

# CENSUS 90

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

District = West Seattle

P1/4. PERSONS		74,279		H4. HOUSEHOLDS		32,550		FAMILIES		18,940	
TOTAL		Share of Total City		TOTAL		Share of Total City		TOTAL		16.9%	
Share of Total City		14.4%		PERSONS IN HOUSEHOLDS		Share of Total City		Share of Total City		16.8%	
P1/12. PERSONS BY AGE (UNIVERSE: PERSONS)		Share of City Total		PERSONS PER HOUSEHOLD		PERSONS PER FAMILY		PERSONS IN FAMILIES		54,393	
TOTAL		74,279		100.0%		2.25		PERSONS PER FAMILY		2.87	
UNDER 5		5,081		6.8		17.4		PCT.		PCT.	
5 - 15		8,635		11.6		18.1		TOTAL		32,550	
16 - 24		7,356		9.9		10.5		13.8%		18,940	
25 - 34		15,209		20.5		13.6		13.4		16.9%	
35 - 44		12,945		17.4		13.9		18.8		16.8%	
45 - 64		12,850		17.3		15.1		17.8		17.3	
65 - 84		10,907		14.7		15.1		22,071		67.8	
85 +		1,296		1.7		14.0		14 years		14 years	
P5. SEX (UNIVERSE: PERSONS)		Share of City Total		PCT.		PCT.		PCT.		PCT.	
TOTAL		74,279		100.0%		14.4%		TOTAL		14.4%	
MALE		35,621		48.0		14.1		MALE HOUSEHOLDER		50.8	
FEMALE		38,658		52.0		14.6		NO WIFE PRESENT:		49.2	
P6/8/10. RACE AND HISPANIC ORIGIN (UNIVERSE: PERSONS)		Share of City Total		PCT.		PCT.		WITH RELATED CHILDREN		1.5	
TOTAL		74,279		100.0%		14.4%		NO RELATED CHILDREN		1.6	
WHITE		61,454		82.7		15.8		FEMALE HOUSEHOLDER,		1.6	
BLACK		3,752		5.1		7.2		NO HUSBAND PRESENT:		6.5	
AMERICAN INDIAN, ESKIMO OR ALEUT		1,324		1.8		18.1		WITH RELATED CHILDREN		6.5	
ASIAN OR PACIFIC I		6,496		8.7		10.7		NO RELATED CHILDREN		3.7	
OTHER RACE		1,253		1.7		17.1		NONFAMILY HOUSEHOLDS:		9.6	
HISPANIC ORIGIN (OF ANY RACE)		3,038		4.1		16.6		MALE HOUSEHOLDER		5.5	
EDUCATIONAL ATTAINMENT: Highest Grade Completed (UNIVERSE: Persons 25 years and over)		Pct.		Pct.		Pct.		FEMALE HOUSEHOLDER		5.5	
Total		53,455		4.6%		5.5		1,332		4.1	
Less than 9th grade		2,443		4.6%		2,443		1,799		5.5	
9th to 12th grade, no diploma		5,745		10.7		10.7		1,799		5.5	
High school graduate/equivalency		13,838		25.9		25.9		1,799		5.5	
Some college, no degree		13,248		24.8		24.8		1,799		5.5	
Associate degree		4,289		8.0		8.0		1,799		5.5	
Bachelor's degree		10,226		19.1		19.1		1,799		5.5	
Graduate or professional degree		3,666		6.9		6.9		1 PERSON		5.5	
RESIDENCE IN 1985 (Universe: Persons 5 years and over)		4		4.6%		4		2 PERSONS		5.5	
Total		69,332		49.3%		5		3 PERSONS		14.5	
Lived in same house		34,148		49.3%		6		4 PERSONS		10.0	
Lived Diff. House -- Same Count		22,254		32.1		7		5 PERSONS		14.5	
Different County		11,159		16.1		8		6 PERSONS		14.5	
Same State		3,742		5.4		9		7 PERSONS		14.5	
Different State		7,417		10.7		10		8 PERSONS		14.5	
Lived abroad		1,771		2.6		11		9 PERSONS		14.5	
P23. Family Type and Age of Children (Universe: Own children under 18 years)		PCT.		PCT.		PCT.		PCT.		PCT.	
In married-couple family:		2,242		3 years		2,242		Under 3 years		65	
3 and 4 years		1,252		4 years		1,252		3 and 4 years		49	
5 years		642		5 years		642		6 to 11 years		36	
6 to 11 years		3,181		6 to 11 years		3,181		12 and 13 years		163	
12 and 13 years		510		12 and 13 years		510		14 years		510	
14 years		15 to 17 years		15 to 17 years		15 to 17 years		15 to 17 years		22	
In other family:		Male householder, no spouse:		Female householder, no spouse:		Female householder, no spouse:		Male householder, no spouse:		587	
Male householder, no spouse:		Under 3 years		Under 3 years		Under 3 years		Under 3 years		587	
3 and 4 years		1,124		3 and 4 years		3 and 4 years		3 and 4 years		393	
5 years		304		5 years		5 years		5 years		150	
6 to 11 years		152		6 to 11 years		6 to 11 years		6 to 11 years		152	
12 and 13 years		524		12 and 13 years		12 and 13 years		12 and 13 years		524	
14 years		151		14 years		14 years		14 years		151	
PCT.		CHANGE 1980 - 1990 (UNIVERSE: PERSONS, HOUSEHOLDS, AND FAMILIES)		PCT.		PCT.		PCT.		Pct.	
PCT.		Persons		Households		Families		Persons		Change	
PCT.		4,035		2,858		1,080		74,279		5.7%	
PCT.		2,858		32,550		3,244		29,692		9.6	
PCT.		1,080		16,940		1,247		18,789		151	
PCT.		151		18,940		1,0		18,940		0.8	

