

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	8,037	PCT.			
UNDER 5	180	0.6			
5 - 15	274	0.6			
16 - 24	1,176	1.7			
25 - 34	2,579	2.3			
35 - 44	2,240	2.4			
45 - 64	3,043	3.6			
65 - 84	2,430	3.5			
85 +	380	4.1			
P5. SEX (UNIVERSE: PERSONS)					
TOTAL	12,302	PCT			
MALE	7,408	60.2			
FEMALE	4,894	39.8			
P6/8/10. RACE AND HISPANIC ORIGIN (UNIVERSE: PERSONS)					
TOTAL	12,302	100.0%			
WHITE	8,694	70.7			
BLACK	1,401	11.4			
AMERICAN INDIAN, ESKIMO OR ALEUT	417	3.4			
ASIAN OR PACIFIC I	1,576	12.8			
OTHER RACE	214	1.7			
P28. GROUP QUARTERS (UNIVERSE: PERSONS IN GROUP QUARTERS)					
TOTAL	1,902	100.0%			
PERSONS LIVING IN INSTITUTIONS: CORRECTIONAL INSTS, NURSING HOMES, HOSPITALS, ETC.	66	3.5			
OTHER PERSONS IN GROUP QUARTERS:					
COLLEGE DORMITORIES, MILITARY QUARTERS					
EMERGENCY SHELTERS FOR HOMELESS, ETC.	1,836	96.5			
P27. HOUSEHOLD SIZE (UNIVERSE: HOUSEHOLDS)					
1 PERSON	6,231	77.5%			
2 PERSONS	1,470	18.3			
3 PERSONS	213	2.7			
4 PERSONS	65	0.8			
5 PERSONS	39	0.5			
6 PERSONS	9	0.1			
7+ PERSONS	10	0.1			
CHANGE 1980 - 1990 (UNIVERSE: PERSONS, HOUSEHOLDS, AND FAMILIES)					
Persons	12,030	1980	1990	Change	Pct
Households	7,637	8,037	12,302	272	2.3%
Families	978	1,228	2,888	400	5.2
			250	25.6	

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	Units	Pct
	8,932	100.0%			
OWNER OCCUPIED	8,037	90.0	1989 to March 1990	283	3.2
RENTER OCCUPIED	7,246	81.1	1985 to 1988	515	5.8
VACANT	895	10.0	1980 to 1984	971	10.9
			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		
OCCUPIED	10,400	1.3	100.0%		
OWNER OCCUPIED	1,249	1.6	12.0		
RENTER OCCUPIED	9,151	1.3	88.0		
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	OCCUPIED 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	35	216
20 TO 49	2,554	28.6	2,301	253	437
50 OR MORE	5,237	58.6	4,655	582	2,213
MOBILE HOME OR TRAILER	3	0.0	3	1	2
OTHER	210	2.4	200	36	164
TOTAL	8,932	100.0%	8,037	791	7,246

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

Category	Aggregate Persons	Average Persons
SINGLE FAMILY	121	2.37
1, DETACHED	56	2.43
1, ATTACHED	65	2.32
MULTI FAMILY	10,010	1.29
2	60	2.07
3 OR 4	152	1.92
5 TO 9	516	2.24
10 TO 19	687	1.40
20 TO 49	2,917	1.27
50 OR MORE	5,678	1.22
MOBILE HOME OR OTHER	3	1.00
TOTAL	10,400	1.33

