CITY OF SEATTLE • PLANNING DEPARTMENT

CENSUS 90

SUB-AREA PROFILES, 1990

CENTRAL

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

District = CENTRAL

P1/4. PERSONS

TOTAL	28,611
Share of Total City	5.5%

P11/12. PERSONS BY AGE
(UNIVERSE: PERSONS)

			Share of City Total
TOTAL	28,611	100.0%	5.5%
UNDER 5	1,890	6.6	6.5
5 - 15	3,469	12.1	7.3
16 - 24	4,218	14.7	6.0
25 - 34	5,682	19.9	5.1
35 - 44	4,990	17.4	5.3
45 - 64	4,422	15.5	5.2
65 - 84	3,444	12.0	5.0
85 +	496	1.7	5.4

P5. SEX
(UNIVERSE: PERSONS)

		PCT	Share of City Total
TOTAL	28,611	100.0%	5.5%
MALE	14,044	49.1	5.6
FEMALE	14,567	50.9	5.5

P6/8/10. RACE AND HISPANIC ORIGIN
(UNIVERSE: PERSONS)

			Share of City Total
TOTAL	28,611	100.0%	5.5%
WHITE	11,558	40.4	3.0
BLACK	13,515	47.2	26.0
AMERICAN INDIAN, ESKIMO OR ALEUT	319	1.1	4.4
ASIAN OR PACIFIC I	2,705	9.5	4.4
OTHER RACE	514	1.8	7.0
HISPANIC ORIGIN (OF ANY RACE)	1,082	3.8	5.9

EDUCATIONAL ATTAINMENT: Highest Grade Completed
(Universe: Persons 25 years and over)

		Pct.
Total	19,458	
Less than 9th grade	1,879	9.7%
9th to 12th grade, no diploma	2,257	11.6
High school graduate/equivalenc	3,639	18.7
Some college, no degree	4,290	22.0
Associate degree	1,131	5.8
Bachelor's degree	3,886	20.0
Graduate or professional degree	2,376	12.2

RESIDENCE IN 1985
(Universe: Persons 5 years and over)

Total	26,823	
Lived in same house	11,114	41.4%
Lived Diff. House -- Same County	9,620	35.9
Different County	5,238	19.5
Same State	1,115	4.2
Different State	4,123	15.4
Lived abroad	851	3.2

H4. HOUSEHOLDS

TOTAL	11,901	
Share of Total City	5.0%	
PERSONS IN HOUSEHOLDS		26,614
PERSONS PER HOUSEHOLD		2.24

P16. HOUSEHOLD SIZE AND TYPE
(UNIVERSE: HOUSEHOLDS)

		PCT.
TOTAL	11,901	
1 PERSON:	4,688	39.4
MALE HOUSEHOLDER	2,271	19.1
FEMALE HOUSEHOLDER	2,417	20.3
2 OR MORE PERSONS:	7,213	60.6
FAMILY HOUSEHOLDS:		
MARRIED COUPLE FAMILY:		
WITH RELATED CHILDREN	1,353	11.4
NO RELATED CHILDREN	1,775	14.9
OTHER FAMILY:		
MALE HOUSEHOLDER, NO WIFE PRESENT:		
WITH RELATED CHILDRE	211	1.8
NO RELATED CHILDREN	208	1.7
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:		
WITH RELATED CHILDRE	1,469	12.3
NO RELATED CHILDREN	634	5.3
NONFAMILY HOUSEHOLDS:	1,563	13.1
MALE HOUSEHOLDER	925	7.8
FEMALE HOUSEHOLDER	638	5.4

P28. GROUP QUARTERS
(UNIVERSE: PERSONS IN GROUP QUARTERS)

		PCT
TOTAL IN GROUP QUARTERS	1,997	100.0%
PERSONS LIVING IN INSTITUTIONS: CORRECTIONAL INSTS, NURSING HOMES, HOSPITALS, ETC.	778	39.0
OTHER PERSONS IN GROUP QUARTERS: COLLEGE DORMITORIES, MILITARY QUARTERS EMERGENCY SHELTERS FOR HOMELESS, ETC.	1,219	61.0

