



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%	1990	14,112
		Units	12,950
			1,162
			9.0%
H43/44. AGGREGATE AND AVERAGE NUMBER OF PERSONS (UNIVERSE: PERSONS IN OCCUPIED HOUSING UNITS)			
		Aggregate Persons	Average Persons
		12,594	2.34
		12,259	2.36
		335	1.88
H31/32/33. Bedrooms (Universe: Housing units)			
		11,658	1.51
		1,811	1.82
		1,833	1.63
		3,187	1.46
		3,271	1.43
		1,473	1.39
		83	1.26
H23A/23B/23C. VALUE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)			
		MOBILE HOME OR OTHER	13
		713	1.75
		TOTAL	24,978
			1.85
H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)			
H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)			
		RENTER OCCUPIED UNITS	PCT
		1,442	16.9%
		1,344	15.7
		98	1.1
		6,937	81.1
		791	9.3
		1,015	11.9
		2,041	23.9
		2,062	24.1
		962	11.3
		66	0.8
		3	0.0
		169	2.0
		8,551	100.0%
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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 Units	%
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)

Bedroom Type	Total Units	%
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%

H23A/23B/23C. VALUE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)

Category	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)

Category	Median Value
OWNER-OCCUPIED HOUSING UNITS	\$160,971
RENTER-OCCUPIED HOUSING UNITS	\$455

H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)

Category	Total Units	PCT
SINGLE FAMILY	5,580	39.5%
1, DETACHED	5,389	38.2
1, ATTACHED	191	1.4
MULTI FAMILY	8,053	57.1
2	1,041	7.4
3 OR 4	1,180	8.4
5 TO 9	2,273	16.1
10 TO 19	2,377	16.8
20 TO 49	1,113	7.9
50 OR MORE	69	0.5

H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)

