CITY OF SEATTLE • PLANNING DEPARTMENT

CENSUS 90

SUB-AREA PROFILES, 1990

DOWNTOWN

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DOWNTOWN AREA PROFILE

Downtown Seattle is the primary business center for the State of Washington and entire Puget Sound Region. As such it has characteristics that make it a very unique area. The Downtown area consists of approximately 1,100 gross acres and is home to approximately 12,000 people in an area between Lake Union and the Kingdome and Elliot Bay and Interstate 5. The relatively low residential population masks the density and activity in Downtown as there are over 165,000 jobs in the area. Most of the area is commercial in nature but there are several residential and mixed use areas including the International Area and the Denny Regrade. The following highlights present a summary of the Downtown area. The subsequent set of tables provide a much more detailed picture of the area.

Demographics

- People living Downtown tend to be older than is typical for other areas of the city -- 47.5 percent of the Downtown population is 45 years and over compared to 31.7 percent citywide and just three percent of the population is under 15 years old compared to 15 percent citywide.

- Downtown is the only sub-area that has a clear majority of one sex over the other -- 60 percent of the Downtown population is male compared to just 49 percent citywide.

- Downtown is a racially diverse area that is reflective of the city as a whole -- 29 percent of the area population are people of color compared to 25 percent citywide.

- Residents of the Downtown area tend to have less formal education as compared to the city as a whole -- 27 percent of the people 25 years and over have less than a high school education compared to 13.6 percent citywide.

- Downtown households tend to be much smaller on average than households citywide -- on average 1.29 people live in each household compared to 2.09 citywide.

- In addition:

  -- Fully 77 percent of the households in Downtown are single person households compared to 40 percent citywide.
  -- Less than two percent of the households are married person households with related children compared to 13 percent citywide.
  -- Less than two percent are single parent households compared to 6.6 percent citywide.

Housing

- While Downtown is home to 2.4 percent of the city's residents it accommodates 3.6 percent of the housing units.

- Housing in Downtown is overwhelmingly renter occupied and in multi-family structures:

  -- 81 percent of the units are renter occupied compared to 48.6 percent citywide
  -- 88 percent of the population lives in renter occupied units.
  -- 97 percent of the housing units are in multi-family unit buildings.

- The median value of owner occupied housing units is $168,750 compared to $137,884 for the city overall.

- The median rent is just $289 compared to $425 citywide.

- The housing stock in Downtown tends to be older than the rest of the city, but there is also a higher share of housing units built since 1980 than is the case citywide:

  -- 51 percent of the units Downtown were built prior to 1940 compared to 36 percent citywide.
  -- 20 percent of the housing units in Downtown have been built since 1980 compared to just 12 percent citywide.

Employment

- The Downtown area had a substantially higher rate of unemployment in 1990 than did the city as a whole -- 9.7 percent of the resident labor force was unemployed compared to 4.9 percent citywide.

- Downtown has a higher share of its employed population working in the city -- 85 percent of the employed residents had jobs in the city compared to 78.8 percent citywide.

- Employed people living Downtown are much more likely to take public transportation or walk to work:

  -- 36.4 percent of the workers who live Downtown walk to work compared to just 7.2 percent citywide.
  -- 24 percent of the workers who live Downtown take a bus to work compared to 15.6 percent citywide.
  -- just 23 percent of the people who work Downtown drove alone to work compared to 58.7 percent citywide.

Income

- Incomes in Downtown generally are lower than income levels citywide due primarily to smaller household and family sizes and fewer numbers of wage earners:

  -- Median household income was $11,931 compared to $29,353 citywide
  -- Median family income was $26,136 compared to $39,860 citywide

- Per capita income was almost identical to per capita income citywide – per capita income Downtown was $18,925 compared to $18,308 citywide.

- On average married couple families downtown had substantially higher incomes than married couples citywide – mean income for married couples with children Downtown was $80,346 compared to $59,083 citywide -- mean income for married couples without children Downtown was $62,685 compared to $54,800 citywide.

- Single parent families living Downtown had substantially lower incomes than single parent families citywide:

  -- Male headed households with children and no spouse had an average income of $17,916 compare to $32,482 citywide.
  -- Female headed households with children and no spouse had an average income of just $7,880 compared to $19,333 citywide.

