



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

District = DUWAMISH

P14. PERSONS		P11/12. PERSONS BY AGE		P16. HOUSEHOLD SIZE AND TYPE		P17. HOUSEHOLD SIZE		P18. GROUP QUARTERS		P19. HOUSEHOLD TYPE		P20. HOUSEHOLD TYPE		P21. HOUSEHOLD TYPE		P22. HOUSEHOLD TYPE		P23. Family Type and Age of Children	
TOTAL		TOTAL		TOTAL		TOTAL		TOTAL		TOTAL		TOTAL		TOTAL		TOTAL		TOTAL	
Share of Total City		Share of Total City		Share of Total City		Share of Total City		Share of Total City		Share of Total City		Share of Total City		Share of Total City		Share of Total City		Share of Total City	
7.2%		7.2%		7.2%		7.2%		7.2%		7.2%		7.2%		7.2%		7.2%		7.2%	
37,172		37,172		37,172		37,172		37,172		37,172		37,172		37,172		37,172		37,172	
100.0%		100.0%		100.0%		100.0%		100.0%		100.0%		100.0%		100.0%		100.0%		100.0%	
UNDER 5	2,887	7.8		2,887	7.8			2,887	7.8			2,887	7.8					2,887	7.8
5 - 15	5,233	14.1		5,233	14.1			5,233	14.1			5,233	14.1					5,233	14.1
16 - 24	4,835	13.0		4,835	13.0			4,835	13.0			4,835	13.0					4,835	13.0
25 - 34	6,673	18.0		6,673	18.0			6,673	18.0			6,673	18.0					6,673	18.0
35 - 44	5,645	15.2		5,645	15.2			5,645	15.2			5,645	15.2					5,645	15.2
45 - 64	6,941	18.7		6,941	18.7			6,941	18.7			6,941	18.7					6,941	18.7
65 - 84	4,582	12.3		4,582	12.3			4,582	12.3			4,582	12.3					4,582	12.3
85 +	376	1.0		376	1.0			376	1.0			376	1.0					376	1.0
P5. SEX		P6/8/10. RACE AND HISPANIC ORIGIN		P7. HOUSEHOLD TYPE		P8. GROUP QUARTERS		P9. HOUSEHOLD TYPE		P10. HOUSEHOLD TYPE		P11. HOUSEHOLD TYPE		P12. HOUSEHOLD TYPE		P13. HOUSEHOLD TYPE		P14. HOUSEHOLD TYPE	
TOTAL		TOTAL		TOTAL		TOTAL		TOTAL		TOTAL		TOTAL		TOTAL		TOTAL		TOTAL	
Share of City Total		Share of City Total		Share of City Total		Share of City Total		Share of City Total		Share of City Total		Share of City Total		Share of City Total		Share of City Total		Share of City Total	
7.2%		7.2%		7.2%		7.2%		7.2%		7.2%		7.2%		7.2%		7.2%		7.2%	
100.0%		100.0%		100.0%		100.0%		100.0%		100.0%		100.0%		100.0%		100.0%		100.0%	
37,172		37,172		37,172		37,172		37,172		37,172		37,172		37,172		37,172		37,172	
50.3		50.3		50.3		50.3		50.3		50.3		50.3		50.3		50.3		50.3	
49.7		49.7		49.7		49.7		49.7		49.7		49.7		49.7		49.7		49.7	
2.5		2.5		2.5		2.5		2.5		2.5		2.5		2.5		2.5		2.5	
43.3		43.3		43.3		43.3		43.3		43.3		43.3		43.3		43.3		43.3	
2.8		2.8		2.8		2.8		2.8		2.8		2.8		2.8		2.8		2.8	
5.9		5.9		5.9		5.9		5.9		5.9		5.9		5.9		5.9		5.9	
11.9		11.9		11.9		11.9		11.9		11.9		11.9		11.9		11.9		11.9	
24,455		24,455		24,455		24,455		24,455		24,455		24,455		24,455		24,455		24,455	
3,710		3,710		3,710		3,710		3,710		3,710		3,710		3,710		3,710		3,710	
3,969		3,969		3,969		3,969		3,969		3,969		3,969		3,969		3,969		3,969	
6,211		6,211		6,211		6,211		6,211		6,211		6,211		6,211		6,211		6,211	
5,283		5,283		5,283		5,283		5,283		5,283		5,283		5,283		5,283		5,283	
1,537		1,537		1,537		1,537		1,537		1,537		1,537		1,537		1,537		1,537	
2,664		2,664		2,664		2,664		2,664		2,664		2,664		2,664		2,664		2,664	
1,081		1,081		1,081		1,081		1,081		1,081		1,081		1,081		1,081		1,081	
34,337		34,337		34,337		34,337		34,337		34,337		34,337		34,337		34,337		34,337	
17,201		17,201		17,201		17,201		17,201		17,201		17,201		17,201		17,201		17,201	
10,283		10,283		10,283		10,283		10,283		10,283		10,283		10,283		10,283		10,283	
4,001		4,001		4,001		4,001		4,001		4,001		4,001		4,001		4,001		4,001	
916		916		916		916		916		916		916		916		916		916	
3,085		3,085		3,085		3,085		3,085		3,085		3,085		3,085		3,085		3,085	
2,852		2,852		2,852		2,852		2,852		2,852		2,852		2,852		2,852		2,852	
8,730		8,730		8,730		8,730		8,730		8,730		8,730		8,730		8,730		8,730	
7.7%		7.7%		7.7%		7.7%		7.7%		7.7%		7.7%		7.7%		7.7%		7.7%	
29,242		29,242		29,242		29,242		29,242		29,242		29,242		29,242		29,242		29,242	
3.35		3.35		3.35		3.35		3.35		3.35		3.35		3.35		3.35		3.35	