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

District = DOWNTOWN

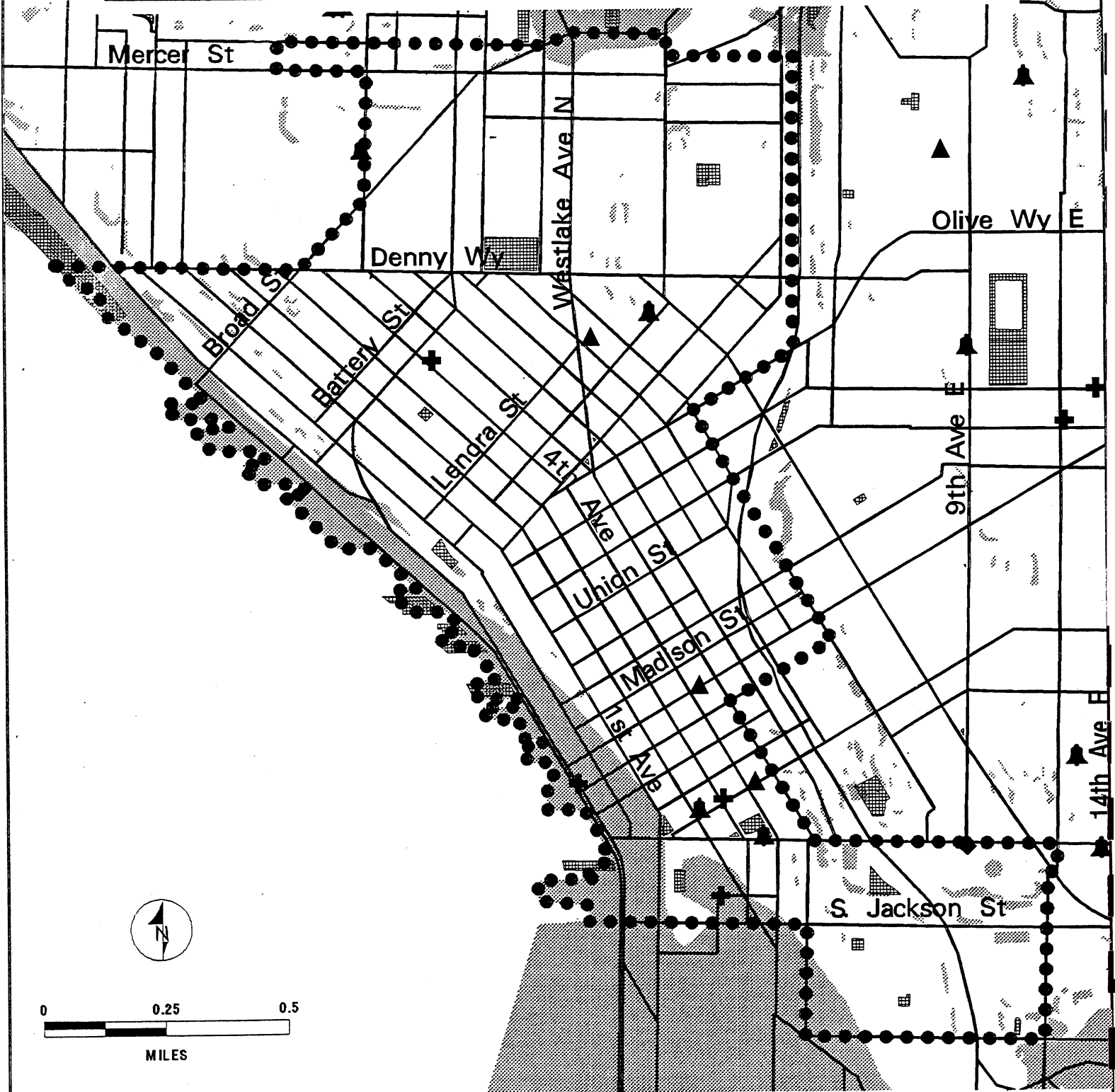
P70/71/72. Employment Status (Universe: Persons 16 years and over)			MEDIAN INCOME, 1989		POVERTY STATUS IN 1989	
In Armed Forces	Civilian Labor Force	Not In Labor Force	Median Household Income	Median Family Income	All persons for whom poverty status is determined*	Below poverty level
Employed	Unempl.	Rate				
Total	11	5,751	\$11,931	\$26,136	11,955	4,055
Male	11	3,701			3,822	2,893
Female	0	2,050			2,893	959
Share of Employed City Residents						
Share of Unemployed City Residents					Persons 18 years and over	406
					Below poverty level	206
					Persons 65 years and over	113
					Below poverty level	293
P45/46/47/48. Place of Work (Universe: Workers 16 years and over)						
					Related children under 18 years	136
Worked in Washington State:					Below poverty level	9,126
Worked in King County					Below poverty level	3,377
Worked in Seattle					All Families	1,214
Worked outside of Seattle					Below poverty level	267
Out of Seattle - In County					With related children under 18 year	286
Worked outside of King					Below poverty level	139
Worked outside of WA.					With related children under 5 years	107
P49. Means of Transportation to Work (Universe: Workers 16 years and over)						
					Below poverty level	60
Car, truck, or van:					Female householder families	157
Drove alone					Below poverty level	80
Carpooled					With related children under 18 year	101
Public transportation:					Below poverty level	68
Bus or trolley bus					With related children under 5 years	36
Subway or elevated					Below poverty level	36
Railroad					PERCENT BELOW POVERTY LEVEL	
Ferry/boat					All persons	33.9%
Taxicab					Persons 18 years and over	33.2%
Motorcycle					Persons 65 years and over	33.1%
Bicycle					Related children under 18 years	50.7%
Walked					Related children under 5 years	61.9%
Other means					Related children 5 to 17 years	46.4%
Worked at home					Unrelated individuals	37.0%
Total workers					All families	22.0%
					With related children under 18 years	48.3%
					With related children under 5 years	56.1%
P50/51. Travel Time to Work (Universe: Workers 16 years and over)						
					Female householder families	51.0%
Did not work at home:					With related children under 18 years	67.3%
0 - 19 minutes					With related children under 5 years	100.0%
20 - 39 minutes						
40 - 59 minutes						
60 - 89 minutes						
90 or more minutes						
Worked at home						