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

District = West Seattle

H4. HOUSING UNITS				AVERAGE PERSONS PER OCCUPIED HOUSING UNIT				CHANGE 1980 - 1990		
TOTAL		33,927		POPULATION IN HOUSING UNITS		73,354		(UNIVERSE: HOUSING UNITS)		
Share of Total City		13.6%		Persons per Unit		2.25		Pct		
<b>H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY (UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)</b>										
TOTAL	33,927	100.0%		UNITS	PCT	Total	%			
OCCUPIED	32,550	95.9		Year Built		Units				
OWNER OCCUPIED	13,721	58.1		1989 to March 1990		1,022	3.0			
RENTER OCCUPIED	12,829	37.8		1985 to 1988		2,219	6.5			
VACANT	1,377	4.1		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			
<b>H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS</b>										
	Persons	Per Unit	PCT	H31/32/33. Bedrooms (Universe: Housing units)						
OCCUPIED	73,354	2.3	100.0%	Total	Units	%				
OWNER OCCUPIED	46,411	2.4	63.3	No bedroom	714	2.1				
RENTER OCCUPIED	26,943	2.1	36.7	1 bedroom	6,146	18.1				
				2 bedrooms	12,146	35.8				
				3 bedrooms	9,871	29.1				
				4 bedrooms	4,193	12.4				
				5+ bedrooms	839	2.5				
				Total housing units	33,909	100.0%				
<b>H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)</b>										
MEDIAN VALUE	\$116,481		\$436	H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)				OWNER OCCUPIED		
				TOTAL UNITS	PCT	VACANT UNITS	PCT	UNITS	PCT	PCT
SINGLE FAMILY	23,799	70.1%		676	49.1%	23,123	71.0%	18,481	93.7%	4,642
1, DETACHED	23,306	68.7		638	46.3	22,668	69.6	18,293	92.8	4,375
1, ATTACHED	493	1.5		38	2.8	455	1.4	188	1.0	267
MULTI FAMILY	9,888	29.1		688	50.0	9,200	28.3	1,118	5.7	8,082
2	1,320	3.9		86	6.2	1,234	3.8	183	0.9	1,051
3 OR 4	1,683	5.0		93	6.8	1,590	4.9	130	0.7	1,460
5 TO 9	1,622	4.8		149	10.8	1,473	4.5	131	0.7	1,342
10 TO 19	2,123	6.3		87	6.3	2,036	6.3	228	1.2	1,808
20 TO 49	2,596	7.7		232	16.8	2,364	7.3	443	2.2	1,921
50 OR MORE	544	1.6		41	3.0	503	1.5	3	0.0	500
MOBILE HOME OR TRAILER	20	0.1		0	0.0	20	0.1	15	0.1	5
OTHER	220	0.6		13	0.9	207	0.6	107	0.5	100
TOTAL	33,927	100.0%		1,377	100.0%	32,550	100.0%	19,721	100.0%	12,829