CHANGE 1980 - 1990		CHANGE 1980 - 1990		CHANGE 1980 - 1990	
(UNIVERSE: PERSONS, HOUSEHOLDS, AND FAMILIES)		(UNIVERSE: PERSONS, HOUSEHOLDS, AND FAMILIES)		(UNIVERSE: PERSONS, HOUSEHOLDS, AND FAMILIES)	
Pct		Pct		Pct	
Change		Change		Change	
Persons	33,553	37,172	3,619	10.8%	
Households	13,015	13,404	389	3.0	
Families	8,384	8,730	346	4.1	

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%	
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	Average Persons		
	1, DETACHED	26,203	2.91		
	1, ATTACHED	24,667	2.90		
		1,536	3.15		
MULTI FAMILY					
		Aggregate Persons	Average Persons		
	2	9,315	2.22		
	3 OR 4	2,698	2.85		
	5 TO 9	2,045	2.57		
	10 TO 19	1,121	2.03		
	20 TO 49	1,957	2.01		
	50 OR MORE	1,042	1.60		
		452	1.61		
	MOBILE HOME OR OTHER	95	1.73		
	TOTAL	483	3.43		
		36,096	2.69		
RENTER OCCUPIED					
		Units	PCT		
		2,251	35.7%		
		1,857	29.5		
		394	6.2		
OWNER OCCUPIED					
		Units	PCT		
		6,755	95.2%		
		6,862	93.8		
		93	1.3		
Total housing units					
		Units	PCT		
		14,113	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	Not In Labor Force	Rate	Median Household Income	Median Family Income	All persons for whom poverty status is determined*	Below poverty level
377	16,955	1,359	7.4%	\$25,448	\$30,458	36,286	7,045
359	9,051	848	8.6%			4,427	4,880
18	7,904	511	6.1%			27,586	591
Share of Employed City Residents Share of Unemployed City Residents							
P45/46/47/48. Place of Work (Universe: Workers 16 years and over)							
Worked in Washington State:							
Worked in King County				16,216		8,634	2,311
Worked in Seattle				13,015		2,564	8,735
Worked outside of Seattle				3,961		1,336	4,609
Out of Seattle - In County				3,201		1,159	2,054
Worked outside of King				663		588	7,201
Worked outside of WA.				97		2,311	2,311
P49. Means of Transportation to Work (Universe: Workers 16 years and over)							
Car, truck, or van:							
Drove alone				9,290		2,283	867
Carpooled				3,341		1,532	798
Public transportation:							
Bus or trolley bus				2,817		670	406
Subway or elevated				0			
Railroad				0			
Ferryboat				33			
Taxicab				22			
Motorcycle				56			
Bicycle				65			
Walked				488			
Other means				198			
Worked at home				629			
Total workers				16,976			
P50/51. Travel Time to Work (Universe: Workers 16 years and over)							
Did not work at home:							
0 - 19 minutes				7,480		19.4%	16.0%
20 - 39 minutes				6,965		20.1%	12.1%
40 - 59 minutes				1,029		29.7%	33.5%
60 - 89 minutes				557		28.0%	32.1%
90 or more minutes				316		15.3%	25.1%
Worked at home				629		28.6%	38.0%
Mean travel time to work				23 minutes		52.1%	60.6%

