



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

District = CENTRAL

H4. HOUSING UNITS		AVERAGE PERSONS PER OCCUPIED HOUSING UNIT		CHANGE 1980 - 1990	
TOTAL		POPULATION IN HOUSING UNITS		(UNIVERSE: HOUSING UNITS)	
Share of Total City		Persons per Unit		Units	
13,121	5.3%	26,614	2.24	12,029	13,121
H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY		H25/26/27. Year Structure Built by Tenure		1980	1990
(UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)		(Universe: Housing units)		12,029	13,121
TOTAL		Total Units		1,092	9.1%
UNITS	PCT	Year Built	%		
13,121	100.0%	1989 to March 1990	2.0		
11,901	90.7	1985 to 1988	4.7		
5,445	41.5	1980 to 1984	6.1		
6,456	49.2	1970 to 1979	7.5		
1,220	9.3	1960 to 1969	8.6		
		1950 to 1959	9.3		
		1940 to 1949	9.8		
		Before 1940	52.0		
H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS		H31/32/33. Bedrooms			
Persons Per Unit		(Universe: Housing units)			
PCT		Total	%		
26,614	2.2	895	6.8		
13,369	2.5	3,971	30.2		
13,245	2.1	2,822	21.4		
H23A/23B/23C. VALUE (UNIVERSE: SPECIFIED		Total housing units			
OWNER-OCCUPIED HOUSING UNITS)		13,169 100.0%			
MEDIAN VALUE					
\$116,417					
H32B. CONTRACT RENT (UNIVERSE: SPECIFIED					
RENTER-OCCUPIED HOUSING UNITS)					
MEDIAN VALUE					
\$363					
H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)					
TOTAL UNITS		OCCUPIED UNITS		RENTER OCCUPIED UNITS	
PCT		PCT		PCT	
6,621	50.5%	6,130	51.5%	1,397	21.6%
6,251	47.6	5,818	48.9	1,220	18.9
370	2.8	312	2.6	177	2.7
SINGLE FAMILY		OWNER OCCUPIED UNITS		PCT	
1, DETACHED		491	40.2%	4,733	86.9%
1, ATTACHED		433	35.5	4,598	84.4
MULTI FAMILY		PCT		UNITS	
2		720	59.0	135	2.5
3 OR 4		160	13.1	656	12.0
5 TO 9		922	7.0	211	3.9
10 TO 19		952	7.3	710	10.2
20 TO 49		1,307	10.0	72	1.3
50 OR MORE		1,529	11.7	79	1.5
MOBILE HOME OR TRAILER		18 1.5		758 11.7	
OTHER		0 0.0		1,066 16.5	
TOTAL		13,121 100.0%		1,226 19.0	
				555 8.6	
				37 0.7	
				13 0.2	
				83 1.3	
				6,456 100.0%	