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

District = West Seattle

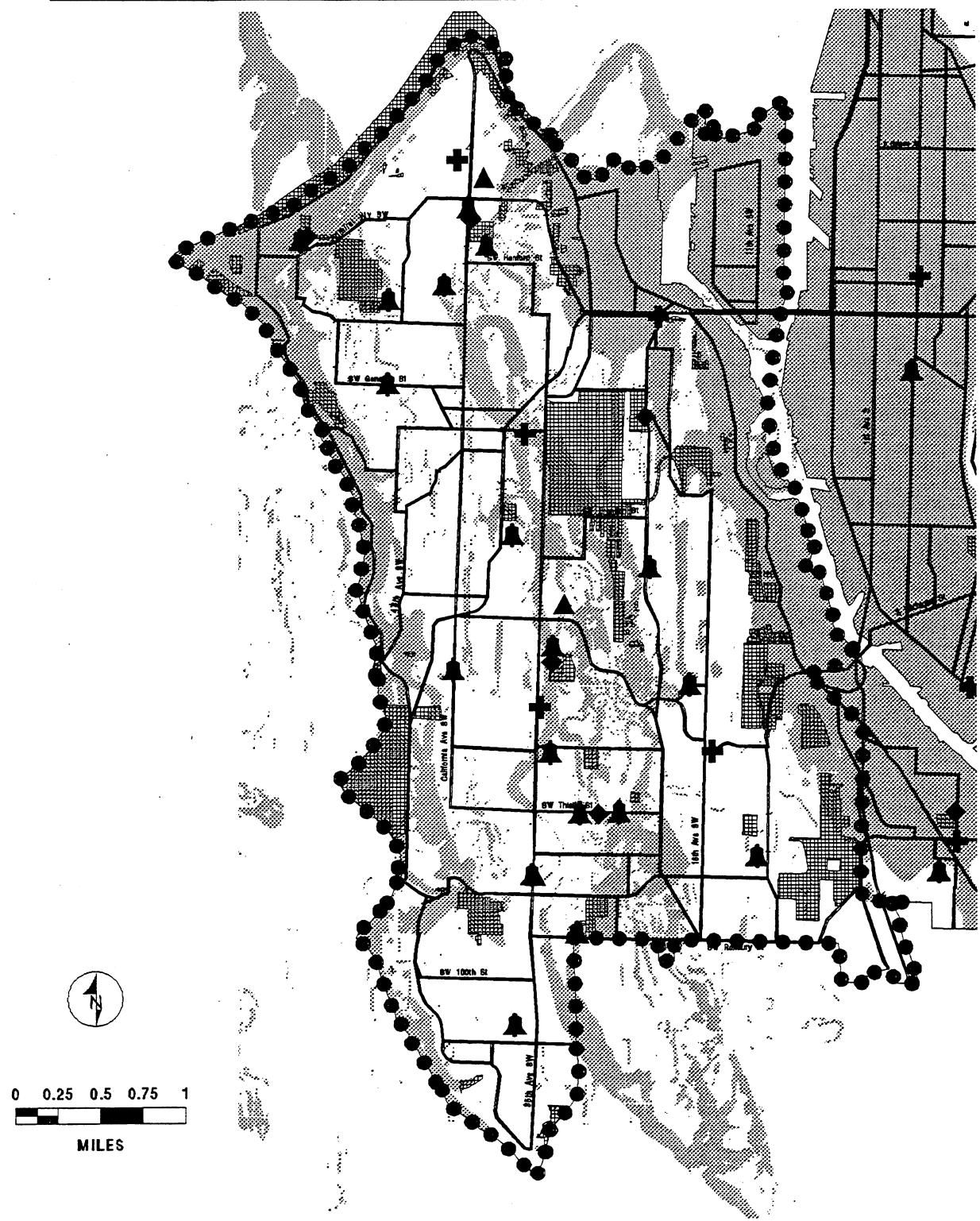
MEDIAN INCOME, 1989									
POVERTY STATUS IN 1989									
(Universe: Persons 16 years and over)					All persons for whom poverty status is determined*				
In Armed Forces	Civilian Labor Force	Not In Labor Force	Median Household Income	\$32,947	Below poverty level	73,173	73,173	6,816	
Armed Forces Employed	Unempl.	Rate	Median Family Income	\$40,376	Persons 18 years and over	58,615	58,615	4,509	
Total	87	39,230	1,899	4.6%	Below poverty level	51,113	51,113	11,533	
Male	87	20,694	1,047	4.8%	Related children under 5 years	49,222	49,222	9,435	
Female	0	18,536	852	4.4%	Related children 5 to 17 years	47,658	47,658	1,377	
Share of Employed City Residents	13.8%			Workers	Below poverty level	45,000	45,000	1,377	
Share of Unemployed City Residents	13.0%			None	Persons 65 years and over	42,658	42,658	1,377	
P45/46/47/48. Place of Work (Universe: Workers 16 years and over)	Pct.			1	Below poverty level	40,678	40,678	1,377	
Worked in Washington State:	37,004			2	Related individuals	38,900	38,900	1,377	
Worked in King County	28,826			3 or more	Below poverty level	37,200	37,200	1,377	
Worked outside of Seattle	9,764				All Families	36,200	36,200	1,377	
Out of Seattle - In County	8,178				Below poverty level	35,500	35,500	1,377	
Worked outside of King	1,328				With related children under 18 year	34,800	34,800	1,377	
Worked outside of WA.	258				Below poverty level	34,100	34,100	1,377	
P49. Means of Transportation to Work (Universe: Workers 16 years and over)	Pct.				With related children 5 to 17 years	33,400	33,400	1,377	
Car, truck, or van:	25,977				Below poverty level	32,700	32,700	1,377	
Drove alone	5,000				Related children under 5 years	32,000	32,000	1,377	
Carpooled	5,000				Below poverty level	31,300	31,300	1,377	
Public transportation:	4,782				With related children under 5 years	30,600	30,600	1,377	
Bus or trolley bus	0				Below poverty level	30,000	30,000	1,377	
Subway or elevated	0				All Families	29,300	29,300	1,377	
Railroad	0				Below poverty level	28,600	28,600	1,377	
Ferryboat	88				With related children under 18 years	27,900	27,900	1,377	
Taxicab	23				Below poverty level	27,200	27,200	1,377	
Motorcycle	79				With related children under 5 years	26,500	26,500	1,377	
Bicycle	131				All Families	25,800	25,800	1,377	
Walked	864				Below poverty level	25,100	25,100	1,377	
Other means	250				With related children under 18 years	24,400	24,400	1,377	
Worked at home	1,396				Below poverty level	23,700	23,700	1,377	
Total workers	38,590				With related children under 5 years	23,000	23,000	1,377	
P50/51. Travel Time to Work (Universe: Workers 16 years and over)	Pct.				All Families	22,300	22,300	1,377	
Did not work at home:	14,658				Below poverty level	21,600	21,600	1,377	
0 - 19 minutes	38.0%				With related children under 18 years	20,900	20,900	1,377	
20 - 39 minutes	45.2%				Below poverty level	20,200	20,200	1,377	
40 - 59 minutes	9.4%				With related children under 5 years	19,500	19,500	1,377	
60 - 89 minutes	2.5%				All Families	18,800	18,800	1,377	
90 or more minutes	1.3%				Below poverty level	18,100	18,100	1,377	
Worked at home	1,396				With related children under 18 years	17,400	17,400	1,377	
Mean travel time to work	23 minutes				Below poverty level	16,700	16,700	1,377	

