



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		H4. HOUSEHOLDS		FAMILIES	
TOTAL	41,509	TOTAL	20,143	TOTAL	10,221
Share of Total City	8.0%	Share of Total City	8.5%	Share of Total City	9.0%
P11/12. PERSONS BY AGE (UNIVERSE: PERSONS)					
TOTAL	41,509	Share of City Total	8.0%	PERSONS IN FAMILIES	27,536
P23. Family Type and Age of Children (Universe: Own children under 18 years)					
In married-couple family:					
UNDER 5	2,450	5.9		Under 3 years	1,364
5 - 15	3,540	8.5		3 and 4 years	688
16 - 24	3,596	8.7		5 years	331
25 - 34	8,969	21.6		6 to 11 years	1,371
35 - 44	8,571	20.6		12 and 13 years	367
45 - 64	6,689	16.1		14 years	180
65 - 84	6,910	16.6		15 to 17 years	390
85 +	784	1.9			
P5. SEX (UNIVERSE: PERSONS)					
TOTAL	41,509	Share of City Total	8.0%	In other family:	
MALE	19,573	47.2		Male householder, no spouse:	89
FEMALE	21,936	52.8		Under 3 years	21
P6/8/10. RACE AND HISPANIC ORIGIN (UNIVERSE: PERSONS)					
TOTAL	41,509	Share of City Total	8.0%	Under 3 years	7
WHITE	38,296	92.3		5 years	60
BLACK	588	1.4		6 to 11 years	37
AMERICAN INDIAN, ESKIMO OR ALUT	671	1.6		12 and 13 years	15
ASIAN OR PACIFIC I	1,513	3.6		14 years	21
OTHER RACE	441	1.1		15 to 17 years	105
HISPANIC ORIGIN (OF ANY RACE)					
TOTAL	1,137	2.7		Female householder, no spouse:	105
Less than 9th grade	1,454	4.5%		Under 3 years	94
9th to 12th grade, no diploma	2,760	8.6%		3 and 4 years	52
High school graduate/equivalent	6,814	21.2%		6 to 11 years	345
Some college, no degree	7,078	22.1%		12 and 13 years	68
Associate degree	2,205	6.9%		14 years	108
Bachelor's degree	8,105	25.3%		15 to 17 years	207
Graduate or professional degree	3,670	11.4%			
EDUCATIONAL ATTAINMENT: Highest Grade Completed (Universe: Persons 25 years and over)					
Total	32,086			CHANGE 1980 - 1990 (UNIVERSE: PERSONS, HOUSEHOLDS, AND FAMILIES)	
Less than 9th grade	1,454			1980	1990
9th to 12th grade, no diploma	2,760			40,095	41,509
High school graduate/equivalent	6,814			18,727	20,143
Some college, no degree	7,078			10,701	10,221
Associate degree	2,205				
Bachelor's degree	8,105				
Graduate or professional degree	3,670				
RESIDENCE IN 1985 (Universe: Persons 5 years and over)					
Total	38,972			Persons	1,414
Lived in same house	18,568			Households	1,416
Lived Diff. House -- Same Count	12,639			Families	-480
Different County	7,030				
Same State	2,623				
Different State	4,407				
Lived abroad	735				

