years and over)		P109. Mean Family Income in 1989 by Family Type & (Universe: Families)		Unrelated individuals		7,155
Worked in Washington State:		P114/115/116. Per Capita Income in 1989 (Universe: Total persons or persons 15 years and over)		Below poverty level		1,889
Worked in King County	18,002	Pct.		All Families		10,425
Worked in Seattle	13,972	96.1%		Below poverty level		1,365
Worked outside of Seattle	4,756	25.4		With related children under 18 year		5,625
Out of Seattle - In County	4,030	21.5		Below poverty level		1,172
Worked outside of King	616	3.3		With related children under 5 years		2,408
Worked outside of WA.	110	0.6		Below poverty level		572
P49. Means of Transportation to Work (Universe: Workers 16 years and over)		P114/115/116. Per Capita Income in 1989 (Universe: Total persons or persons 15 years and over)		Female householder families		2,593
Car, truck, or van:		Pct.		Below poverty level		765
Drove alone	11,960	63.9%		With related children under 18 year		1,817
Carpooled	2,901	15.5		Below poverty level		728
Public transportation:		Pct.		With related children under 5 years		633
Bus or trolley bus	2,753	14.7		Below poverty level		337
Subway or elevated	0	0.0		PERCENT BELOW POVERTY LEVEL		
Railroad	0	0.0		All persons		16.5%
Ferryboat	17	0.1		Persons 18 years and over		13.4%
Taxicab	0	0.0		Persons 65 years and over		9.2%
Motorcycle	58	0.3		Related children under 18 years		24.2%
Bicycle	70	0.4		Related children under 5 years		25.0%
Walked	337	1.8		Related children 5 to 17 years		23.9%
Other means	170	0.9		Unrelated individuals		26.4%
Worked at home	440	2.3		All families		13.1%
Total workers	18,728	100.0%		With related children under 18 years		20.8%
P50/51. Travel Time to Work (Universe: Workers 16 years and over)		Pct.		With related children under 5 years		23.8%
Did not work at home:		Pct.		Female householder families		29.5%
0 - 19 minutes	7,075	37.8%		With related children under 18 years		40.1%
20 - 39 minutes	8,567	45.7		With related children under 5 years		53.2%
40 - 59 minutes	1,717	9.2		* Poverty status is only determined for noninstitutionalized persons, etc.		
60 - 89 minutes	729	3.9				
90 or more minutes	200	1.1				
Worked at home	440	2.3				
Mean travel time to work	24 minutes					









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 = SOUTHEAST

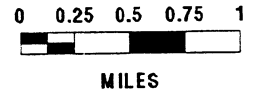
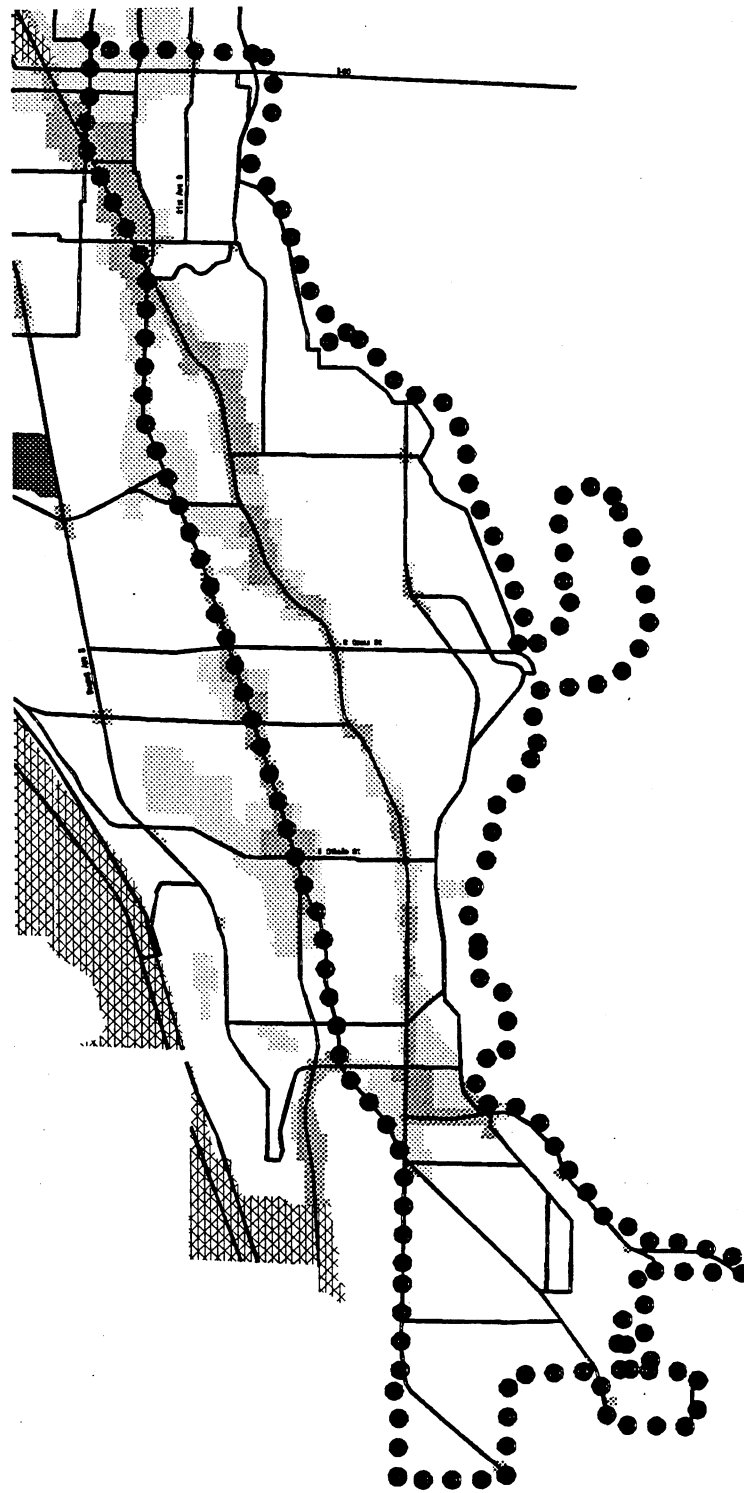
JOBS		TOTAL ASSESSED VALUATION (Universe: Millions of Dollars)		SELECTED DENSITY MEASURES	
TOTAL	8,155	\$1,799		Average Persons per gross acre	10
Share of Total City	1.7%	4.5%		Average Persons per net acre	14
JOBS IN SEATTLE (UNIVERSE: JOBS)					
TOTAL	8,155	100.0%	1.7%	Average Households per gross acre	4
Retail	1,716	21.0	2.5	Average Households per net acre	5
Education	378	0.0	13.9	Average Housing Units per gross acre	4
Government, Finance, Ins., Real Estate, Manufacturing, Wholesale	3,943	48.4	1.3	Average Housing Units per net acre	5
Trade, Commun, Tr	2,118	26.0	1.8	Average Number of Jobs per gross acre	2
University Enrollment	.	0.0	0.0	Average Number of Jobs per net acre	3
Source: Puget Sound Regional Council					
GROSS LAND AREA IN ACRES (Includes streets, fresh water, etc)					
TOTAL	4,429	3,100			
Share of Total City	8.2%	8.1%			
LAND AREA BY ZONING (Universe: Gross Acres)					
TOTAL	4,429	100.0%	8.2%	Share of City Total	8.1%
Commercial Downtown	355	8.0	8.0	Share of City Total	8.1%
Industrial Multi Family	7	0.0	0.0		
Single Family	388	0.2	0.1		
Major Institution	3,673	82.9	10.5		
		0.0	0.0		
ESTIMATED LAND AREA BY USE (Universe: Net Acres)					
TOTAL	4,429	100.0%	8.2%	Share of City Total	8.1%
Commercial	355	8.0	8.0	Share of City Total	8.1%
Community Fac.	122	3.9	4.3		
Industrial	134	4.3	6.2		
Residential	46	1.5	1.7		
Single Family	2,132	68.8	9.9		
Trans/Comm/Ot	1,951	62.9	9.9		
Vacant	11	0.4	0.5		
Open Space	337	10.9	10.8		
Other	355	11.4	9.4		
	1	0.0	0.5		
Source: King County Assessor Extract, 1991					