P27. HOUSEHOLD SIZE
(UNIVERSE: HOUSEHOLDS)

		Pct.
1 PERSON	4,688	39.4%
2 PERSONS	3,518	29.6
3 PERSONS	1,688	14.2
4 PERSONS	1,077	9.0
5 PERSONS	494	4.2
6 PERSONS	229	1.9
7+ PERSONS	207	1.7

FAMILIES

TOTAL	5,650	
Share of Total City	5.0%	
PERSONS IN FAMILIES		17,399
PERSONS PER FAMILY		3.08

P23. Family Type and Age of Children
(Universe: Own children under 18 years)

In married-couple family:	
Under 3 years	521
3 and 4 years	281
5 years	177
6 to 11 years	673
12 and 13 years	120
14 years	97
15 to 17 years	215
In other family:	
Male householder, no spouse:	
Under 3 years	69
3 and 4 years	8
5 years	15
6 to 11 years	104
12 and 13 years	28
14 years	10
15 to 17 years	18
Female householder, no spouse:	
Under 3 years	229
3 and 4 years	269
5 years	151
6 to 11 years	663
12 and 13 years	290
14 years	136
15 to 17 years	367

CHANGE 1980 - 1990
(UNIVERSE: PERSONS, HOUSEHOLDS, AND FAMILIES)

	1980	1990	Change	Pct Change
Persons	27,631	28,611	980	3.5%
Households	10,991	11,901	910	8.3
Families	5,887	5,650	-237	-4.0

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

District = CENTRAL

H4. HOUSING UNITS

TOTAL	13,121
Share of Total City	5.3%

H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY
(UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)

	UNITS	PCT
TOTAL	13,121	100.0%
OCCUPIED	11,901	90.7
OWNER OCCUPIED	5,445	41.5
RENTER OCCUPIED	6,456	49.2
VACANT	1,220	9.3

H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS

	Persons	Per Unit	PCT
OCCUPIED	26,614	2.2	100.0%
OWNER OCCUPIED	13,369	2.5	50.2
RENTER OCCUPIED	13,245	2.1	49.8

H23A/23B/23C. VALUE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)
MEDIAN VALUE $116,417

H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)
MEDIAN VALUE $363

AVERAGE PERSONS PER OCCUPIED HOUSING UNIT

POPULATION IN HOUSING UNITS	26,614
Persons per Unit	2.24

H25/26/27. Year Structure Built by Tenure
(Universe: Housing units)

Year Built	Total Units	%
1989 to March 1990	262	2.0
1985 to 1988	624	4.7
1980 to 1984	801	6.1
1970 to 1979	992	7.5
1960 to 1969	1,134	8.6
1950 to 1959	1,229	9.3
1940 to 1949	1,285	9.8
Before 1940	6,842	52.0

H31/32/33. Bedrooms
(Universe: Housing units)

	Total Units	%
No bedroom	895	6.8
1 bedroom	3,634	27.6
2 bedrooms	3,971	30.2
3 bedrooms	2,822	21.4
4 bedrooms	1,268	9.6
5+ bedrooms	579	4.4
Total housing units	13,169	100.0%

CHANGE 1980 - 1990
(UNIVERSE: HOUSING UNITS)

	1980	1990	Change	Pct Change
Units	12,029	13,121	1,092	9.1%

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

	Aggregate Persons	Average Persons
SINGLE FAMILY	16,102	2.63
1, DETACHED	15,388	2.64
1, ATTACHED	714	2.29
MULTI FAMILY	10,199	1.81
2	1,988	2.29
3 OR 4	1,720	2.20
5 TO 9	1,597	1.91
10 TO 19	2,106	1.79
20 TO 49	2,089	1.52
50 OR MORE	699	1.18
MOBILE HOME OR	37	2.31
OTHER	276	2.19
TOTAL	26,614	2.24