**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		
TOTAL	17,674	3.6%	\$4,344	10.9%		Average Persons per gross acre	8	
JOBS IN SEATTLE (UNIVERSE: JOBS)			Share of Total City			Average Persons per net acre	10	
TOTAL	17,674	100.0%	Land Assessed Valuation	\$2,060		Average Households per gross acre	3	
Retail	3,518	19.9	Share of Total City	11.4%		Average Households per net acre	5	
Education	316	0.0	Improvements Assessed Valuation	\$2,284		Average Housing Units per gross acre	3	
Government, Finance, Ins., Real Estate	6,328	35.8	Share of Total City	10.5%		Average Housing Units per net acre	5	
Manufacturing,			Average Land Assessed Valuation			Average Number of Jobs per gross acre	2	
Wholesale			Per Parcel Square Foot	\$6.43		Average Number of Jobs per net acre	2	
Trade, Commun, Tr	7,452	42.2						
University Enrollment	3,973	22.5						
		7.2						
Source: Puget Sound Regional Council			NET LAND AREA IN ACRES (Excludes streets, fresh water, etc)					
GROSS LAND AREA IN ACRES (Includes streets, fresh water, etc)			TOTAL	7,218				
TOTAL	9,758	18.1%	Share of Total City	18.9%				
LAND AREA BY ZONING (Universe: Gross Acres)			ESTIMATED LAND AREA BY USE (Universe: Net Acres)					
TOTAL	9,758	100.0%	Share of City Total	18.1%	TOTAL	7,218	100.0%	Share of City Total
Commercial	516	5.3	11.6		Commercial	218	3.0	18.9%
Downtown		0.0	0.0		Community Fac.	274	3.8	7.7
Industrial	1,235	12.7	18.5		Industrial	796	11.0	12.6
Multi Family	915	9.4	15.5		Residential	4,073	56.4	28.7
Single Family	7,000	71.7	20.0		Single Family	3,628	50.3	18.8
Major Institution	92	0.9	8.9		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