Southeast District

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





Southeast District -- Zoning

- | | | |
|--|--|---|
|  <i>Single-Family</i> |  <i>Major Institution</i> |  <i>Arterials</i> |
|  <i>Multi-Family</i> |  <i>Industrial</i> |  <i>District Statistical Area</i> |
|  <i>Commercial and Downtown</i> | | |





SUB-AREA PROFILES, 1990

WEST SEATTLE

February 1993



WEST SEATTLE AREA PROFILE

The West Seattle area is located on a peninsula along Puget Sound and is bordered by Alki Point on the North, the southern city limits on the south and the Duwamish River on West. It consists of 9,758 gross acres and is home to approximately 75,000 people. The area is predominately residential with some commercial development along California Avenue SW and at West Seattle Junction (generally the corner of California and Alaska Street) and industrial activity along the Duwamish River. The area includes such landmarks as Lincoln Park, Alki Beach, and South Seattle Community College. The following highlights present a summary of West Seattle area. The subsequent set of tables and maps provide a much more detailed picture of the area.

Demographics

- West Seattle has a slightly higher share of people ages 15 years and less -- 18.4 percent of the population is less than 15 years old compared to 15 percent citywide.
- West Seattle has a lower percentage of its population that are people of color than is found citywide -- just 17.3 percent of the population are people of color compared to 25 percent citywide.
- The education levels of people in this area indicate more people with high school education but fewer people with college degrees than is found citywide
 - 51 percent of the people aged 25 and over are high school graduates but have not completed a college degree as compared to 42 percent citywide.
 - 26 percent of the population ages 25 and over have received a college degree compared to 38 percent citywide.
- Households in West Seattle tend to be slightly larger than those citywide:
 - on average 2.25 people live in each household compared to 2.09 citywide.
 - 44.8 percent of the households in West Seattle are married couple families compared to 36 percent citywide.
 - 32 percent of the households are single person households compared to 39.8 percent citywide.
 - eight percent of the households are single parent households compared to 6.2 percent citywide.

Housing

- West Seattle is primarily residential in character and its housing units are more likely to be owner occupied than is found citywide:
 - 58.1 percent of the housing units are owner occupied compared to 46.5 percent citywide.
 - 63.3 percent of the people live in owner occupied housing units compared to 54.9 percent citywide.
- The housing units in West Seattle are much more likely to be in single family structures than are housing units citywide -- 70.1 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 \$116,481 compared to \$137,884.
- The median rent was \$436 compared to \$425 citywide.

Employment

- The unemployment rate in West Seattle was almost identical to the city as a whole --just 4.6 percent of the labor force was unemployed in 1990 compared to 4.9 percent citywide.

Income

- Incomes in West Seattle are similar to income levels citywide:
 - Median household income was \$32,947 compared to \$29,353 citywide.
 - Median Family Income was \$40,376 compared to \$39,860 citywide.
 - Per Capita Income was \$17,274 compared to \$18,308 citywide.
- West Seattle has lower poverty rates than the city as a whole:
 - 9.3 percent of the population lived in poverty compared to 12.4 percent citywide.
 - 7.7 percent of the population 18 and under lived in poverty compared to 15.7 percent citywide.

Jobs

- West Seattle has a relatively high proportion of jobs in the retail sector
 - 20 percent of the jobs are in retail compared to 14.1 percent citywide.
 - 42.2 percent of the jobs are in manufacturing, wholesale trade, or communications sectors compared to 24.5 percent citywide.

Land Use

- West Seattle is composed primarily of residential land -- 71.7 percent of the land is zoned for single family housing compared to 64.6 percent citywide.
- The area has more land used for industrial purposes than in other areas -- 11 percent of the land is in industrial use compared to 7.3 percent citywide.

Density

- The residential densities of West Seattle are slightly less than those found citywide:
 - There are 8 people per gross acre compared to 10 citywide.
 - There are 3 households per gross acre compared to 4 citywide.
- The employment density is very low in West Seattle -- there is just 2 jobs per gross acre compared to 9 citywide.

CHANGE 1980 - 1990

The West Seattle area experienced a slight amount of change over the decade between 1980 and 1990. The levels of change over the decade are similar to those citywide. The average household size in the area decreased slightly over the decade and the numbers of people living alone increased slightly.

Population

- Population increased by 5.7 percent compared to 4.5 percent citywide.
 - The population under the age of 5 increased by 20 percent between 1980 and 1990.
 - The population aged 65 years and over increased by 16 percent during the decade.
 - There was a two percent decrease in the White population between 1980 and 1990.
 - The number of people of color increased by 67 percent during the decade.

Households

- The number of households increased by 9.6 percent compared to 7.9 percent citywide.
 - The average number of persons per household decreased from 2.34 in 1980 to 2.25 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 increased by 20 percent during the 1980's compared to a 13 percent increase citywide.

Housing Units

- Housing Units increased by 9.8 percent compared to 8.3 percent citywide.
 - There was 19 percent increase in renter occupied housing units and a four percent increase in owner occupied housing units between 1980 and 1990.
 - There was a 35.5 percent increase in housing units in multi-family structures and no change 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 similar to the rates of growth expected for the city as a whole.

- Population in the area is forecast to increase by 4.8 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 17 percent over the two decade period compared to a fifteen percent increase citywide.