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		H25/26/27. Year Structure Built by Tenure		Units	Change
(UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)		(Universe: Housing units)		19,267	20,840
TOTAL		Total Units		1,573	8.2%
UNITS	PCT	Year Built	Total Units		
20,840	100.0%	1989 to March 1990	235	1.1	
20,143	96.7	1985 to 1988	1,256	6.0	
11,145	53.5	1980 to 1984	750	3.6	
8,998	43.2	1970 to 1979	1,328	6.4	
697	3.3	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		H31/32/33. Bedrooms			
(UNIVERSE: PERSONS IN OCCUPIED HOUSING UNITS)		(Universe: Housing units)			
Persons	Per Unit	PCT	Total		
41,373	2.1	100.0%	Units <td colspan="2"></td>		
25,065	2.2	60.6	No bedroom	748	3.6
16,308	1.8	39.4	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
H23A/23B/23C. VALUE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)		Total housing units		20,867 100.0%	
MEDIAN VALUE	\$140,033				
H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)		Total housing units		20,867 100.0%	
MEDIAN VALUE	\$442				
H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)		TOTAL UNITS		PCT	
		TOTAL UNITS	PCT	VACANT UNITS	PCT
SINGLE FAMILY		12,990	62.3%	337	48.4%
1, DETACHED		12,672	60.8	318	45.6
1, ATTACHED		318	1.5	19	2.7
MULTI FAMILY		7,569	36.3	347	49.8
2		1,433	6.9	65	9.3
3 OR 4		1,346	6.5	70	10.0
5 TO 9		1,939	9.3	60	8.6
10 TO 19		1,461	7.0	65	9.3
20 TO 49		1,080	5.2	50	7.2
50 OR MORE		310	1.5	37	5.3
MOBILE HOME OR TRAILER		8	0.0	1	0.1
OTHER		273	1.3	12	1.7
TOTAL		20,840	100.0%	697	100.0%
H43/44. AGGREGATE AND AVERAGE NUMBER OF PERSONS (UNIVERSE: PERSONS IN OCCUPIED HOUSING UNITS)		RENTER OCCUPIED UNITS		PCT	
		RENTER OCCUPIED UNITS	PCT	OWNER OCCUPIED UNITS	PCT
Aggregate Persons	29,405	2,377	26.4%	10,276	92.2%
Persons	28,793	2,187	24.3	10,167	91.2
Average Persons	2.33	190	2.1	109	1.0
2.33	2.05			680	6.1
2.05	1.59			249	2.2
1.59	1.91			1,119	12.4
1.91	1.78			1,168	13.0
1.78	1.50			83	0.7
1.50	1.44			1,796	20.0
1.44	1.33			1,310	14.6
1.33	1.36			968	10.8
1.36	1.71			181	2.0
1.71	1.87			5	0.0
1.87	2.05			184	1.7
2.05				77	0.9
				8,998	100.0%

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

District = BALLARD

P70/71/72. Employment Status (Universe: Persons 16 years and over)				MEDIAN INCOME, 1989		POVERTY STATUS IN 1989	
In Armed Forces	Civilian Labor Force	Not In Labor Force	Unempl. Rate	Median Household Income	Median Family Income	All persons for whom poverty status is determined*	Below poverty level
27	23,268	1,036	4.3%	\$31,488	\$39,992	41,344	2,860
20	12,048	508	4.0%				
7	11,220	528	4.5%				
Total				Median Nonfamily Household Income		Persons 18 years and over	
Male				P112/113. Workers in Family and Mean Income in 1989 (Universe: Families)		Below poverty level	
Female						Persons 65 years and over	
Share of Employed City Residents				Workers		Below poverty level	
Share of Unemployed City Residents				Families		Related children under 18 years	
P45/46/47/48. Place of Work (Universe: Workers 16 years and over)				None		Below poverty level	
Worked in Washington State:				1,741		Related children under 5 years	
Worked in King County				2,349		Below poverty level	
Worked in Seattle				5,510		Unrelated individuals	
Worked outside of Seattle				771		Below poverty level	
Out of Seattle - In County				P109. Mean Family Income in 1989 by Family Type & Presence of Children Under 18 Years (Universe: Families)		All Families	
Worked outside of King				Mean income		Below poverty level	
Worked outside of WA.				\$52,486		With related children under 18 year	
P49. Means of Transportation to Work (Universe: Workers 16 years and over)				\$51,121		With related children under 5 years	
Car, truck, or van:				Male householder, no spouse:		Below poverty level	
Drove alone				With own children		Female householder families	
Carpooled				No own children		Below poverty level	
Public transportation:				Female householder, no spouse:		With related children under 18 year	
Bus or trolley bus				With own children		Below poverty level	
Subway or elevated				No own children		With related children under 5 years	
Railroad				P114/115/116. Per Capita Income in 1989 (Universe: Total persons or persons 15 years and over)		Below poverty level	
Ferryboat				Per Capita Income		All persons	
Taxicab				Per Capita Income		Persons 18 years and over	
Motorcycle				All persons		Persons 65 years and over	
Bicycle				White		Related children under 18 years	
Walked				Black		Related children under 5 years	
Other means				Amer Ind		Related children 5 to 17 years	
Worked at home				Asian		Unrelated individuals	
Total workers				Other Race		All families	
P50/51. Travel Time to Work (Universe: Workers 16 years and over)				Hispanic		With related children under 18 years	
Did not work at home:						With related children under 5 years	
0 - 19 minutes						Female householder families	
20 - 39 minutes						With related children under 18 years	
40 - 59 minutes						With related children under 5 years	
60 - 89 minutes						Poverty status is only determined for noninstitutionalized persons, etc.	
90 or more minutes							
Worked at home							
Mean travel time to work							