- Poverty levels are much higher in the Downtown area with 34 percent of all residents living below the poverty level compared to 12.4 percent citywide.

- Over half of children under 18 years old living in the Downtown area live in poverty compared to 15.7 percent citywide

Jobs

- The Downtown area is the commercial core of the city with 34 percent of all the jobs in the city.
- The distribution of jobs across the industry groups is similar to the distribution citywide.

Land Use

- Downtown accounts for 2.1 percent of the land area in the city.
- Just 3.7 percent of the land in Downtown is zoned for residential uses compared to 75 percent citywide.
- Downtown accounts for a substantial portion of the city's total assessed valuation -- 15 percent of the total assessed valuation is in the Downtown Area.
- Average land assessed valuation is dramatically higher downtown --land assessed valuation per parcel square foot Downtown is $72 compared to $11 citywide.

Density

- primarily due to the concentration of jobs Downtown is the densest area of the city -- there are 148 jobs per gross acre in the Downtown area compared to just nine jobs per gross acre citywide.
- Population and housing density is comparable to that citywide when looked at over the entire area but it is important to remember that residential land is very concentrated in particulat parts of Downtown. In those areas that are actually residential in nature the population and household densities would be much higher.

CHANGE 1980 - 1990

Downtown experienced a slight amount of change over the decade between 1980 and 1990. The number of people, households and housing units all increased at a substantially lower rate than the city as a whole. The area experienced declines in the White population and in the number of people aged 65 and over. The average household size in Downtown remained virtually unchanged in defiance of the trend in the population as a whole. There was a dramatic increase in owner occupied housing units, a slight increase in multi-family units, and substantial decrease in the number of single family units.

Population

- Population increased by just 2.3 percent compared to 4.5 percent citywide.

  -- The population under the age of 5 increased by 76 percent (this represents a large percentage increase but is actually an increase of just 78 kids) between 1980 and 1990.
  -- The population aged 65 years and over decreased by 24 percent (a decrease of 910 people) during the decade.

  -- There was a four percent decrease in the White population between 1980 and 1990.
  -- There was a 21 percent increase in the number of people of color during the decade.

Households

- The number households increased by just 5.2 percent compared to 7.9 percent citywide.

  -- The average number of persons per household increased slightly from 1.23 in 1980 to 1.29 in 1990 while the average decreased citywide from 2.15 to 2.09.

  -- There was a 24 percent increase in married couple families between 1980 and 1990 compared to just a 2 percent increase citywide.

  -- The number of people living alone decreased by one percent during the 1980's compared to a 13 percent increase citywide.

Housing Units

- Housing Units increased by just 4.6 percent compared to 8.3 percent citywide.

  -- There was just a 1.8 percent decrease in renter occupied housing units and a 202 percent increase in owner occupied housing units between 1980 and 1990.

  -- There was a three percent increase in housing units in multi-family structures and a 53 percent decrease 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 Downtown is expected to continue to experience faster household and housing unit growth than the city as a whole but decline in actual population. This reveals an expectation that household size Downtown is expected to decline substantially over the 20 year period.

- Population in Downtown is forecasts to decrease by 6 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 42 percent in Downtown 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 = DOWNTOWN

P1/4. PERSONS

TOTAL	12,302
Share of Total City	2.4%

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

			Share of City Total
TOTAL	12,302	100.0%	2.4%
UNDER 5	180	1.5	0.6
5 - 15	274	2.2	0.6
16 - 24	1,176	9.6	1.7
25 - 34	2,579	21.0	2.3
35 - 44	2,240	18.2	2.4
45 - 64	3,043	24.7	3.6
65 - 84	2,430	19.8	3.5
85 +	380	3.1	4.1

P5. SEX
(UNIVERSE: PERSONS)

		PCT	Share of City Total
TOTAL	12,302	100.0%	2.4%
MALE	7,408	60.2	2.9
FEMALE	4,894	39.8	1.9