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

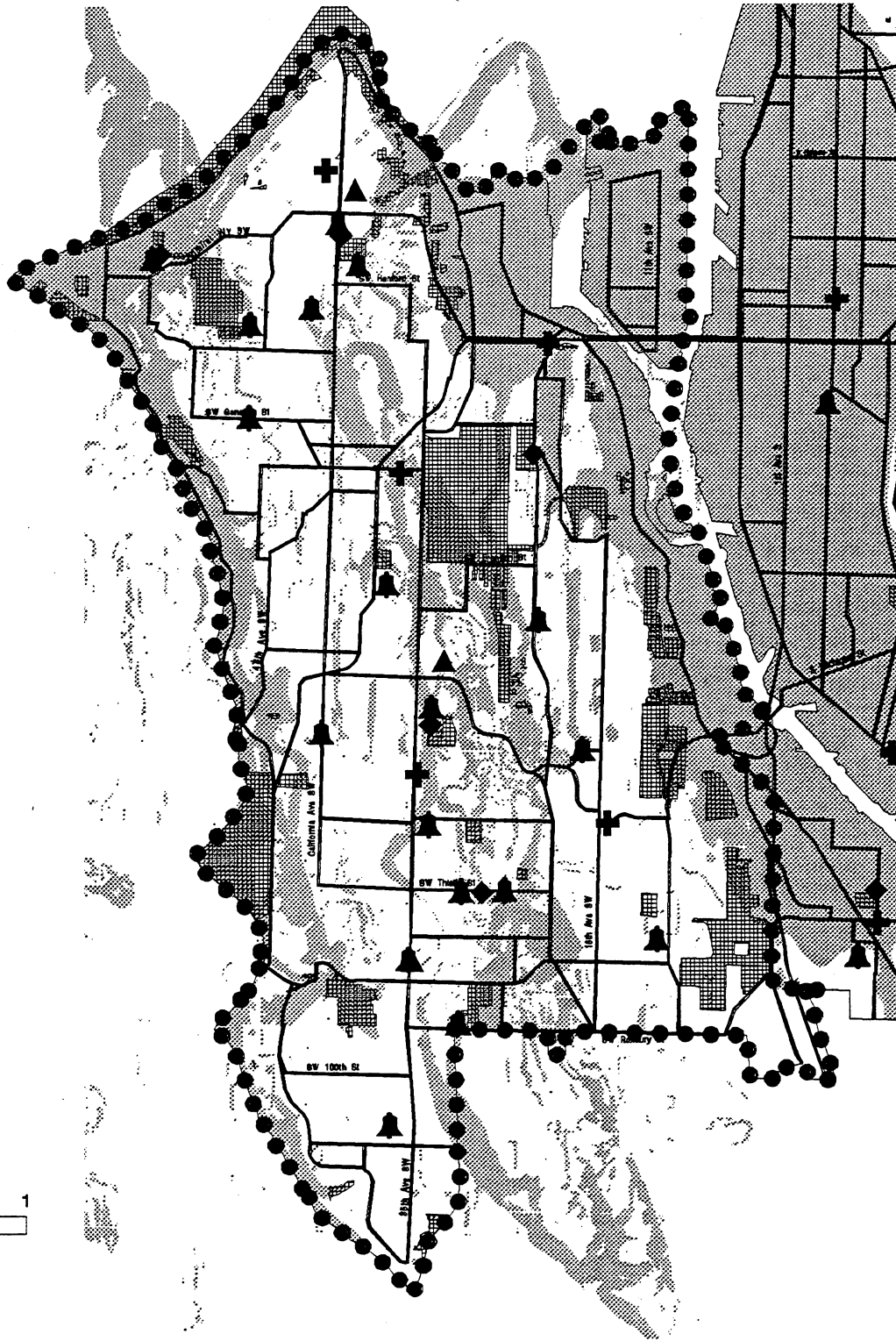
District = West Seattle

H4. HOUSING UNITS		CHANGE 1980 - 1990 (UNIVERSE: HOUSING UNITS)	
TOTAL	33,927	1980	33,927
Share of Total City	13.6%	1990	33,927
H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY (UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)		Pct Change	
TOTAL	UNITS PCT	1980	1990
OCCUPIED	32,550 95.9	30,896	3,031 9.8%
OWNER OCCUPIED	19,721 58.1		
RENTER OCCUPIED	12,829 37.8		
VACANT	1,377 4.1		
H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS		Aggregate Persons	
TOTAL	UNITS PCT	1980	1990
OCCUPIED	32,550 95.9	30,896	3,031 9.8%
OWNER OCCUPIED	19,721 58.1		
RENTER OCCUPIED	12,829 37.8		
VACANT	1,377 4.1		
H23A/23B/23C. VALUE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)		Average Persons	
TOTAL	UNITS PCT	1980	1990
OCCUPIED	32,550 95.9	30,896	3,031 9.8%
OWNER OCCUPIED	19,721 58.1		
RENTER OCCUPIED	12,829 37.8		
VACANT	1,377 4.1		
H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)		H43/44. AGGREGATE AND AVERAGE NUMBER OF PERSONS (UNIVERSE: PERSONS IN OCCUPIED HOUSING UNITS)	
TOTAL	UNITS PCT	1980	1990
OCCUPIED	32,550 95.9	30,896	3,031 9.8%
OWNER OCCUPIED	19,721 58.1		
RENTER OCCUPIED	12,829 37.8		
VACANT	1,377 4.1		
H23A/23B/23C. VALUE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)		SINGLE FAMILY	
TOTAL	UNITS PCT	1980	1990
OCCUPIED	32,550 95.9	30,896	3,031 9.8%
OWNER OCCUPIED	19,721 58.1		
RENTER OCCUPIED	12,829 37.8		
VACANT	1,377 4.1		
H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)		MULTI FAMILY	
TOTAL	UNITS PCT	1980	1990
OCCUPIED	32,550 95.9	30,896	3,031 9.8%
OWNER OCCUPIED	19,721 58.1		
RENTER OCCUPIED	12,829 37.8		
VACANT	1,377 4.1		
H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)		MOBILE HOME OR TRAILER	
TOTAL	UNITS PCT	1980	1990
OCCUPIED	32,550 95.9	30,896	3,031 9.8%
OWNER OCCUPIED	19,721 58.1		
RENTER OCCUPIED	12,829 37.8		
VACANT	1,377 4.1		
H23A/23B/23C. VALUE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)		OTHER	
TOTAL	UNITS PCT	1980	1990
OCCUPIED	32,550 95.9	30,896	3,031 9.8%
OWNER OCCUPIED	19,721 58.1		
RENTER OCCUPIED	12,829 37.8		
VACANT	1,377 4.1		
H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)		TOTAL	
TOTAL	UNITS PCT	1980	1990
OCCUPIED	32,550 95.9	30,896	3,031 9.8%
OWNER OCCUPIED	19,721 58.1		
RENTER OCCUPIED	12,829 37.8		
VACANT	1,377 4.1		
H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)		TOTAL	
TOTAL	UNITS PCT	1980	1990
OCCUPIED	32,550 95.9	30,896	3,031 9.8%
OWNER OCCUPIED	19,721 58.1		
RENTER OCCUPIED	12,829 37.8		
VACANT	1,377 4.1		

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 = West Seattle

JOBS		TOTAL ASSESSED VALUATION (Universe: Millions of Dollars)		SELECTED DENSITY MEASURES	
Share of Total City	Share of City Total	Share of Total City	Share of Total City	Average Persons per gross acre	Average Persons per net acre
17,674	3.6%	\$4,344	10.9%	8	10
JOBS IN SEATTLE (UNIVERSE: JOBS)					
TOTAL	17,674	100.0%	3.6%	Average Households per gross acre	3
Retail	3,518	19.9	5.1	Average Households per net acre	5
Education	376	0.0	13.8	Average Housing Units per gross acre	3
Government, Finance, Ins., Real Estate	6,328	35.8	2.1	Average Housing Units per net acre	5
Manufacturing, Wholesale				Average Number of Jobs per gross acre	2
Trade, Commun, Tr	7,452	42.2	6.2	Average Number of Jobs per net acre	2
University Enrollment	3,973	22.5	7.2		
Source: Puget Sound Regional Council					
GROSS LAND AREA IN ACRES					
(Includes streets, fresh water, etc)					
TOTAL	9,738	18.1%			
Share of Total City					
LAND AREA BY ZONING (Universe: Gross Acres)					
TOTAL	9,758	100.0%	18.1%		
Commercial	516	5.3	11.6		
Downtown		0.0	0.0		
Industrial	1,235	12.7	18.5		
Multi Family	915	9.4	15.5		
Single Family	7,000	71.7	20.0		
Major Institution	92	0.9	8.9		
NET LAND AREA IN ACRES					
(Excludes streets, fresh water, etc)					
TOTAL	7,218	18.9%			
Share of Total City					
ESTIMATED LAND AREA BY USE (Universe: Net Acres)					
TOTAL	7,218	100.0%	18.9%		
Commercial	218	3.0	7.7		
Community Fac.	274	3.8	12.6		
Industrial	796	11.0	28.7		
Residential	4,073	56.4	18.8		
Single Family	3,628	50.3	18.8		
Trans/Comm/Ut	350	4.8	17.0		
Vacant	1,032	14.3	32.9		
Open Space	597	8.3	15.8		
Other	20	0.3	17.3		
Source: King County Assessor Extract, 1991					