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

	TOTAL UNITS	PCT	VACANT UNITS	PCT	OCCUPIED UNITS	PCT	OWNER OCCUPIED UNITS	PCT	RENTER OCCUPIED UNITS	PCT
SINGLE FAMILY	6,621	50.5%	491	40.2%	6,130	51.5%	4,733	86.9%	1,397	21.6%
1, DETACHED	6,251	47.6	433	35.5	5,818	48.9	4,598	84.4	1,220	18.9
1, ATTACHED	370	2.8	58	4.8	312	2.6	135	2.5	177	2.7
MULTI FAMILY	6,349	48.4	720	59.0	5,629	47.3	656	12.0	4,973	77.0
2	1,029	7.8	160	13.1	869	7.3	211	3.9	658	10.2
3 OR 4	922	7.0	140	11.5	782	6.6	72	1.3	710	11.0
5 TO 9	952	7.3	115	9.4	837	7.0	79	1.5	758	11.7
10 TO 19	1,307	10.0	131	10.7	1,176	9.9	110	2.0	1,066	16.5
20 TO 49	1,529	11.7	156	12.8	1,373	11.5	147	2.7	1,226	19.0
50 OR MORE	610	4.6	18	1.5	592	5.0	37	0.7	555	8.6
MOBILE HOME OR TRAILER	16	0.1	0	0.0	16	0.1	13	0.2	3	0.0
OTHER	135	1.0	9	0.7	126	1.1	43	0.8	83	1.3
TOTAL	13,121	100.0%	1,220	100.0%	11,901	100.0%	5,445	100.0%	6,456	100.0%

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)

	In Armed Forces	Civilian Labor Force: Employed	Unempl.	Rate	Not In Labor Force
Total	84	14,162	1,308	8.5%	7,820
Male	46	7,414	753	9.2%	3,122
Female	38	6,748	555	7.6%	4,698

Share of Employed City Residents 5.0%
Share of Unemployed City Residents 8.9%

P45/46/47/48. Place of Work
(Universe: Workers 16 years and over)

Worked in Washington State:		Pct.
Worked in King County	13,385	96.9%
Worked in Seattle	11,397	82.5
Worked outside of Seattle	2,418	17.5
Out of Seattle - In County	1,988	14.4
Worked outside of King	358	2.6
Worked outside of WA.	72	0.5

P49. Means of Transportation to Work
(Universe: Workers 16 years and over)

Car, truck, or van:		Pct.
Drove alone	7,169	51.9%
Carpooled	1,546	11.2
Public transportation:		
Bus or trolley bus	2,911	21.1
Subway or elevated	0	0.0
Railroad	0	0.0
Ferryboat	29	0.2
Taxicab	25	0.2
Motorcycle	56	0.4
Bicycle	204	1.5
Walked	1,240	9.0
Other means	51	0.4
Worked at home	584	4.2
Total workers	13,815	100.0%

P50/51. Travel Time to Work
(Universe: Workers 16 years and over)

Did not work at home:		Pct.
0 - 19 minutes	6,620	47.9%
20 - 39 minutes	5,123	37.1
40 - 59 minutes	837	6.1
60 - 89 minutes	529	3.8
90 or more minutes	122	0.9
Worked at home	584	4.2

Mean travel time to work 21 minutes

MEDIAN INCOME, 1989

Median Household Income	$23,612
Median Family Income	$29,269
Median Nonfamily Household Income	$18,193

P112/113. Workers in Family and Mean Income in 1989
(Universe: Families)

Workers	Families	Mean Income
None	820	$13,367
1	2,002	$30,753
2	2,285	$57,058
3 or more	589	$57,553

P109. Mean Family Income in 1989 by Family Type & Presence of Children Under 18 Years
(Universe: Families)

	Mean income
Married-couple family:	
With own children	$71,893
No own children	$48,096
Other family:	
Male householder, no spouse:	
With own children	$25,395
No own children	$29,255
Female householder, no spouse:	
With own children	$17,547
No own children	$27,413

P114/115/116. Per Capita Income in 1989
(Universe: Total persons or persons 15 years and over)