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

			Share of City Total
TOTAL	12,302	100.0%	2.4%
WHITE	8,694	70.7	2.2
BLACK	1,401	11.4	2.7
AMERICAN INDIAN, ESKIMO OR ALEUT	417	3.4	5.7
ASIAN OR PACIFIC I	1,576	12.8	2.6
OTHER RACE	214	1.7	2.9
HISPANIC ORIGIN (OF ANY RACE)	703	5.7	3.8

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

		Pct.
Total	10,611	
Less than 9th grade	1,420	13.4%
9th to 12th grade, no diploma	1,423	13.4
High school graduate/equivalenc	2,229	21.0
Some college, no degree	2,315	21.8
Associate degree	602	5.7
Bachelor's degree	1,749	16.5
Graduate or professional degree	873	8.2

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

Total	12,035	
Lived in same house	3,372	28.0%
Lived Diff. House -- Same Count	3,984	33.1
Different County	3,938	32.7
Same State	1,080	9.0
Different State	2,858	23.7

H4. HOUSEHOLDS

TOTAL	8,037	
Share of Total City	3.4%	
PERSONS IN HOUSEHOLDS		10,400
PERSONS PER HOUSEHOLD		1.29

P16. HOUSEHOLD SIZE AND TYPE
(UNIVERSE: HOUSEHOLDS)

		PCT.
TOTAL	8,037	
1 PERSON:	6,231	77.5
MALE HOUSEHOLDER	3,659	45.5
FEMALE HOUSEHOLDER	2,572	32.0
2 OR MORE PERSONS:	1,806	22.5
FAMILY HOUSEHOLDS:		
MARRIED COUPLE FAMILY:		
WITH RELATED CHILDREN	119	1.5
NO RELATED CHILDREN	795	9.9
OTHER FAMILY:		
MALE HOUSEHOLDER, NO WIFE PRESENT:		
WITH RELATED CHILDRE	29	0.4
NO RELATED CHILDREN	60	0.7
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:		
WITH RELATED CHILDRE	122	1.5
NO RELATED CHILDREN	103	1.3
NONFAMILY HOUSEHOLDS:	578	7.2
MALE HOUSEHOLDER	370	4.6
FEMALE HOUSEHOLDER	208	2.6

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

		PCT
TOTAL IN GROUP QUARTERS	1,902	100.0%
PERSONS LIVING IN INSTITUTIONS: CORRECTIONAL INSTS, NURSING HOMES, HOSPITALS, ETC.	66	3.5
OTHER PERSONS IN GROUP QUARTERS: COLLEGE DORMITORIES, MILITARY QUARTERS EMERGENCY SHELTERS FOR HOMELESS, ETC.	1,836	96.5

P27. HOUSEHOLD SIZE
(UNIVERSE: HOUSEHOLDS)

		Pct.
1 PERSON	6,231	77.5%
2 PERSONS	1,470	18.3
3 PERSONS	213	2.7
4 PERSONS	65	0.8
5 PERSONS	39	0.5
6 PERSONS	9	0.1
7+ PERSONS	10	0.1

FAMILIES

TOTAL	1,228	
Share of Total City	1.1%	
PERSONS IN FAMILIES		2,888
PERSONS PER FAMILY		2.35

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

In married-couple family:	
Under 3 years	33
3 and 4 years	20
5 years	20
6 to 11 years	62
12 and 13 years	16
14 years	12
15 to 17 years	34
In other family:	
Male householder, no spouse:	
Under 3 years	8
3 and 4 years	8
5 years	0
6 to 11 years	18
12 and 13 years	0
14 years	0
15 to 17 years	17
Female householder, no spouse:	
Under 3 years	21
3 and 4 years	23
5 years	0
6 to 11 years	33
12 and 13 years	27
14 years	0
15 to 17 years	32

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

	1980	1990	Change	Pct Change
Persons	12,030	12,302	272	2.3%
Households	7,637	8,037	400	5.2
Families	978	1,228	250	25.6

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

District = DOWNTOWN

H4. HOUSING UNITS

TOTAL	8,932
Share of Total City	3.6%

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

	UNITS	PCT
TOTAL	8,932	100.0%
OCCUPIED	8,037	90.0
OWNER OCCUPIED	791	8.9
RENTER OCCUPIED	7,246	81.1
VACANT	895	10.0

H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS

	Persons	Per Unit	PCT
OCCUPIED	10,400	1.3	100.0%
OWNER OCCUPIED	1,249	1.6	12.0
RENTER OCCUPIED	9,151	1.3	88.0