West Seattle District



Environmentally Sensitive Areas



Parks



Public School



Police and Fire



Library



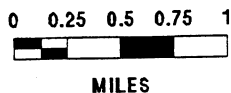
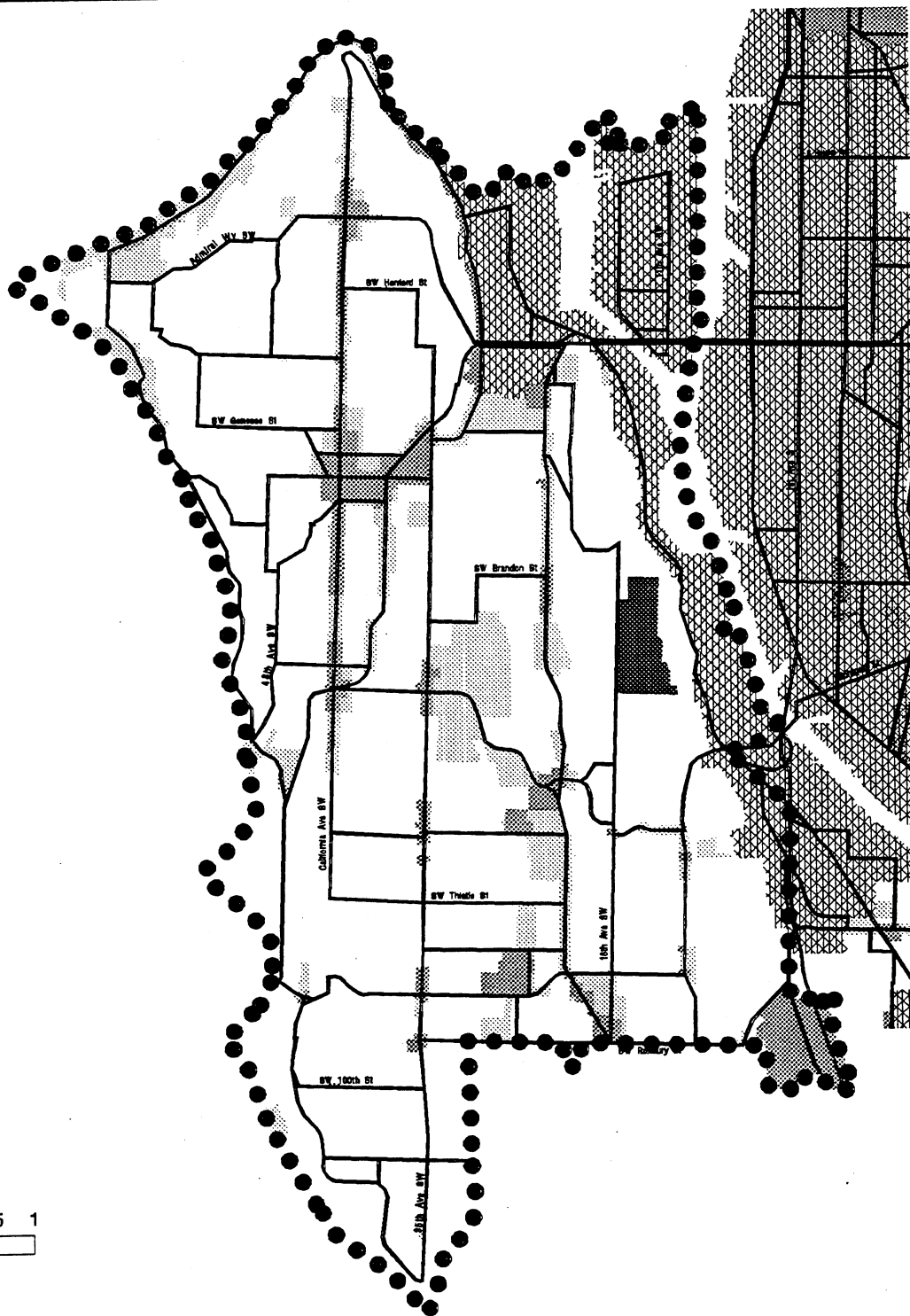
Community Center

Arterials



District Statistical Area





West Seattle District -- Zoning



Single-Family



Major Institution



Arterials



Multi-Family



Industrial



District Statistical Area



Commercial and Downtown



Appendix:

SUB-AREA COMPARISONS

Seattle is a city of contrasts and similarities. The neighborhoods and communities across the city vary in many respects but are quite similar in many others. The following analysis highlights some key comparisons for sub-areas of Seattle. The sub-areas used for this analysis are the same as those used for the various sub-area profiles. For this analysis, however, Delridge and Southwest are treated separately to allow for some understanding of the different characteristics of those two parts of the West Seattle peninsula. The West Seattle peninsula can be analyzed in whole by simply adding the data for the parts of Delridge and Southwest presented on the following maps. Other sub-areas of the city are more homogeneous in size and character.

THE DISTRIBUTION OF SELECTED POPULATION GROUPS, 1990

The distribution of selected population characteristics across the sub-areas offers a way of understanding the uniqueness of the different geographic areas within Seattle. Each area's share of the total city population (item 1) ranges between three percent in Downtown to thirteen percent in the Northeast area.

Generally the distribution of households (item 2) and families (item 3) across the areas mirrors that of population. The most notable exceptions are in Downtown and Capitol Hill areas where the share of families is substantially lower than the share of population. This indicates the greater likelihood of people in these areas to live in non-family households and group quarters.

The age (items 4 and 5) distribution pattern indicates that areas south and east of Downtown have a larger than expected share of the population under 18 when compared to their share of the total population. The three sub-areas adjacent to the University Area have lower shares of both the young and the older populations than expected. The areas along the west coast of Seattle have higher than expected share of people over 65 years.

The majority of single parent families (item 6) are concentrated in the Central, Southeast, Duwamish, and Delridge areas of the city. Each of the other nine areas has substantially fewer single parent families than expected based on their populations.

