



*SUB-AREA PROFILES, 1990*

# WEST SEATTLE

February 1993





## WEST SEATTLE AREA PROFILE

The West Seattle area is located on a peninsula along Puget Sound and is bordered by Alki Point on the North, the southern city limits on the south and the Duwamish River on West. It consists of 9,758 gross acres and is home to approximately 75,000 people. The area is predominately residential with some commercial development along California Avenue SW and at West Seattle Junction (generally the corner of California and Alaska Street) and industrial activity along the Duwamish River. The area includes such landmarks as Lincoln Park, Alki Beach, and South Seattle Community College. The following highlights present a summary of West Seattle area. The subsequent set of tables and maps provide a much more detailed picture of the area.

### Demographics

- West Seattle has a slightly higher share of people ages 15 years and less -- 18.4 percent of the population is less than 15 years old compared to 15 percent citywide.
- West Seattle has a lower percentage of its population that are people of color than is found citywide -- just 17.3 percent of the population are people of color compared to 25 percent citywide.
- The education levels of people in this area indicate more people with high school education but fewer people with college degrees than is found citywide
  - 51 percent of the people aged 25 and over are high school graduates but have not completed a college degree as compared to 42 percent citywide.
  - 26 percent of the population ages 25 and over have received a college degree compared to 38 percent citywide.
- Households in West Seattle tend to be slightly larger than those citywide:
  - on average 2.25 people live in each household compared to 2.09 citywide.
  - 44.8 percent of the households in West Seattle are married couple families compared to 36 percent citywide.
  - 32 percent of the households are single person households compared to 39.8 percent citywide.
  - eight percent of the households are single parent households compared to 6.2 percent citywide.

### Housing

- West Seattle is primarily residential in character and its housing units are more likely to be owner occupied than is found citywide:
  - 58.1 percent of the housing units are owner occupied compared to 46.5 percent citywide.
  - 63.3 percent of the people live in owner occupied housing units compared to 54.9 percent citywide.
- The housing units in West Seattle are much more likely to be in single family structures than are housing units citywide -- 70.1 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 \$116,481 compared to \$137,884.
- The median rent was \$436 compared to \$425 citywide.

## Employment

- The unemployment rate in West Seattle was almost identical to the city as a whole --just 4.6 percent of the labor force was unemployed in 1990 compared to 4.9 percent citywide.

## Income

- Incomes in West Seattle are similar to income levels citywide:
  - Median household income was \$32,947 compared to \$29,353 citywide.
  - Median Family Income was \$40,376 compared to \$39,860 citywide.
  - Per Capita Income was \$17,274 compared to \$18,308 citywide.
- West Seattle has lower poverty rates than the city as a whole:
  - 9.3 percent of the population lived in poverty compared to 12.4 percent citywide.
  - 7.7 percent of the population 18 and under lived in poverty compared to 15.7 percent citywide.

## Jobs

- West Seattle has a relatively high proportion of jobs in the retail sector
  - 20 percent of the jobs are in retail compared to 14.1 percent citywide.
  - 42.2 percent of the jobs are in manufacturing, wholesale trade, or communications sectors compared to 24.5 percent citywide.

## Land Use

- West Seattle is composed primarily of residential land -- 71.7 percent of the land is zoned for single family housing compared to 64.6 percent citywide.
- The area has more land used for industrial purposes than in other areas -- 11 percent of the land is in industrial use compared to 7.3 percent citywide.

## Density

- The residential densities of West Seattle are slightly less than those found citywide:
  - There are 8 people per gross acre compared to 10 citywide.
  - There are 3 households per gross acre compared to 4 citywide.
- The employment density is very low in West Seattle -- there is just 2 jobs per gross acre compared to 9 citywide.

## CHANGE 1980 - 1990

The West Seattle area experienced a slight amount of change over the decade between 1980 and 1990. The levels of change over the decade are similar to those citywide. The average household size in the area decreased slightly over the decade and the numbers of people living alone increased slightly.

### Population

- Population increased by 5.7 percent compared to 4.5 percent citywide.
  - The population under the age of 5 increased by 20 percent between 1980 and 1990.
  - The population aged 65 years and over increased by 16 percent during the decade.
  - There was a two percent decrease in the White population between 1980 and 1990.
  - The number of people of color increased by 67 percent during the decade.