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

MEDIAN VALUE $168,750

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

MEDIAN VALUE $289

AVERAGE PERSONS PER OCCUPIED HOUSING UNIT

POPULATION IN HOUSING UNITS	10,400
Persons per Unit	1.29

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

Year Built	Total Units	%
1989 to March 1990	283	3.2
1985 to 1988	515	5.8
1980 to 1984	971	10.9
1970 to 1979	1,106	12.5
1960 to 1969	207	2.3
1950 to 1959	541	6.1
1940 to 1949	738	8.3
Before 1940	4,520	50.9

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

	Total Units	%
No bedroom	3,755	42.3
1 bedroom	3,961	44.6
2 bedrooms	936	10.5
3 bedrooms	181	2.0
4 bedrooms	41	0.5
5+ bedrooms	7	0.1
Total housing units	8,881	100.0%

CHANGE 1980 - 1990
(UNIVERSE: HOUSING UNITS)

	1980	1990	Change	Pct Change
Units	8,536	8,932	396	4.6%

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

	Aggregate Persons	Average Persons
SINGLE FAMILY	121	2.37
1, DETACHED	56	2.43
1, ATTACHED	65	2.32
MULTI FAMILY	10,010	1.29
2	60	2.07
3 OR 4	152	1.92
5 TO 9	516	2.24
10 TO 19	687	1.40
20 TO 49	2,917	1.27
50 OR MORE	5,678	1.22
MOBILE HOME OR	3	1.00
OTHER	266	1.33
TOTAL	10,400	1.29

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	56	0.6%	5	0.6%	51	0.6%	20	2.5%	31	0.4%
1, DETACHED	28	0.3	5	0.6	23	0.3	10	1.3	13	0.2
1, ATTACHED	28	0.3	0	0.0	28	0.3	10	1.3	18	0.2
MULTI FAMILY	8,663	97.0	880	98.3	7,783	96.8	734	92.8	7,049	97.3
2	32	0.4	3	0.3	29	0.4	3	0.4	26	0.4
3 OR 4	80	0.9	1	0.1	79	1.0	3	0.4	76	1.0
5 TO 9	236	2.6	6	0.7	230	2.9	14	1.8	216	3.0
10 TO 19	524	5.9	35	3.9	489	6.1	52	6.6	437	6.0
20 TO 49	2,554	28.6	253	28.3	2,301	28.6	88	11.1	2,213	30.5
50 OR MORE	5,237	58.6	582	65.0	4,655	57.9	574	72.6	4,081	56.3
MOBILE HOME OR TRAILER	3	0.0	0	0.0	3	0.0	1	0.1	2	0.0
OTHER	210	2.4	10	1.1	200	2.5	36	4.6	164	2.3
TOTAL	8,932	100.0%	895	100.0%	8,037	100.0%	791	100.0%	7,246	100.0%

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

District = DOWNTOWN

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	11	5,751	616	9.7%	5,368
Male	11	3,701	394	9.6%	2,956
Female	0	2,050	222	9.8%	2,412

Share of Employed City Residents 2.0%
Share of Unemployed City Residents 4.2%

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

Worked in Washington State:		Pct.
Worked in King County	5,396	94.9%
Worked in Seattle	4,843	85.2
Worked outside of Seattle	843	14.8
Out of Seattle - In County	553	9.7
Worked outside of King	212	3.7
Worked outside of WA.	78	1.4

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

Car, truck, or van:		Pct.
Drove alone	1,295	22.8%
Carpooled	409	7.2
Public transportation:		
Bus or trolley bus	1,368	24.1
Subway or elevated	0	0.0
Railroad	0	0.0
Ferryboat	40	0.7
Taxicab	19	0.3
Motorcycle	12	0.2
Bicycle	75	1.3
Walked	2,071	36.4
Other means	45	0.8
Worked at home	342	6.0
Total workers	5,686	100.0%