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

SINGLE FAMILY
1, DETACHED
1, ATTACHED

MULTI FAMILY
2
3 OR 4
5 TO 9
10 TO 19
20 TO 49
50 OR MORE

MOBILE HOME OR TRAILER
OTHER
TOTAL

Aggregate Persons
16,102
15,388
714

Average Persons
2.63
2.64
2.29

10,199
1,988
1,720
1,597
2,106
2,089
699

37
276
26,614

1.81
2.29
2.20
1.91
1.79
1.52
1.18

RENTER OCCUPIED UNITS
PCT

OWNER OCCUPIED UNITS
PCT

RENTER OCCUPIED UNITS
PCT

OWNER OCCUPIED UNITS
PCT

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

District = CENTRAL

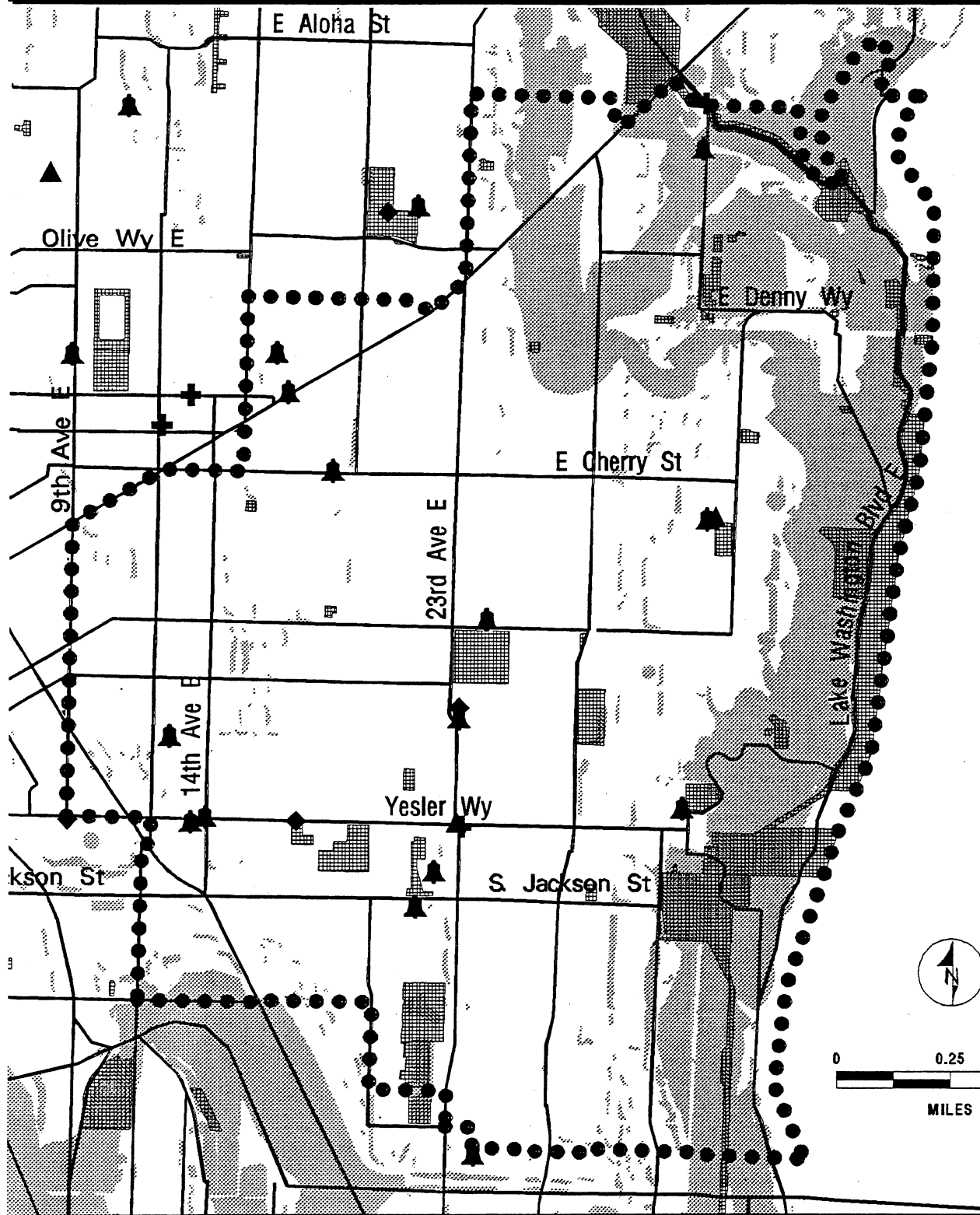
P70/71/72. Employment Status (Universe: Persons 16 years and over)		MEDIAN INCOME, 1989		POVERTY STATUS IN 1989	
In Armed Forces	Civilian Labor Force	Median Household Income	Median Family Income	All persons for whom poverty status is determined*	Below poverty level
Employed	Unempl.				
Total	84	14,162	1,308	\$23,612	26,941
Male	46	7,414	753	\$29,269	5,086
Female	38	6,748	555	\$18,193	21,340
Share of Employed City Residents		5.0%		Persons 18 years and over	
Share of Unemployed City Residents		8.9%		Below poverty level	
P45/46/47/48. Place of Work (Universe: Workers 16 years and over)		Mean Income		Persons 65 years and over	
Worked in Washington State:				Below poverty level	
Worked in King County		13,385		910	
Worked in Seattle		11,397		5,539	
Worked outside of Seattle		2,418		1,437	
Out of Seattle - In County		1,988		1,773	
Worked outside of King		358		3,766	
Worked outside of WA.		72		910	
P49. Means of Transportation to Work (Universe: Workers 16 years and over)		Pct.		Unrelated individuals	
Car, truck, or van:				Below poverty level	
Drove alone		7,169		All Families	
Carpooled		1,546		Below poverty level	
Public transportation:				With related children under 18 year	
Bus or trolley bus		2,911		Below poverty level	
Subway or elevated		0		With related children under 5 years	
Railroad		0		Below poverty level	
Ferryboat		29		Unrelated individuals	
Taxicab		25		Below poverty level	
Motorcycle		56		All Families	
Bicycle		204		Below poverty level	
Walked		1,240		With related children under 18 year	
Other means		51		Below poverty level	
Worked at home		584		With related children under 5 years	
Total workers		13,815		Below poverty level	
P50/51. Travel Time to Work (Universe: Workers 16 years and over)		Pct.		Female householder families	
Did not work at home:				Below poverty level	
0 - 19 minutes		6,620		With related children under 18 year	
20 - 39 minutes		5,123		Below poverty level	
40 - 59 minutes		837		With related children under 5 years	
60 - 89 minutes		529		Below poverty level	
90 or more minutes		122		Unrelated individuals	
Worked at home		584		All families	
Mean travel time to work		21 minutes		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 = 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	100.0%	3.9%	TOTAL	1,429
Share of Total City				Share of Total City	3.7%
ESTIMATED LAND AREA BY USE (Universe: Net Acres)					
TOTAL	2,111	100.0%	3.9%	TOTAL	1,429
Commercial	195	9.2	4.4	Commercial	87
Downtown	.	0.0	0.0	Community Fac.	103
Industrial	42	2.0	0.6	Industrial	26
Multi Family	552	26.2	9.3	Residential	941
Single Family	1,245	59.0	3.6	Single Family	697
Major Institution	76	3.6	7.3	Trans/Comm/Ut	4
				Vacant	180
				Open Space	65
				Other	2
Source: King County Assessor Extract, 1991					