### Households

- The number of households increased by 9.6 percent compared to 7.9 percent citywide.
  - The average number of persons per household decreased from 2.34 in 1980 to 2.25 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 increased by 20 percent during the 1980's compared to a 13 percent increase citywide.

### Housing Units

- Housing Units increased by 9.8 percent compared to 8.3 percent citywide.
  - There was 19 percent increase in renter occupied housing units and a four percent increase in owner occupied housing units between 1980 and 1990.
  - There was a 35.5 percent increase in housing units in multi-family structures and no change 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 similar to the rates of growth expected for the city as a whole.

- Population in the area is forecast to increase by 4.8 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 17 percent 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 = West Seattle

H4. HOUSING UNITS		CHANGE 1980 - 1990 (UNIVERSE: HOUSING UNITS)	
TOTAL	33,927	1980	33,927
Share of Total City	13.6%	1990	3,031
			9.8% Pct Change
H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY (UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)			
TOTAL	UNITS	PCT	
	33,927	100.0%	
OCCUPIED	32,550	95.9	
OWNER OCCUPIED	19,721	58.1	
RENTER OCCUPIED	12,829	37.8	
VACANT	1,377	4.1	
H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS			
	Persons	Per Unit	PCT
OCCUPIED	73,354	2.3	100.0%
OWNER OCCUPIED	46,411	2.4	63.3
RENTER OCCUPIED	26,943	2.1	36.7
H23A/23B/23C. VALUE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)			
MEDIAN VALUE	\$116,481		
H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)			
MEDIAN VALUE	\$436		
H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)			
	TOTAL UNITS	PCT	VACANT UNITS
SINGLE FAMILY	23,799	70.1%	676
1, DETACHED	23,306	68.7	638
1, ATTACHED	493	1.5	38
MULTI FAMILY	9,888	29.1	688
2	1,320	3.9	86
3 OR 4	1,683	5.0	93
5 TO 9	1,622	4.8	149
10 TO 19	2,123	6.3	87
20 TO 49	2,596	7.7	232
50 OR MORE	544	1.6	41
MOBILE HOME OR TRAILER	20	0.1	0
OTHER	220	0.6	13
TOTAL	33,927	100.0%	1,377
AVERAGE PERSONS PER OCCUPIED HOUSING UNIT POPULATION IN HOUSING UNITS 73,354 Persons per Unit 2.25			
H25/26/27. Year Structure Built by Tenure (Universe: Housing units)			
	Year Built	Total Units	%
	1989 to March 1990	1,022	3.0
	1985 to 1988	2,219	6.5
	1980 to 1984	1,568	4.6
	1970 to 1979	2,557	7.5
	1960 to 1969	3,810	11.2
	1950 to 1959	6,269	18.5
	1940 to 1949	6,748	19.9
	Before 1940	9,716	28.7
H43/44. AGGREGATE AND AVERAGE NUMBER OF PERSONS (UNIVERSE: PERSONS IN OCCUPIED HOUSING UNITS)			
	Aggregate Persons	Average Persons	
SINGLE FAMILY	56,361	2.44	
1, DETACHED	55,228	2.44	
1, ATTACHED	1,133	2.49	
MULTI FAMILY	16,471	1.79	
2	3,046	2.47	
3 OR 4	3,273	2.06	
5 TO 9	2,574	1.75	
10 TO 19	3,223	1.58	
20 TO 49	3,711	1.57	
50 OR MORE	644	1.28	
MOBILE HOME OR OTHER	45	2.25	
TOTAL	73,354	2.30	
RENTER OCCUPIED (UNIVERSE: HOUSING UNITS)			
	RENTER OCCUPIED UNITS	PCT	RENTER OCCUPIED PCT
SINGLE FAMILY	4,642	36.2%	
1, DETACHED	4,375	34.1	
1, ATTACHED	267	2.1	
MULTI FAMILY	8,082	63.0	
2	1,051	8.2	
3 OR 4	1,460	11.4	
5 TO 9	1,342	10.5	
10 TO 19	1,808	14.1	
20 TO 49	1,921	15.0	
50 OR MORE	500	3.9	
MOBILE HOME OR TRAILER	5	0.0	
OTHER	100	0.8	
TOTAL	12,829	100.0%	