* 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 = DUWAMISH

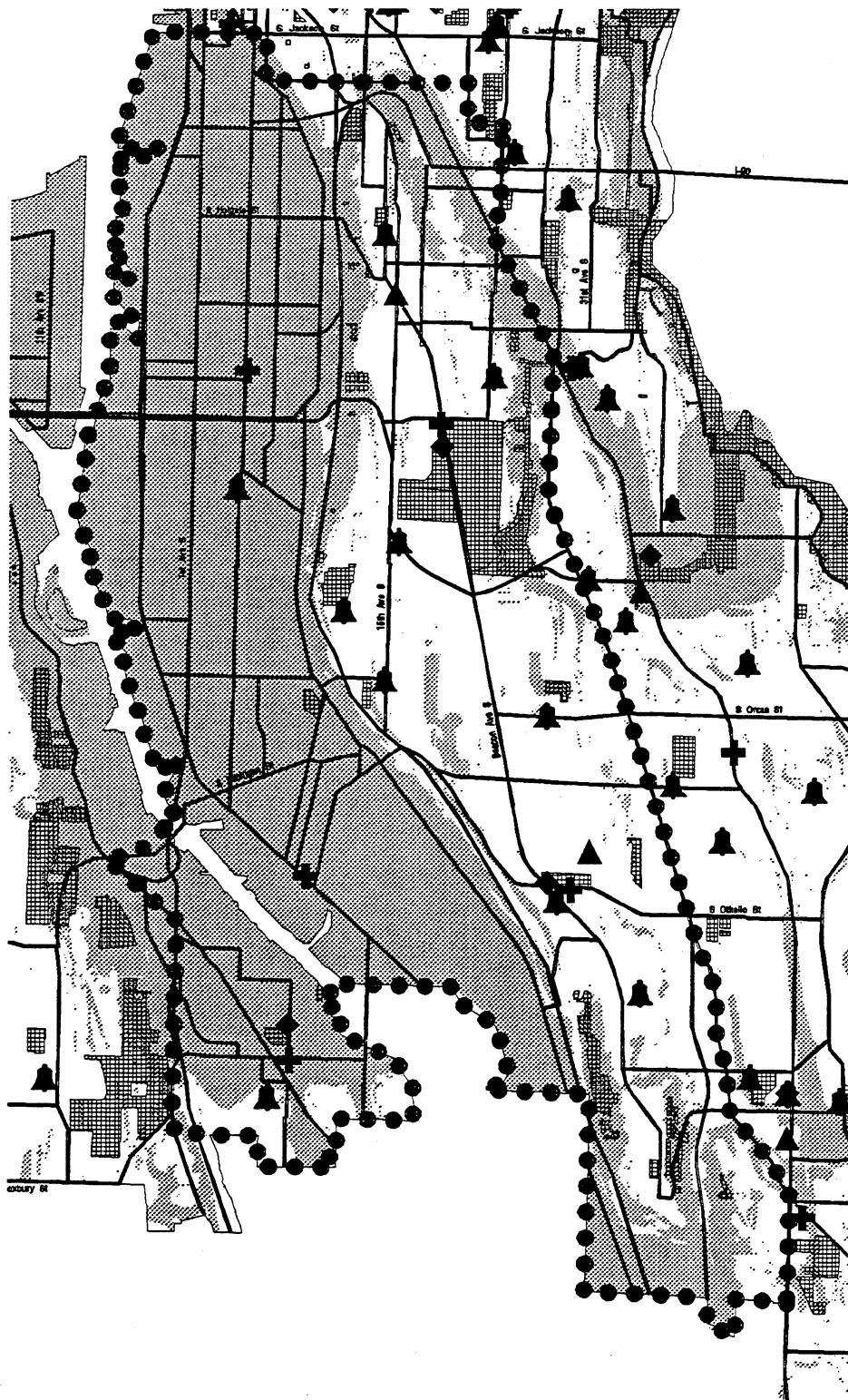
JOBS		TOTAL ASSESSED VALUATION (Universe: Millions of Dollars)		SELECTED DENSITY MEASURES	
TOTAL	Share of Total City	TOTAL	Share of Total City	Average Persons per gross acre	
78,718	16.1%	\$3,030	7.6%	5	
Share of Total City					
JOBS IN SEATTLE (UNIVERSE: JOBS)		TOTAL		SELECTED DENSITY MEASURES	
TOTAL	Share of City Total	Land Assessed Valuation	Share of Total City	Average Persons per gross acre	
78,718	100.0%	\$1,444	8.0%	7	
Retail	10.2	Improvements Assessed Valuation	Share of Total City	Average Households per gross acre	
Education	0.0			Average Households per net acre	
Government, Finance,	35.9			Average Housing Units per gross acre	
Ins., Real Estate	9.5			Average Housing Units per net acre	
Manufacturing,				Average Number of Jobs per gross acre	
Wholesale				Average Number of Jobs per net acre	
Trade, Commun, Tr	53.7				
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	511
Downtown	0.6	Community Fac.	208
Industrial	49.0	Industrial	1,247
Multi Family	7.6	Residential	1,453
Single Family	38.1	Single Family	1,299
Major Institution	0.5	Trans/Comm/Ut	691
		Vacant	702
		Open Space	237
		Other	38
			32.4