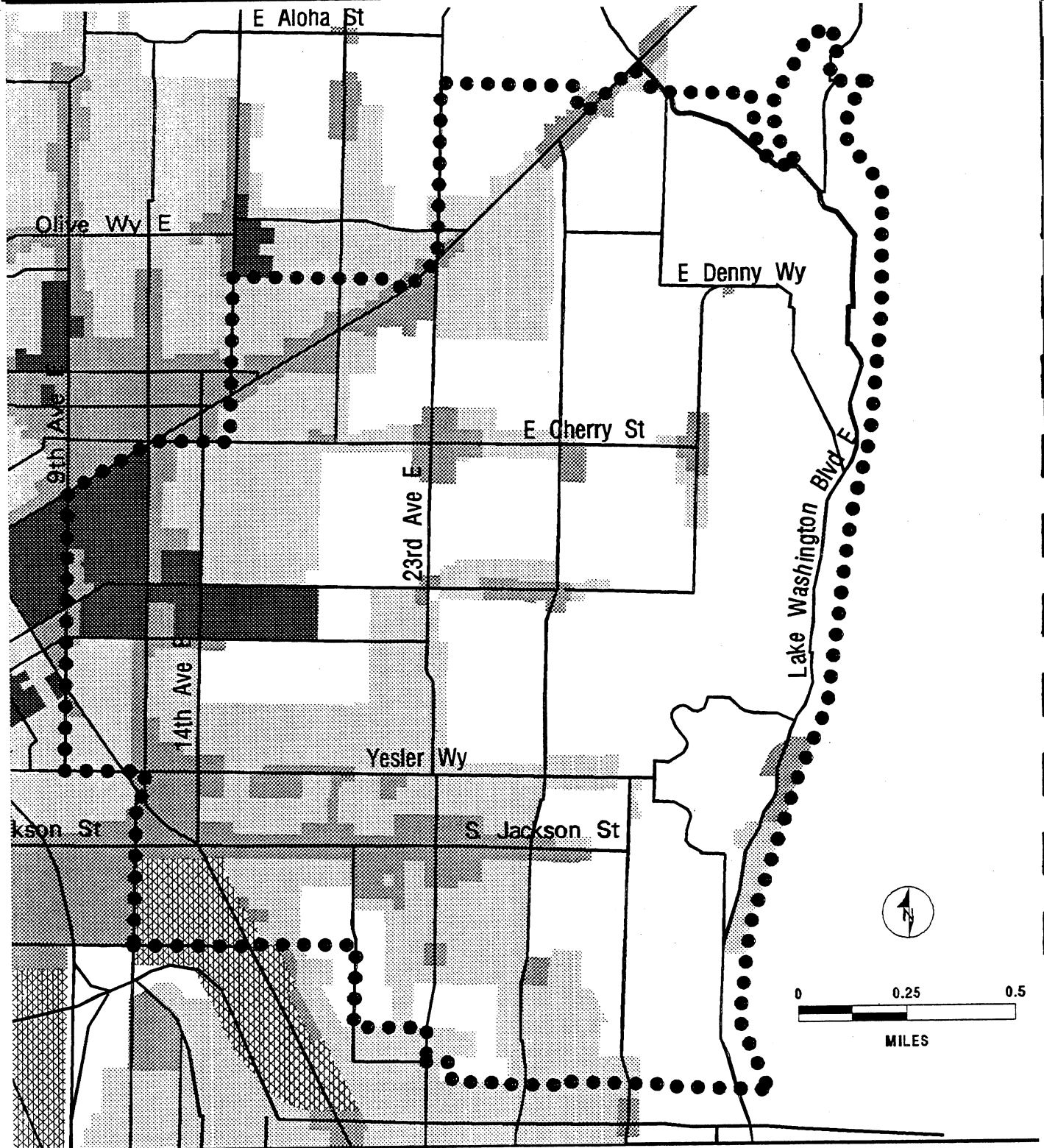
Central District

-  Environmentally Sensitive Areas
-  Parks








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

-  Arterials
-  District Statistical Area





Central District -- Zoning

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