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

Did not work at home:		Pct.
0 - 19 minutes	3,274	57.6%
20 - 39 minutes	1,436	25.3
40 - 59 minutes	374	6.6
60 - 89 minutes	168	3.0
90 or more minutes	92	1.6
Worked at home	342	6.0

Mean travel time to work 19 minutes

MEDIAN INCOME, 1989

Median Household Income	$11,931
Median Family Income	$26,136
Median Nonfamily Household Income	$10,781

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

Workers	Families	Mean Income
None	320	$23,783
1	310	$64,764
2	558	$67,638
3 or more	26	$41,076

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	$80,346
No own children	$62,685
Other family:	
Male householder, no spouse:	
With own children	$17,916
No own children	$32,901
Female householder, no spouse:	
With own children	$7,880
No own children	$14,561

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

	Per Capita Income
All persons	$18,925
White	$23,120
Black	$6,956
Amer Ind	$8,218
Asian	$9,692
Other Race	$5,108
Hispanic	$4,097

POVERTY STATUS IN 1989

All persons for whom poverty status is determined*	11,955
Below poverty level	4,055
Persons 18 years and over	11,520
Below poverty level	3,822
Persons 65 years and over	2,893
Below poverty level	959
Related children under 18 years	406
Below poverty level	206
Related children under 5 years	113
Related children 5 to 17 years	293
Below poverty level	136
Unrelated individuals	9,126
Below poverty level	3,377
All Families	1,214
Below poverty level	267
With related children under 18 year	286
Below poverty level	139
With related children under 5 years	107
Below poverty level	60
Female householder families	157
Below poverty level	80
With related children under 18 year	101
Below poverty level	68
With related children under 5 years	36
Below poverty level	36

PERCENT BELOW POVERTY LEVEL

All persons	33.9%
Persons 18 years and over	33.2%
Persons 65 years and over	33.1%
Related children under 18 years	50.7%
Related children under 5 years	61.9%
Related children 5 to 17 years	46.4%
Unrelated individuals	37.0%
All families	22.0%
With related children under 18 years	48.3%
With related children under 5 years	56.1%
Female householder families	51.0%
With related children under 18 years	67.3%
With related children under 5 years	100.0%

* 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 = DOWNTOWN

JOBS	
TOTAL	165,541
Share of Total City	33.9%

JOBS IN SEATTLE
(UNIVERSE: JOBS)

			Share of City Total
TOTAL	165,541	100.0%	33.9%
Retail	18,754	11.3	27.2
Education	0	0.0	0.0
Government, Finance, Ins., Real Estate	115,165	69.6	38.8
Manufacturing, Wholesale Trade, Commun, Tr	31,622	19.1	26.4
University Enrollment	.	0.0	0.0

Source: Puget Sound Regional Council

TOTAL ASSESSED VALUATION
(Universe: Millions of Dollars)

TOTAL	$5,908
Share of Total City	14.8%
Land Assessed Valuation	$1,996
Share of Total City	11.0%
Improvements Assessed Valuation	$3,912
Share of Total City	18.0%
Average Land Assessed Valuation per Parcel Square Foot	$72.56

SELECTED DENSITY MEASURES

Average Persons per gross acre	11
Average Persons per net acre	19
Average Households per gross acre	7
Average Households per net acre	13
Average Housing Units per gross acre	8
Avergae Housing Units per net acre	14
Average Number of Jobs per gross acre	148
Average Number of Jobs per net acre	261