	Per Capita Income
All persons	$15,072
White	$22,334
Black	$10,579
Amer Ind	$8,827
Asian	$8,503
Other Race	$10,781
Hispanic	$6,830

POVERTY STATUS IN 1989

All persons for whom poverty status is determined*	26,941
Below poverty level	5,086
Persons 18 years and over	21,340
Below poverty level	3,605
Persons 65 years and over	3,534
Below poverty level	693
Related children under 18 years	5,539
Below poverty level	1,437
Related children under 5 years	1,773
Related children 5 to 17 years	3,766
Below poverty level	910
Unrelated individuals	9,337
Below poverty level	2,123
All Families	5,696
Below poverty level	927
With related children under 18 year	3,169
Below poverty level	722
With related children under 5 years	1,523
Below poverty level	414
Female householder families	2,133
Below poverty level	626
With related children under 18 year	1,604
Below poverty level	539
With related children under 5 years	643
Below poverty level	277

PERCENT BELOW POVERTY LEVEL

All persons	18.9%
Persons 18 years and over	16.9%
Persons 65 years and over	19.6%
Related children under 18 years	25.9%
Related children under 5 years	29.7%
Related children 5 to 17 years	24.2%
Unrelated individuals	22.7%
All families	16.3%
With related children under 18 years	22.8%
With related children under 5 years	27.2%
Female householder families	29.3%
With related children under 18 years	33.6%
With related children under 5 years	43.1%

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

District = CENTRAL

SELECTED CHARACTERISTICS OF JOBS AND LAND USE, 1990
Puget Sound Regional Council and King County Assessor Data
Compiled by City of Seattle Planning Department

JOBS

TOTAL	17,775
Share of Total City	3.6%

JOBS IN SEATTLE
(UNIVERSE: JOBS)

			Share of City Total
TOTAL	17,775	100.0%	3.6%
Retail	908	5.1	1.3
Education	213	0.0	7.8
Government, Finance, Ins., Real Estate	14,218	80.0	4.8
Manufacturing, Wholesale Trade, Commun, Tr	2,436	13.7	2.0
University Enrollment	5,000	28.1	9.1

Source: Puget Sound Regional Council

GROSS LAND AREA IN ACRES
(Includes streets, fresh water, etc)

TOTAL	2,111
Share of Total City	3.9%

LAND AREA BY ZONING
(Universe: Gross Acres)

			Share of City Total
TOTAL	2,111	100.0%	3.9%
Commercial	195	9.2	4.4
Downtown	.	0.0	0.0
Industrial	42	2.0	0.6
Multi Family	552	26.2	9.3
Single Family	1,245	59.0	3.6
Major Institution	76	3.6	7.3

TOTAL ASSESSED VALUATION
(Universe: Millions of Dollars)

TOTAL	$1,603
Share of Total City	4.0%
Land Assessed Valuation	$680
Share of Total City	3.7%
Improvements Assessed Valuation	$923
Share of Total City	4.3%

Average Land Assessed Valuation per Parcel Square Foot	$11.08

NET LAND AREA IN ACRES
(Excludes streets, fresh water, etc)