* 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 = DOWNTOWN

JOBS	TOTAL ASSESSED VALUATION (Universe: Millions of Dollars)		SELECTED DENSITY MEASURES	
	Share of Total City	Share of Total City	Average Persons per gross acre	Average Persons per net acre
TOTAL	165,541	\$5,908	11	19
Share of Total City	33.9%	14.8%		
JOBS IN SEATTLE (UNIVERSE: JOBS)				
TOTAL	165,541	Share of Total City	Share of Total City	
Retail	18,754	11.3	27.2	7
Education	0	0.0	0.0	13
Government, Finance, Ins., Real Estate	115,165	69.6	38.8	8
Manufacturing, Wholesale				14
Trade, Commun, Tr	31,622	19.1	26.4	148
University Enrollment		0.0	0.0	261
Source: Puget Sound Regional Council				
NET LAND AREA IN ACRES (Excludes streets, fresh water, etc)				
TOTAL	1,121	633	Share of Total City	1.7%
Share of Total City	2.1%	1.7%		
LAND AREA BY ZONING (Universe: Gross Acres)				
TOTAL	1,121	100.0%	Share of City Total	2.1%
Commercial	271	24.2	6.1	
Downtown	747	66.6	89.8	
Industrial	134	12.0	2.0	
Multi Family	41	3.7	0.7	
Single Family		0.0	0.0	
Major Institution	2	0.2	0.2	
ESTIMATED LAND AREA BY USE (Universe: Net Acres)				
TOTAL	1,121	633	Share of City Total	1.7%
Commercial	383	60.5	13.5	
Community Fac.	17	2.7	0.8	
Industrial	103	16.2	3.7	
Residential	43	6.8	0.2	
Single Family	0	0.1	0.2	
Trans/Comm/Ut	50	8.0	2.4	
Vacant	13	2.1	0.4	
Open Space	21	3.3	0.6	
Other	1	0.1	0.6	
Source: King County Assessor Extract, 1991				



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