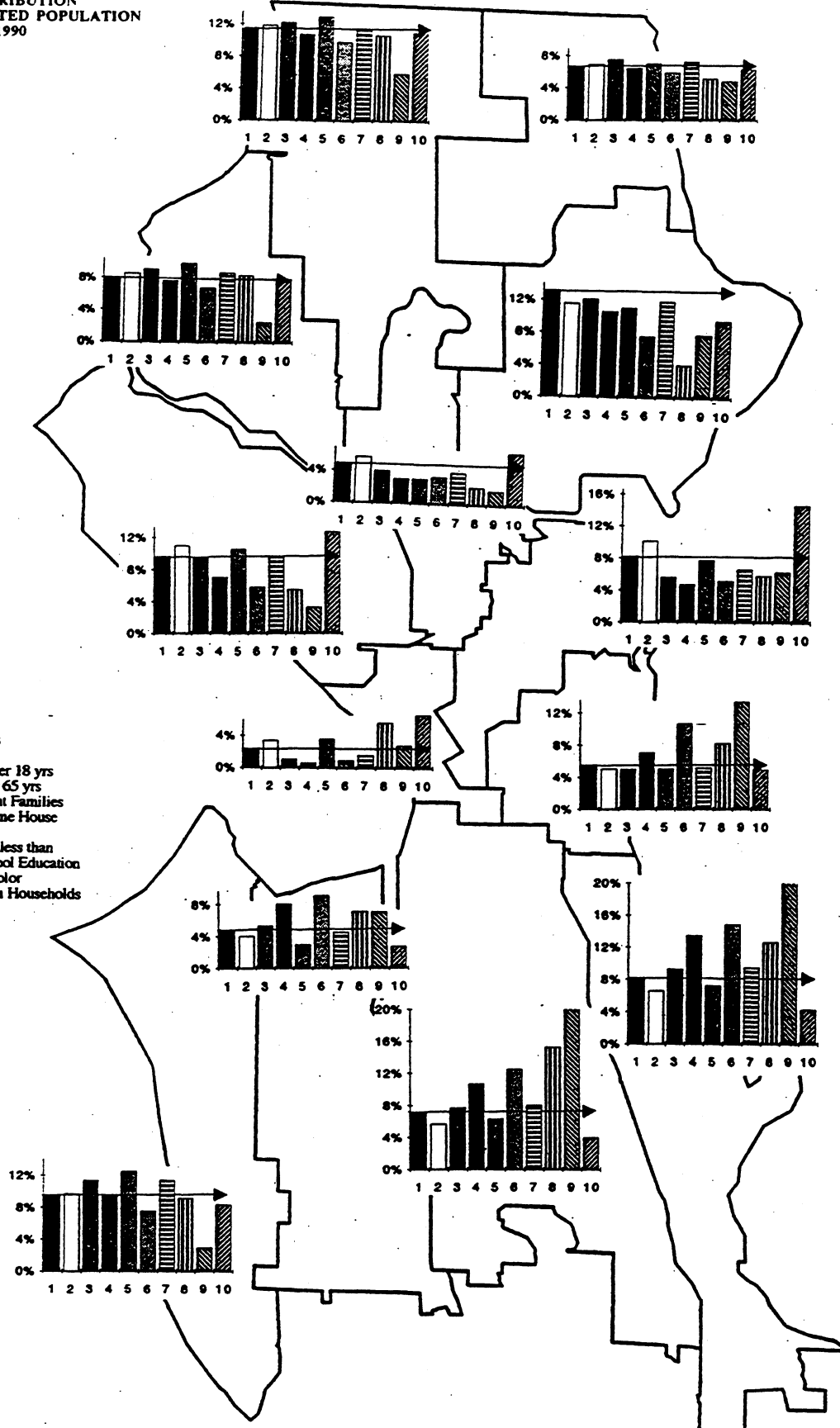
There is no distinctive pattern to the distribution of people who lived in the same house in 1985 (item 7). Even in the Northeast, where one might expect higher rates of mobility given the University population, there is only a small variation from the expected share.

Educational levels (item 8) of the adult population (people 25 years and over) indicates that areas in the north have fewer than expected numbers of people with less than a high school education while areas south and east of Downtown have more than expected.

People of color (item 9) are clearly more predominant in the areas of south and east of Downtown. The areas along Puget Sound have substantially fewer people of color than expected based on their share of the total population.

The distribution of one person households (item 10) shows higher concentrations in Downtown and areas adjacent to it such as Capitol Hill, Lake Union and Queen Anne.

THE DISTRIBUTION OF SELECTED POPULATION GROUPS 1990



District Share of City Total:

- 1. Population
- 2. Households
- 3. Families
- 4. People Under 18 yrs
- 5. People over 65 yrs
- 6. Single Parent Families
- 7. Lived in Same House in 1985
- 8. Adults with less than a High School Education
- 9. People of Color
- 10. One Person Households

THE DISTRIBUTION OF EMPLOYED RESIDENTS AND POVERTY

The distribution of employed residents (items 2 and 3) is very similar to the distribution of the population (item 1) as a whole. However, a slight pattern is discernible as all of the areas north of Downtown have a slightly higher share of the employed residents than would be expected given the distribution of population while all of the areas from Downtown to the south and east have a slightly lower share of employed residents that might be expected. This pattern is true for both people who work in the city and who work out of the city.

Transportation to work is a key issue in and around Seattle. There a slight distinction in the distribution of people who drive alone to work (item 4). People in the North and Lake Union sub-areas and sub-areas along the western edge of Seattle have higher shares of people driving alone to work than do other areas.

The distribution of people living in poverty (item 5) across the city indicates a concentration of poverty in the areas south and east of Downtown.

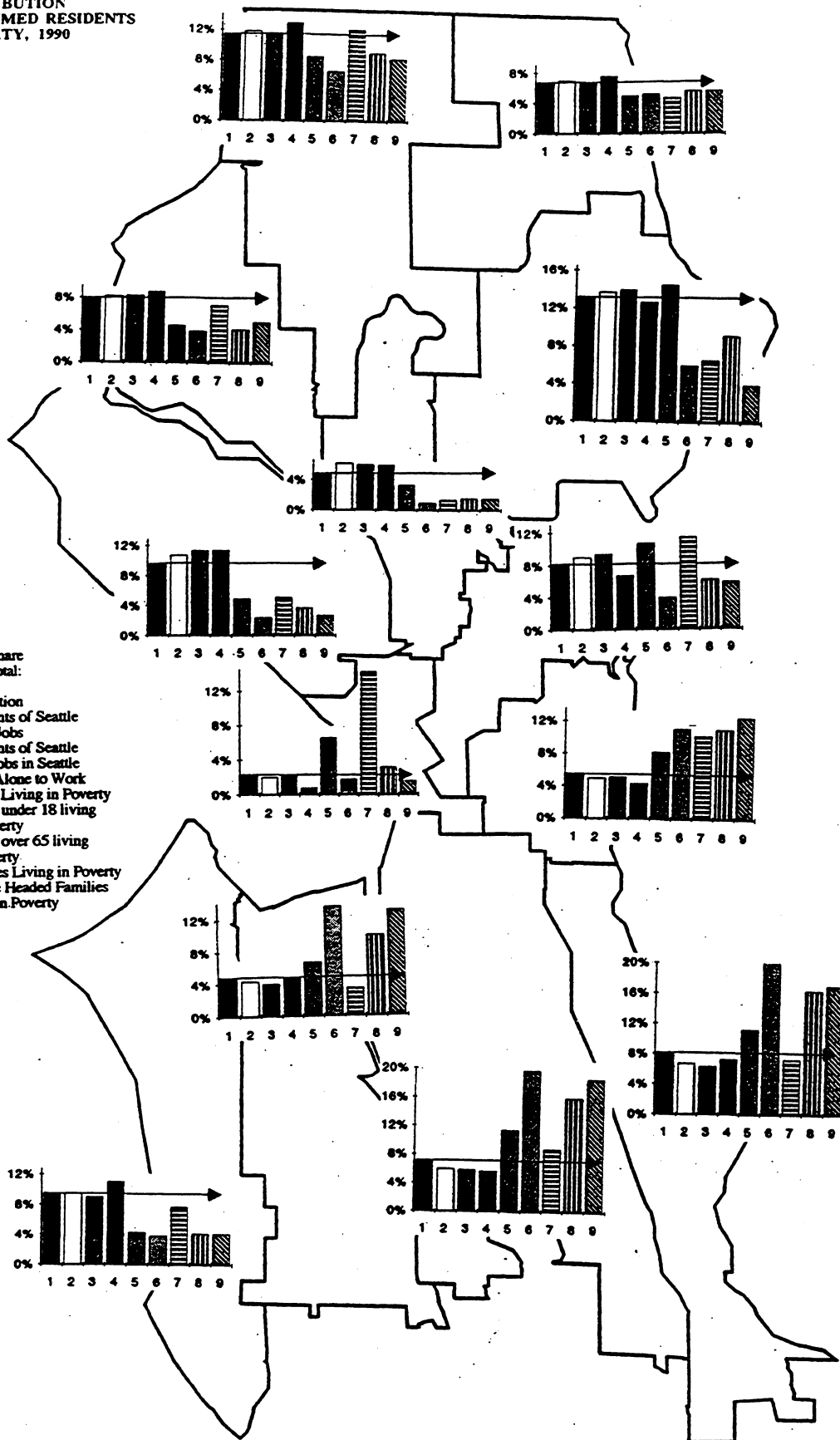
The only poverty measure that is counter to the general pattern is people over 65 years old living in poverty (item 7). The Southeast and Duwamish sub-areas have fewer than expected numbers of elderly in poverty based on those area share of the total population. The Downtown, Capitol Hill, and Northwest areas have higher than expected levels of people over 65 living in poverty.