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

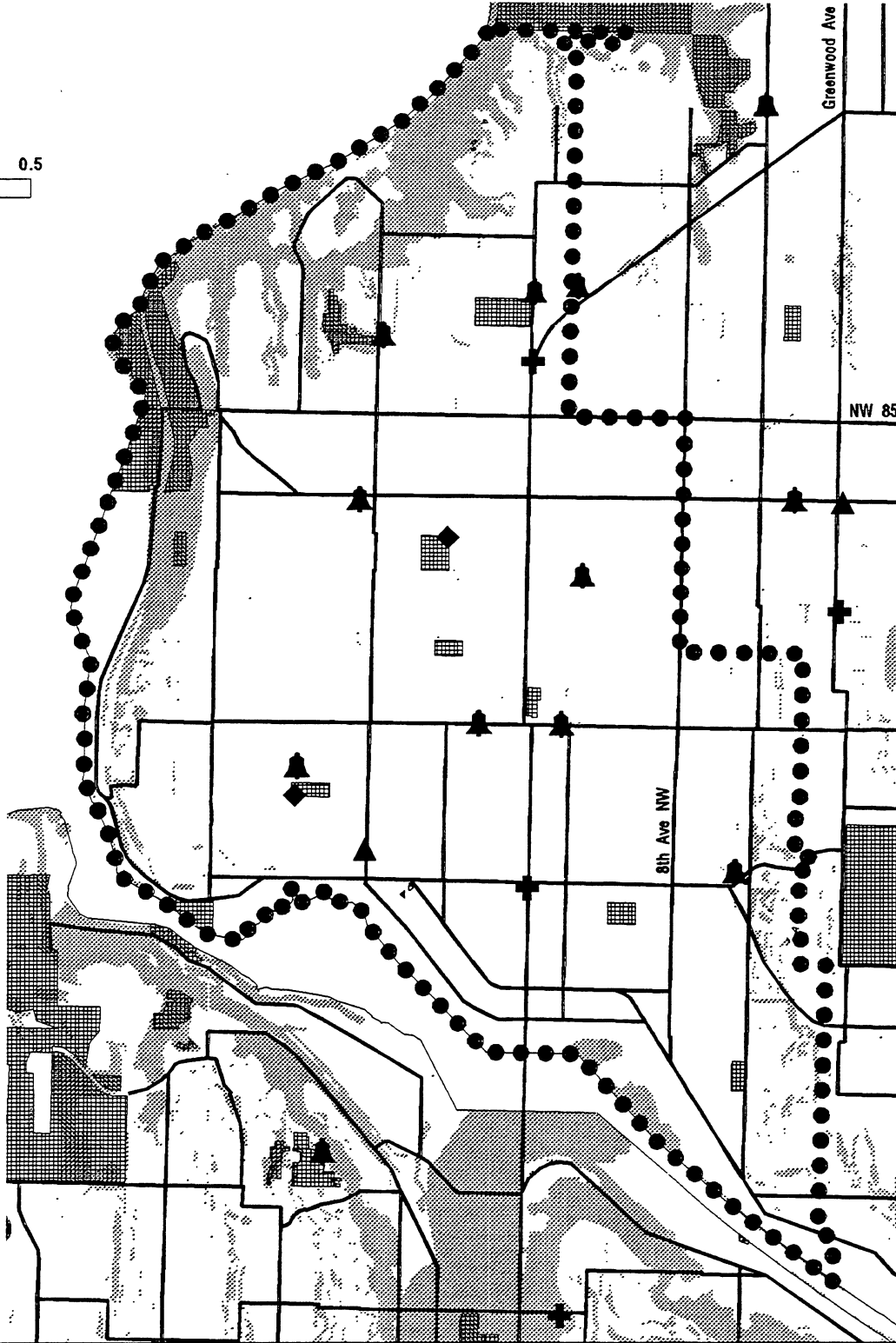
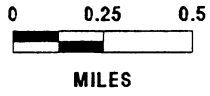
District = BALLARD