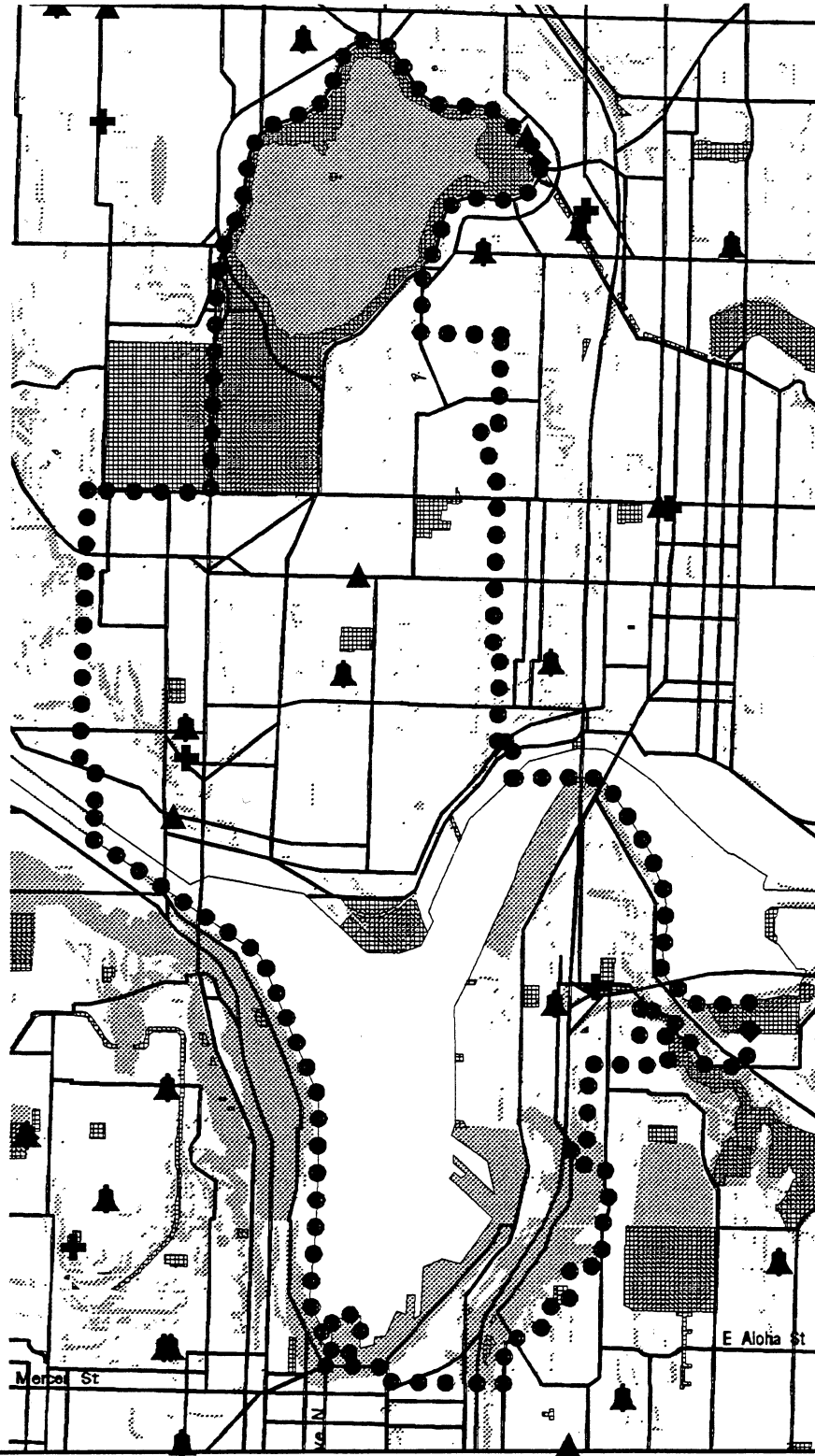
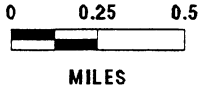
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SINGLE FAMILY	5,580	39.5%
1, DETACHED	5,389	38.2
1, ATTACHED	191	1.4
MULTI FAMILY	8,053	57.1
2	1,041	7.4
3 OR 4	1,180	8.4
5 TO 9	2,273	16.1
10 TO 19	2,377	16.8
20 TO 49	1,113	7.9
50 OR MORE	69	0.5
MOBILE HOME OR TRAILER	8	0.1
OTHER	471	3.3
TOTAL	14,112	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	671	3.7%	4,631
Male	18	8,793	402	4.4%	1,794
Female	0	8,798	269	3.0%	2,837
Share of Employed City Residents		Share of Unemployed City Residents		6.2%	
Share of Unemployed City Residents		Share of Unemployed City Residents		4.6%	
P45/46/47/48. Place of Work (Universe: Workers 16 years and over)					
Worked in Washington State:		Pct.			
Worked in King County		16,066		93.8%	
Worked in Seattle		13,377		78.1%	
Worked outside of Seattle		3,749		21.9%	
Out of Seattle - In County		2,689		15.7%	
Worked outside of King		911		5.3%	
Worked outside of WA.		149		0.9%	
P49. Means of Transportation to Work (Universe: Workers 16 years and over)					
Car, truck, or van:				Pct.	
Drove alone	9,801			57.2%	
Carpooled	1,642			9.6%	
Public transportation:					
Bus or trolley bus	3,111			18.2%	
Subway or elevated	0			0.0%	
Railroad	5			0.0%	
Ferryboat	29			0.2%	
Taxicab	7			0.0%	
Motorcycle	99			0.6%	
Bicycle	508			3.0%	
Walked	918			5.4%	
Other means	93			0.5%	
Worked at home	903			5.3%	
Total workers	17,126			100.0%	
P50/51. Travel Time to Work (Universe: Workers 16 years and over)					
Did not work at home:				Pct.	
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



* Poverty status is only determined for noninstitutionalized persons, etc.