The distribution of people under 18 living in poverty (item 6) reveals the most distinct pattern. Over half of the children in poverty live in the Southeast, Duwamish, and Delridge sub-areas. This is similar to, but even more pronounced than the distribution of all children.

THE DISTRIBUTION OF EMPLOYED RESIDENTS AND POVERTY, 1990

District Share of City Total:

1. Population
2. Residents of Seattle with Jobs
3. Residents of Seattle with Jobs in Seattle
4. Drive Alone to Work
5. People Living in Poverty
6. People under 18 living in Poverty
7. People over 65 living in Poverty
8. Families Living in Poverty
9. Female Headed Families living in Poverty

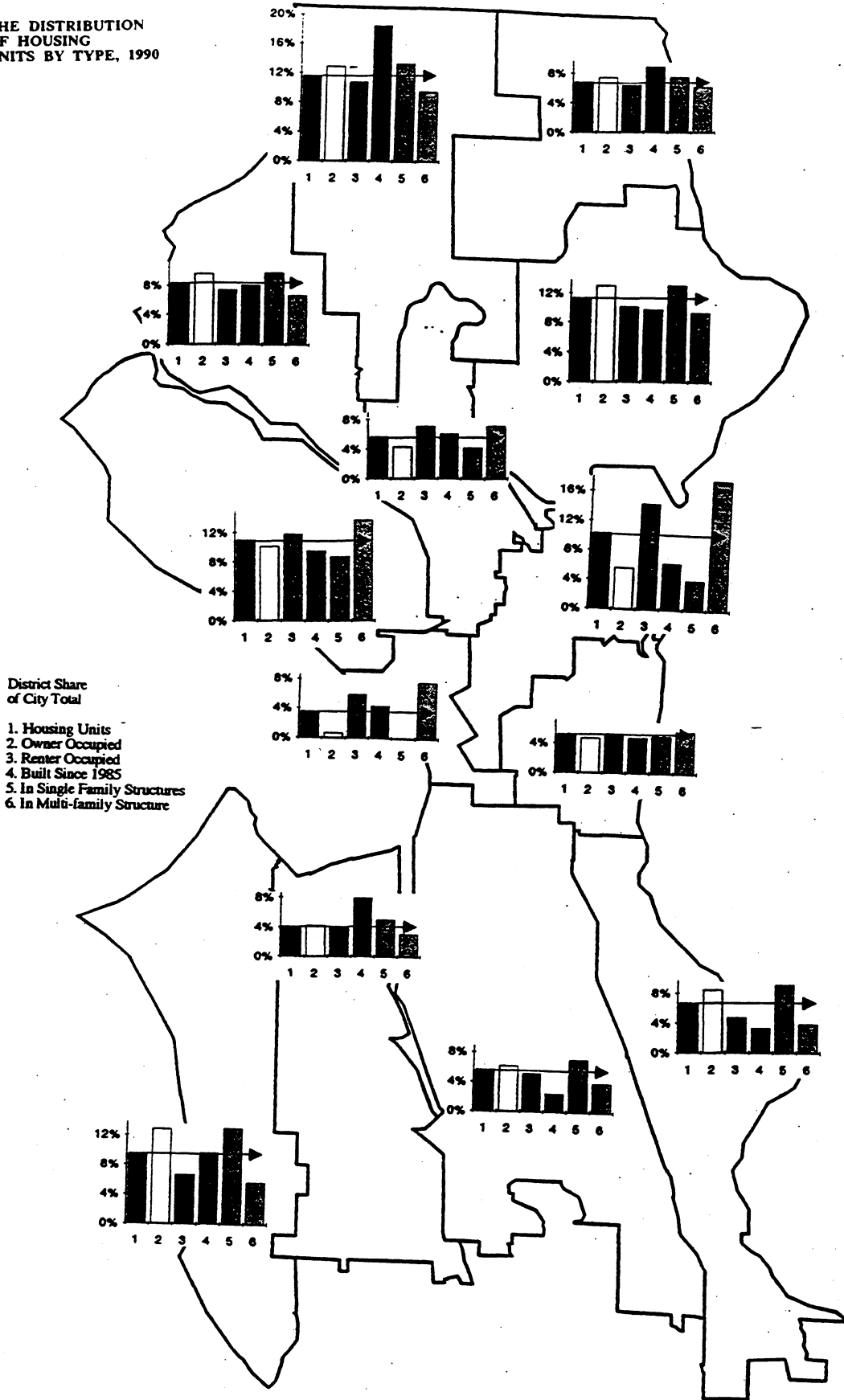


THE DISTRIBUTION OF HOUSING UNITS BY TYPE

The distribution of housing units across the city is similar to the distribution of population. Not surprisingly the distribution of owner and renter occupied housing is almost identical to the distribution of single family and multi-family structures. While not exclusively true, it is overwhelmingly true, that single family structures are owner occupied and multi-family units are renter occupied. The Downtown and Capitol Hill areas are twice as likely to have renter occupied and multi-family units than what would be expected based on their overall share of housing units. The Queen Anne/Magnolia and Lake Union areas also have higher numbers of renter occupied and multi family units than expected but to a much smaller degree. The other areas still have some renter occupied and multi-family units but less than expected given their total share of units.

One of the most notable differences among areas of the city is the distribution of housing units built since 1985. The Northwest and Delridge areas account for a substantially higher share of the units built since 1985 than would be expected based on their existing share of units while the Capitol Hill, Duwamish, and Southeast areas each account for fewer units built since 1985 than might be expected.