[Shaded Box] Environmentally  
Sensitive Areas

[Grid Box] Parks

[Bell] Public School

[Cross] Police and Fire

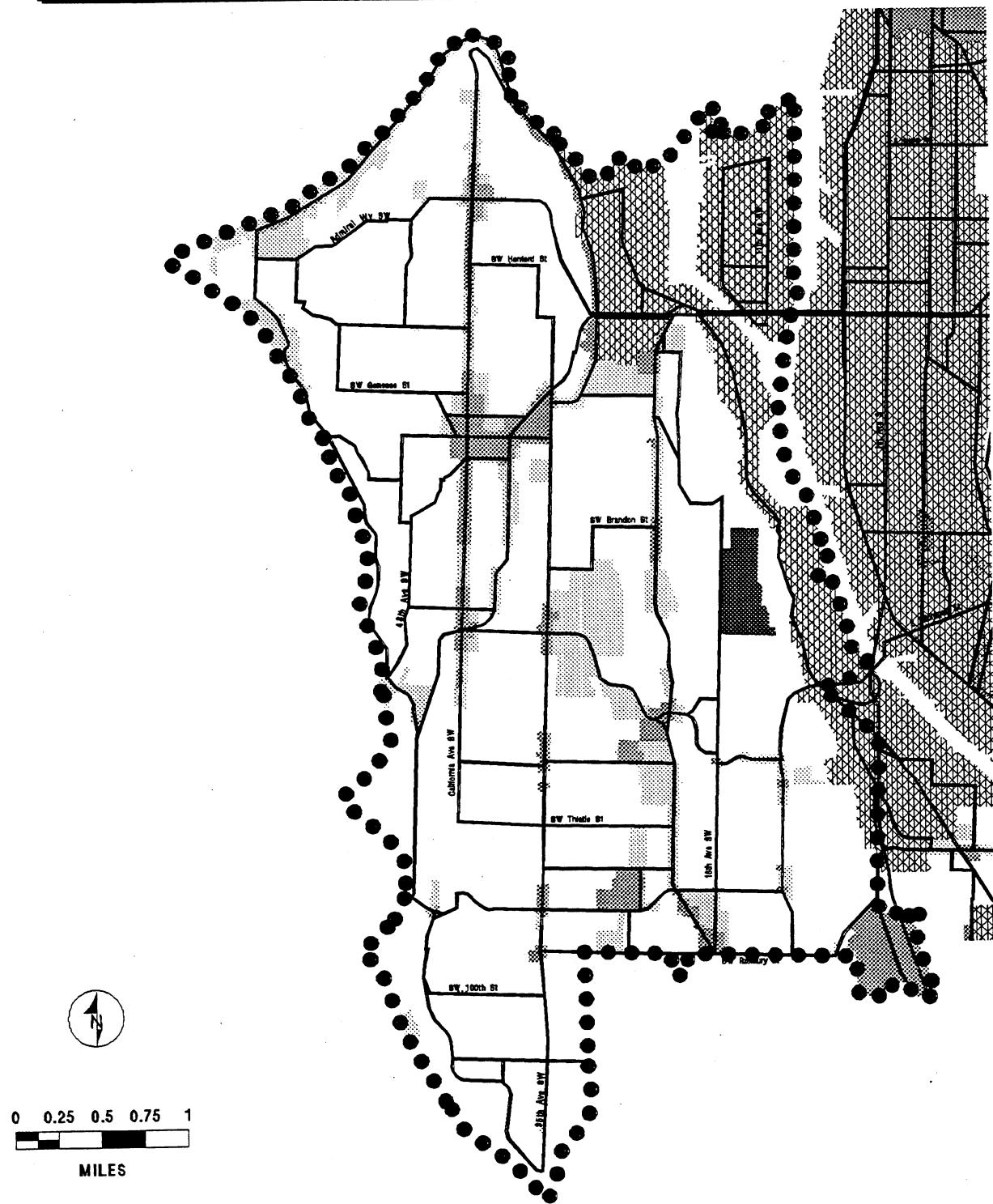
[Triangle] Library

[Diamond] Community Center

— Arterials

• • • District Statistical  
Area





## *West Seattle District -- Zoning*

**Single-Family**

**Major Institution**

— Arterials

A small square icon containing a pattern of dots, representing the Multi-Family category.

*Multi-Family*

*Industrial*

• • • *District Statistical Area*

A small square icon containing a cross-hatched pattern.

*Commercial and  
Downtown*