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

District = West Seattle

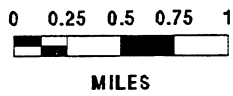
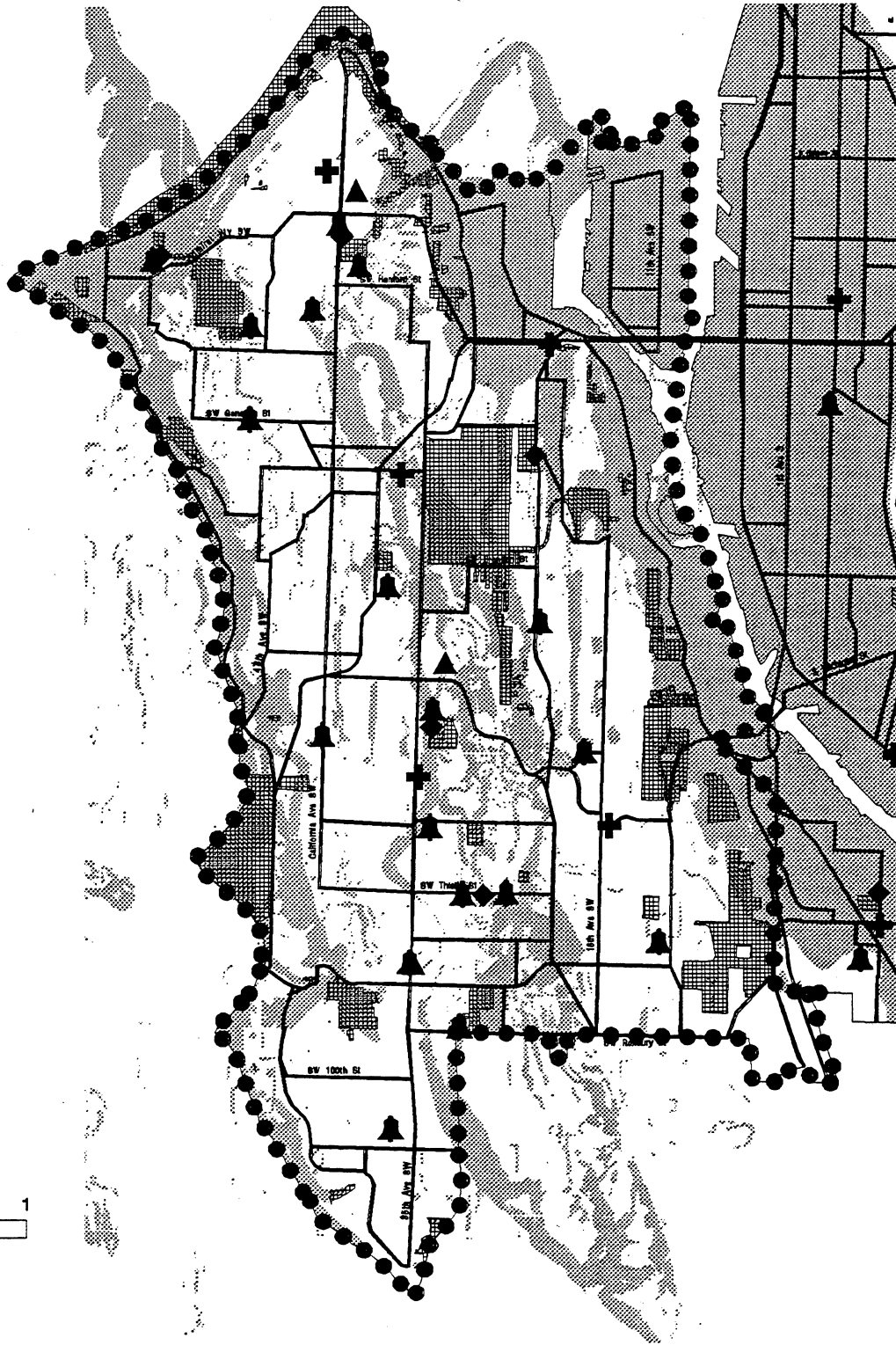
P70/71/72. Employment Status (Universe: Persons 16 years and over)		MEDIAN INCOME, 1989		POVERTY STATUS IN 1989	
In Armed Forces	Civilian Labor Force	Median Household Income	Median Family Income	All persons for whom poverty status is determined*	Below poverty level
Employed	Unempl.	Rate	Rate	Rate	Rate
87	39,230	1,899	4.6%	73,173	6,816
87	20,694	1,047	4.8%	58,675	4,509
0	18,536	852	4.4%	11,503	749
Total					
Male					
Female					
Share of Employed City Residents		13.8%		14,408	
Share of Unemployed City Residents		13.0%		2,232	
P45/46/47/48. Place of Work (Universe: Workers 16 years and over)				4,913	
Worked in Washington State:				9,495	
Worked in King County		37,004		1,377	
Worked in Seattle		28,826		18,246	
Worked outside of Seattle		9,764		2,670	
Out of Seattle - In County		8,178		19,087	
Worked outside of King		1,328		1,181	
Worked outside of WA.		258		8,239	
P49. Means of Transportation to Work (Universe: Workers 16 years and over)				970	
Car, truck, or van:		Pct.		4,036	
Drove alone		25,977		557	
Carpooled		5,000		3,113	
Public transportation:		Pct.		851	
Bus or trolley bus		4,782		1,994	
Subway or elevated		0		736	
Railroad		0		840	
Ferryboat		88		404	
Taxicab		23			
Motorcycle		79			
Bicycle		131			
Walked		864			
Other means		250			
Worked at home		1,396			
Total workers		38,590			
P50/51. Travel Time to Work (Universe: Workers 16 years and over)					
Did not work at home:		Pct.			
0 - 19 minutes		14,658			
20 - 39 minutes		17,442			
40 - 59 minutes		3,632			
60 - 89 minutes		949			
90 or more minutes		513			
Worked at home		1,396			
Mean travel time to work		23 minutes			