THE DISTRIBUTION OF HOUSING UNITS BY TYPE, 1990



1980 AND 1990 DISTRIBUTION OF POPULATION AND HOUSEHOLDS AND HOUSING UNITS

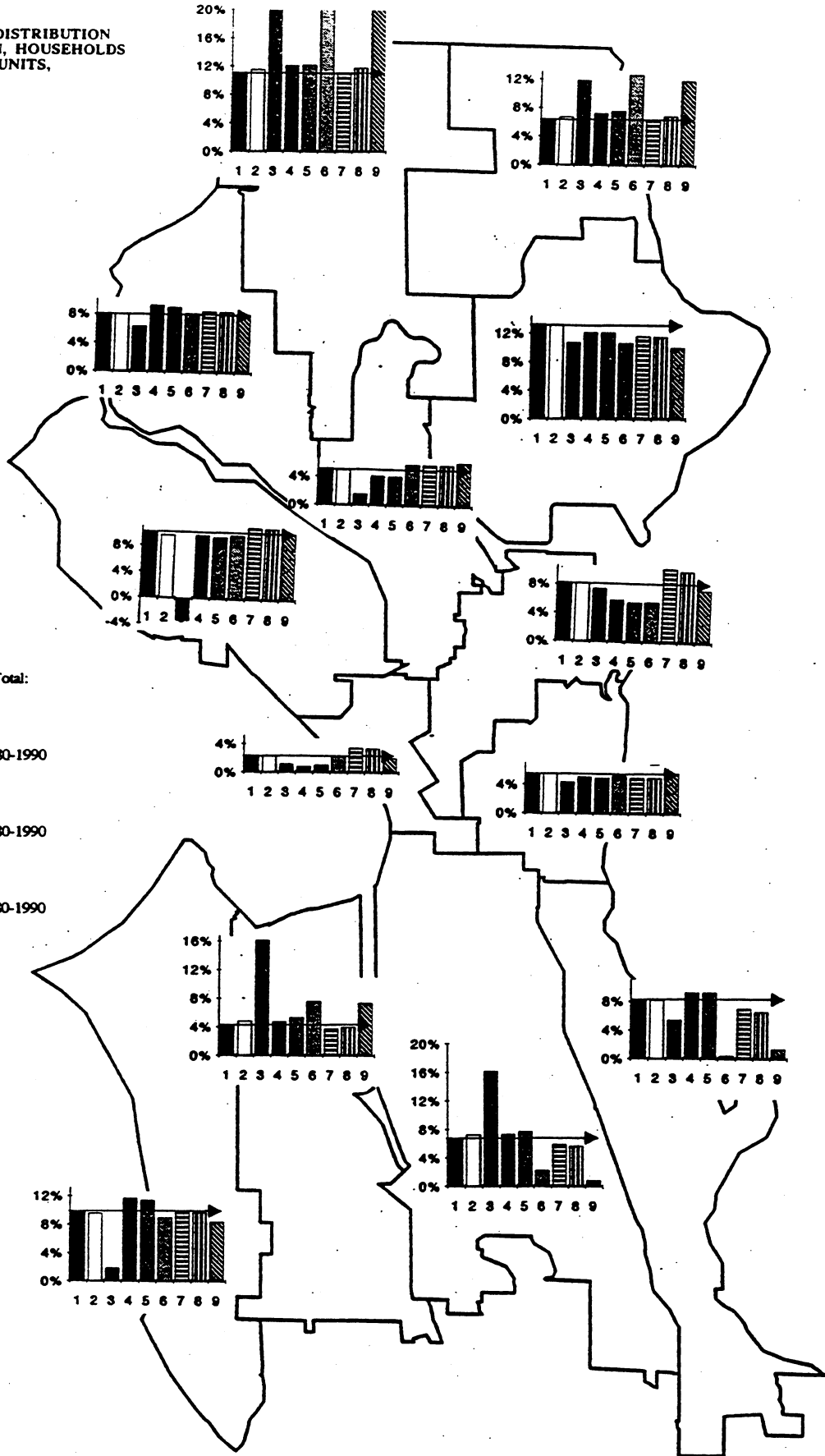
The most noticeable fact seen by comparing the distribution of population, households, and housing units in 1980 with 1990 is how similar the overall distribution was at both points in time. For each of those factors there is little discernible change in each area's share of the city total between 1980 and 1990.

What is a more dramatic difference however is the distribution of *change* over the decade. Between 1980 and 1990 almost one-third of the increase in population, households, and housing units has occurred in the North and Northwest areas -- far exceeding what would be expected given their share of population in 1980. In those areas all three phenomena have accounted for about the same share of the total city growth.

Two of the areas, Southwest and Queen Anne/Magnolia reveal an interesting pattern -- both received their expected share of household and housing unit growth while accounting for a share of population growth substantially below what would be expected based on their share of 1980 population. Queen Anne/Magnolia in fact experienced a decline in population over the decade. This indicates that the household composition of these two areas is changing to increasingly smaller household sizes and fewer people per housing unit.

The Delridge, Duwamish, and Southeast areas reveal a pattern in which they received more than an expected share of population but less than an expected share of housing units and households. This indicates that in these areas the household size and persons per housing unit are increasing.

1980 AND 1990 DISTRIBUTION OF POPULATION, HOUSEHOLDS AND HOUSING UNITS, 1980 AND 1990



Share of City Total:

Population

- 1. 1980
- 2. 1990
- 3. Change 1980-1990

Households

- 4. 1980
- 5. 1990
- 6. Change 1980-1990

Housing Units

- 7. 1980
- 8. 1990
- 9. Change 1980-1990

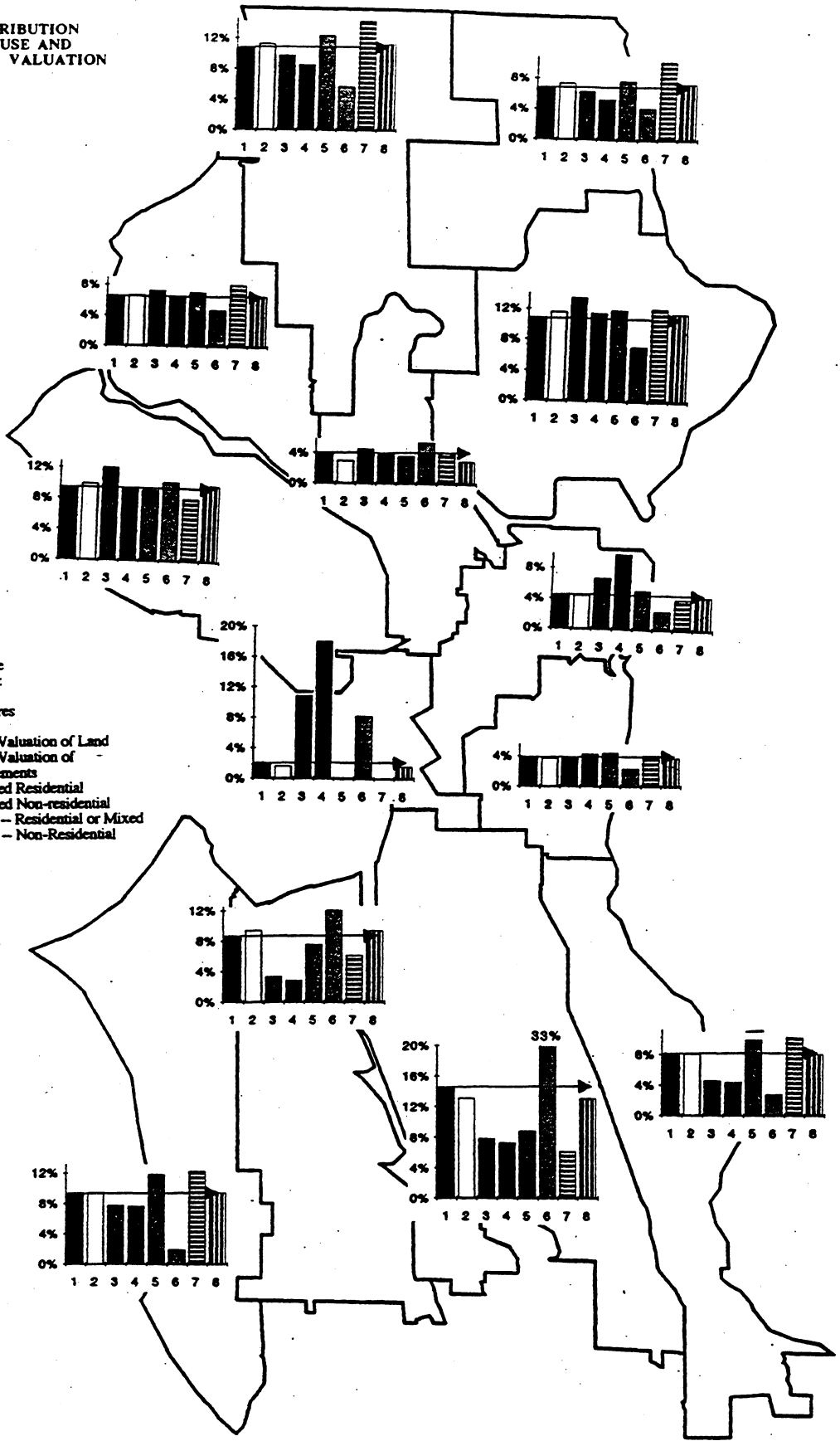
THE DISTRIBUTION OF LAND USE AND ASSESSED VALUATION

The sub-areas defined for this analysis vary substantially in geographic size. The Downtown area accounts for just 2 percent of the total land area in the city while the Duwamish area accounts for fifteen percent. The distribution of gross acres (item 1) which includes fresh water, streets, etc. is almost identical to the distribution of net acres (item 2). The largest difference between the two is not surprisingly the Lake Union area which includes Green Lake.

The distribution of Assessed Valuation is reflective of the different economic values placed on residential, commercial and industrial properties. The Downtown area accounts for just two percent of the land area yet accounts for almost 12 percent of the total land assessed valuation and almost twenty percent of the total assessed valuation of improvements. Other areas such as Capitol Hill and the Northeast areas also account for higher than expected shares of assessed valuation. All of the areas south of downtown have lower than expected shares of assessed valuation.

The distribution of land use and zoning indicates the dominance of non-residential activity in Downtown and the Duwamish areas. Only in the Queen Anne/Magnolia and Lake Union areas are non-residential zoning and uses more than would be expected. These areas encompass part of the greater Downtown area including the S. Lake Union and Interbay industrial areas and the Seattle Center.

THE DISTRIBUTION OF LAND USE AND ASSESSED VALUATION 1990



District Share of City Total:

- 1. Gross Acres
- 2. Net Acres
- 3. Assessed Valuation of Land
- 4. Assessed Valuation of Improvements
- 5. Land Zoned Residential
- 6. Land Zoned Non-residential
- 7. Land Use - Residential or Mixed
- 8. Land Use - Non-Residential

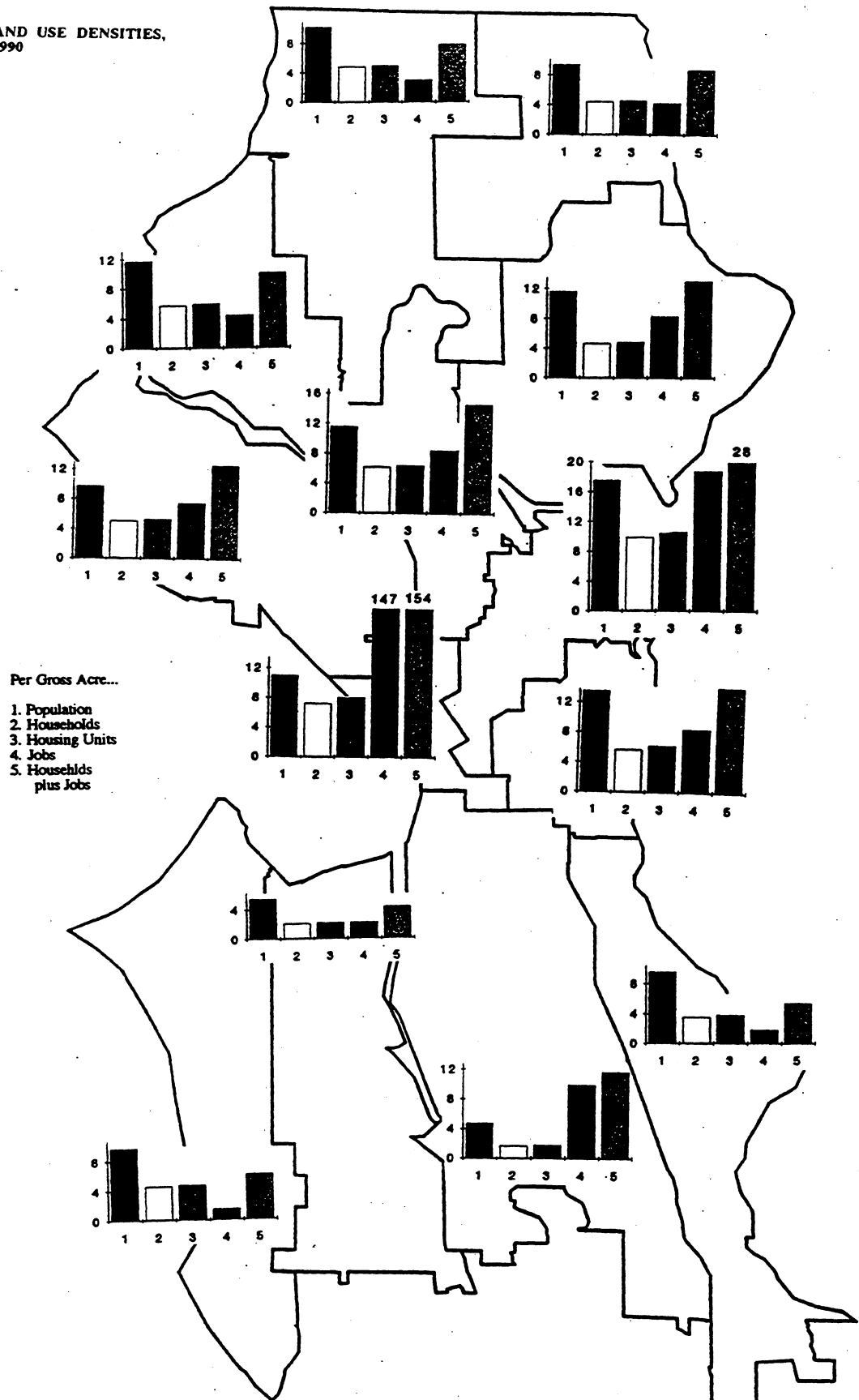
LAND USE DENSITIES

Land use densities vary substantially across the city. Most of the predominately residential sub-areas have population densities of between 8 and 12 people per gross acre. Housing density in these areas is approximately half of population density. One exception is in the Downtown area where population densities are lower when compared to housing densities due to the lower household size.

Job density varies a great deal across the city with Downtown having 147 jobs per gross acre and the Southwest just one job per gross acre.

A better measure of overall activity density is achieved by combining household and jobs density together. This measure shows that the north end has densities ranging between 8 and 16 per gross acre while the areas south of Downtown have densities of between 4 and 12 per gross acre.

LAND USE DENSITIES,
1990



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