TOTAL	1,429
Share of Total City	3.7%

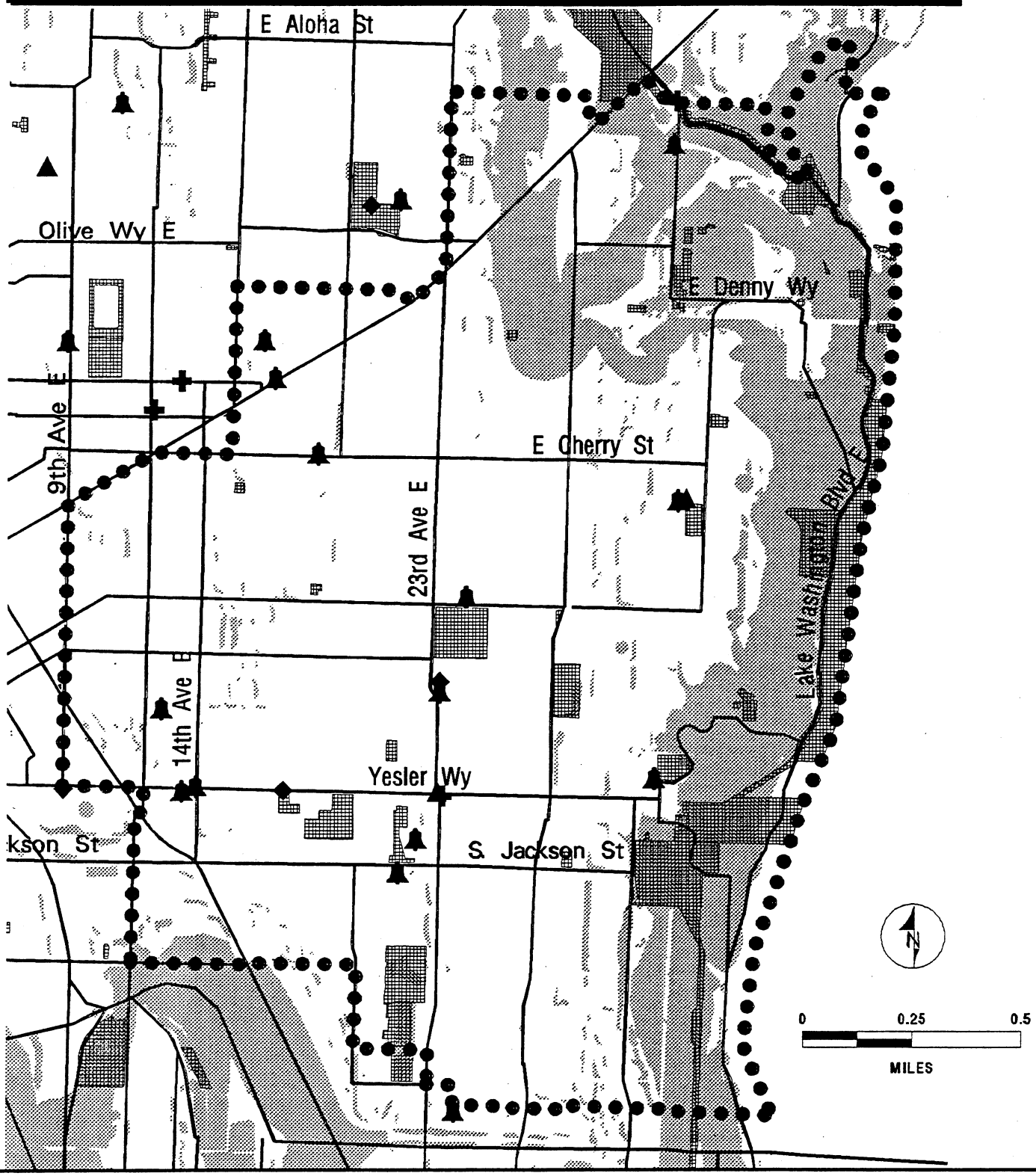
ESTIMATED LAND AREA BY USE
(Universe: Net Acres)

			Share of City Total
TOTAL	1,429	100.0%	3.7%
Commercial	87	6.1	3.1
Community Fac.	103	7.2	4.7
Industrial	26	1.8	0.9
Residential	941	65.9	4.4
Single Family	697	48.8	4.4
Trans/Comm/Ut	4	0.3	0.2
Vacant	180	12.6	5.7
Open Space	65	4.6	1.7
Other	2	0.1	1.3

Source: King County Assessor Extract, 1991

SELECTED DENSITY MEASURES

Average Persons per gross acre	14
Average Persons per net acre	20
Average Households per gross acre	6
Average Households per net acre	8
Average Housing Units per gross acre	6
Avergae Housing Units per net acre	9
Average Number of Jobs per gross acre	8
Average Number of Jobs per net acre	12