\* 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 = West Seattle

JOBS		TOTAL ASSESSED VALUATION (Universe: Millions of Dollars)		SELECTED DENSITY MEASURES	
Share of Total City	Share of City Total	Share of Total City	Share of Total City	Average Persons per gross acre	Average Persons per net acre
17,674 3.6%	17,674 100.0%	\$4,344 10.9%	\$2,060 11.4%	8	10
<b>JOBS IN SEATTLE (UNIVERSE: JOBS)</b>					
TOTAL	17,674	100.0%	3.6%	Average Households per gross acre	3
Retail	3,518	19.9	5.1	Average Households per net acre	5
Education	376	0.0	13.8	Average Housing Units per gross acre	3
Government, Finance, Ins., Real Estate	6,328	35.8	2.1	Average Housing Units per net acre	5
Manufacturing, Wholesale				Average Number of Jobs per gross acre	2
Trade, Commun, Tr	7,452	42.2	6.2	Average Number of Jobs per net acre	2
University Enrollment	3,973	22.5	7.2		
Source: Puget Sound Regional Council					
<b>GROSS LAND AREA IN ACRES</b>					
(Includes streets, fresh water, etc)					
TOTAL	9,738	18.1%			
Share of Total City					
<b>LAND AREA BY ZONING (Universe: Gross Acres)</b>					
TOTAL	9,758	100.0%	18.1%		
Commercial	516	5.3	11.6		
Downtown		0.0	0.0		
Industrial	1,235	12.7	18.5		
Multi Family	915	9.4	15.5		
Single Family	7,000	71.7	20.0		
Major Institution	92	0.9	8.9		
<b>NET LAND AREA IN ACRES</b>					
(Excludes streets, fresh water, etc)					
TOTAL	7,218	18.9%			
Share of Total City					
<b>ESTIMATED LAND AREA BY USE (Universe: Net Acres)</b>					
TOTAL	7,218	100.0%	18.9%		
Commercial	218	3.0	7.7		
Community Fac.	274	3.8	12.6		
Industrial	796	11.0	28.7		
Residential	4,073	56.4	18.8		
Single Family	3,628	50.3	18.8		
Trans/Comm/Ut	350	4.8	17.0		
Vacant	1,032	14.3	32.9		
Open Space	597	8.3	15.8		
Other	20	0.3	17.3		
Source: King County Assessor Extract, 1991					