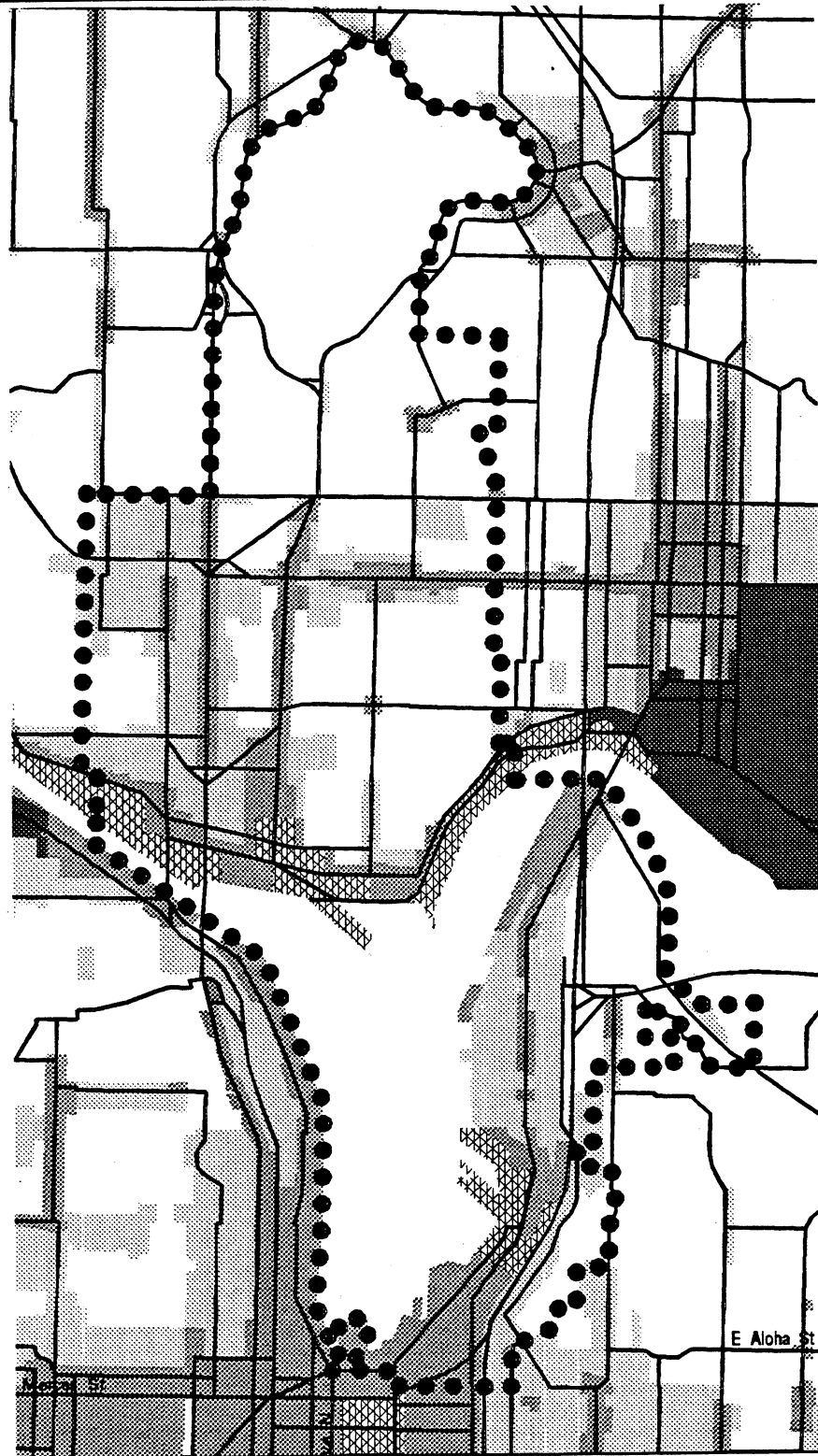
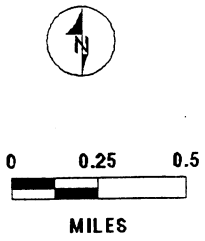
Lake Union District

-  *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 | | |