Central District

Environmentally Sensitive Areas

Parks

Public School

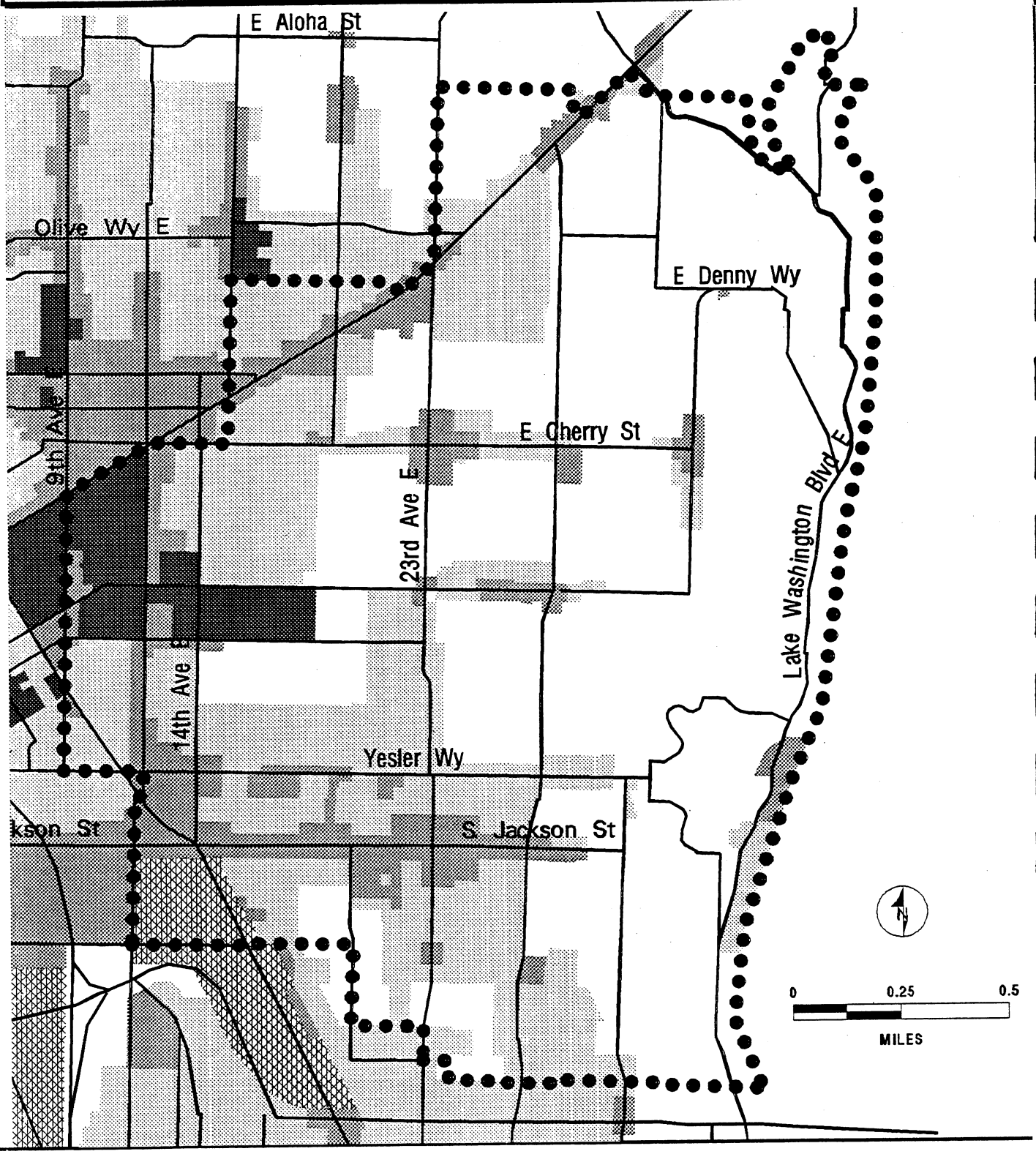
Police and Fire

Library

Community Center

Arterials

District Statistical Area



Central District -- Zoning

Single-Family

Multi-Family

Commercial and Downtown

Major Institution

Industrial

Arterials

District Statistical Area