## West Seattle District



Environmentally Sensitive Areas



Parks



Public School



Police and Fire



Library



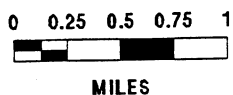
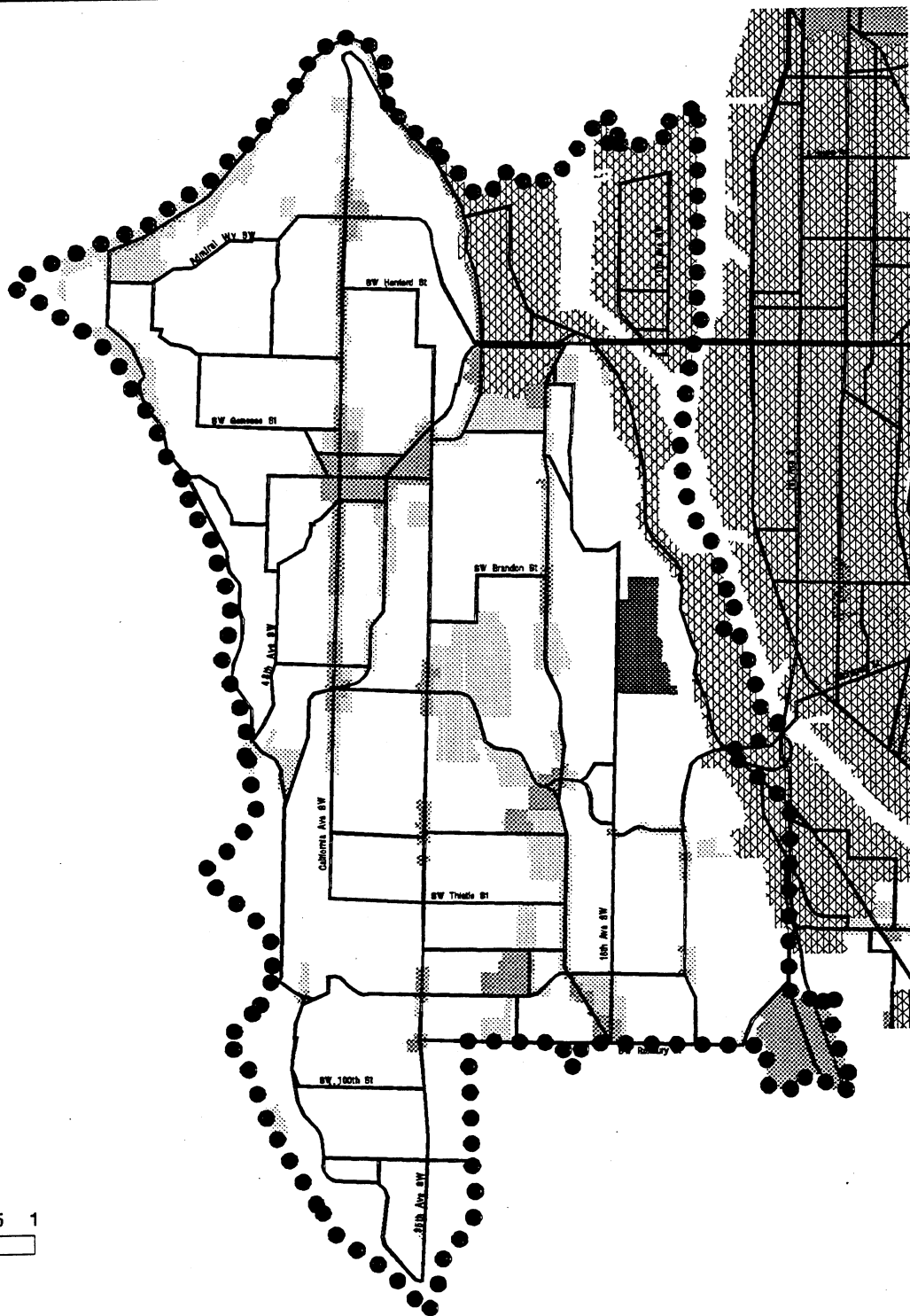
Community Center

Arterials



District Statistical Area





## West Seattle District -- Zoning



Single-Family



Multi-Family



Commercial and  
Downtown



Major Institution



Industrial



Arterials



District Statistical  
Area