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	-----			
Manufacturing, Wholesale		Average Land Assessed Valuation per Parcel Square Foot	\$11.90	Average Number of Jobs per gross acre	4
Trade, Commun, Tr	4,992			Average Number of Jobs per net acre	6
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	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%
				City Total	
Commercial	300	Commercial	260	10.2	9.2
Downtown		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
		Trans/Comm/Ut	64	2.5	3.1
Major Institution	9	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					



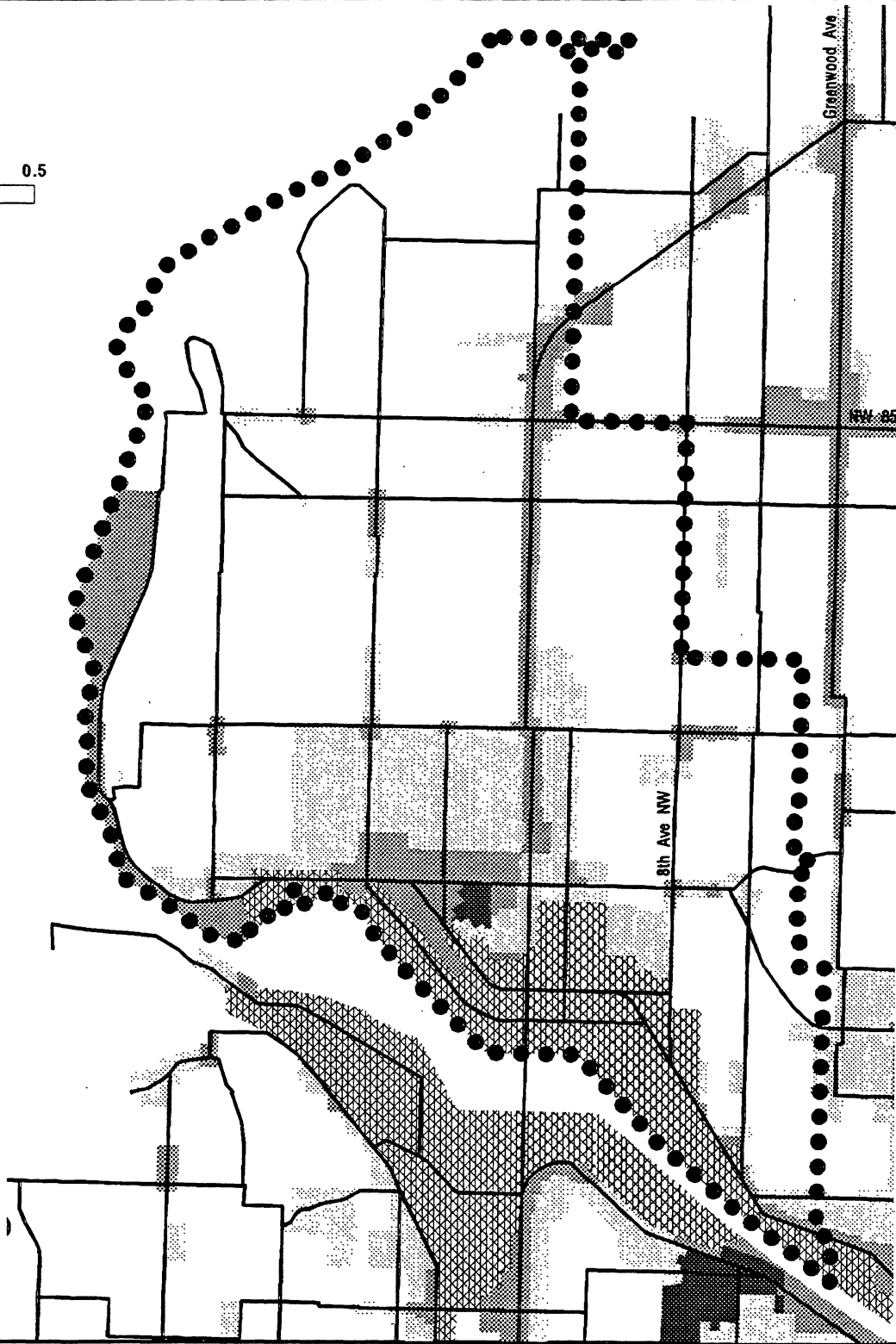
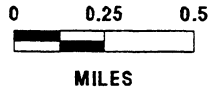
Ballard District

-  Environmentally Sensitive Areas
-  Parks

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

-  Arterials
-  District Statistical Area





Ballard District -- Zoning

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