Source: King County Assessor Extract, 1991



Duwamish District



Environmentally Sensitive Areas



Parks



Public School



Police and Fire



Library



Community Center

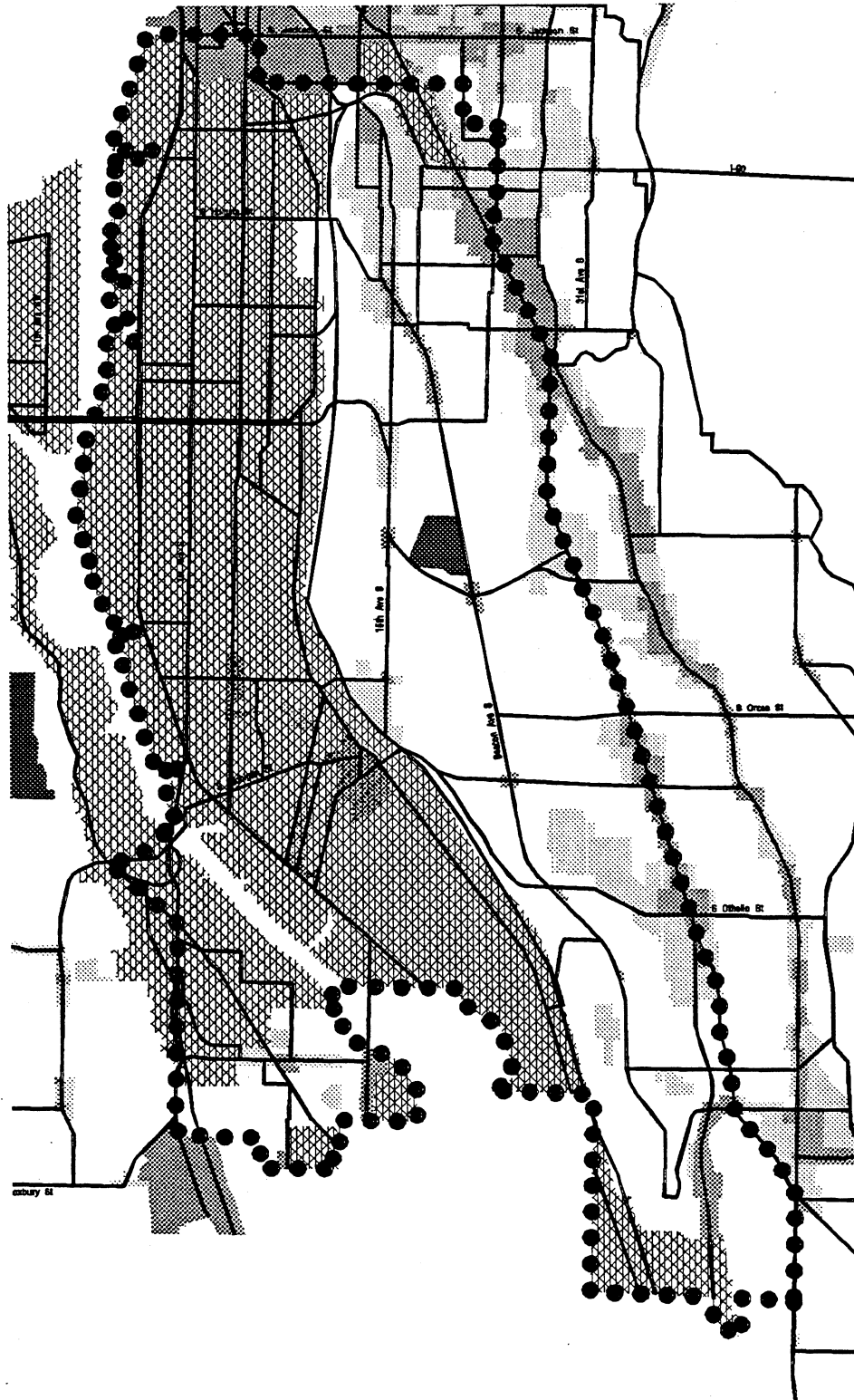


Arterials



District Statistical Area





Duwamish District -- Zoning

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