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

TOTAL	1,121
Share of Total City	2.1%

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

TOTAL	633
Share of Total City	1.7%

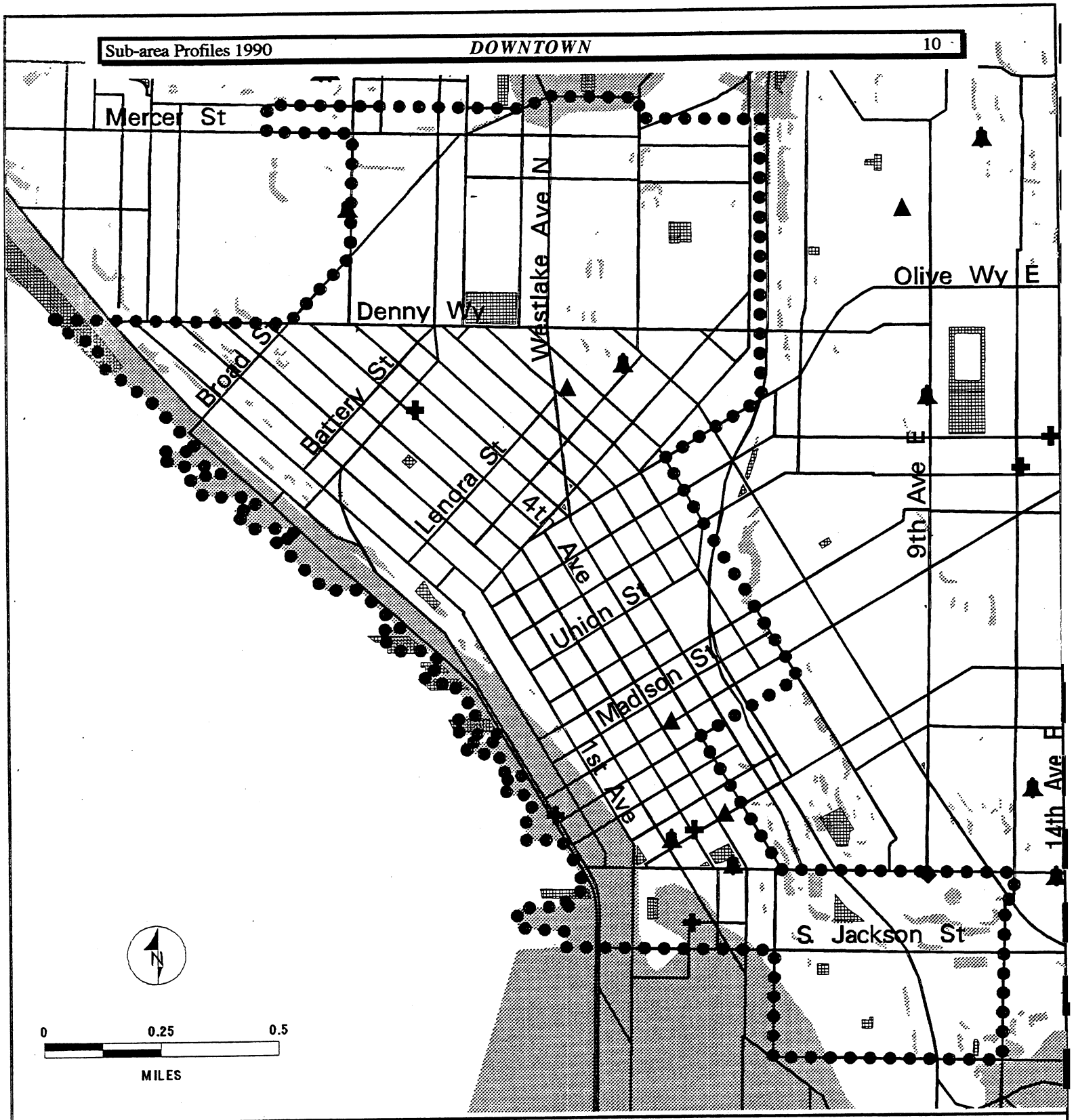
LAND AREA BY ZONING
(Universe: Gross Acres)

			Share of City Total
TOTAL	1,121	100.0%	2.1%
Commercial	271	24.2	6.1
Downtown	747	66.6	89.8
Industrial	134	12.0	2.0
Multi Family	41	3.7	0.7
Single Family	.	0.0	0.0
Major Institution	2	0.2	0.2

ESTIMATED LAND AREA BY USE
(Universe: Net Acres)

			Share of City Total
TOTAL	633	100.0%	1.7%
Commercial	383	60.5	13.5
Community Fac.	17	2.7	0.8
Industrial	103	16.2	3.7
Residential	43	6.8	0.2
Single Family	0	0.1	0.2
Trans/Comm/Ut	50	8.0	2.4
Vacant	13	2.1	0.4
Open Space	21	3.3	0.6
Other	1	0.1	0.6

Source: King County Assessor Extract, 1991



Downtown District

Environmentally Sensitive Areas

Parks

Public School

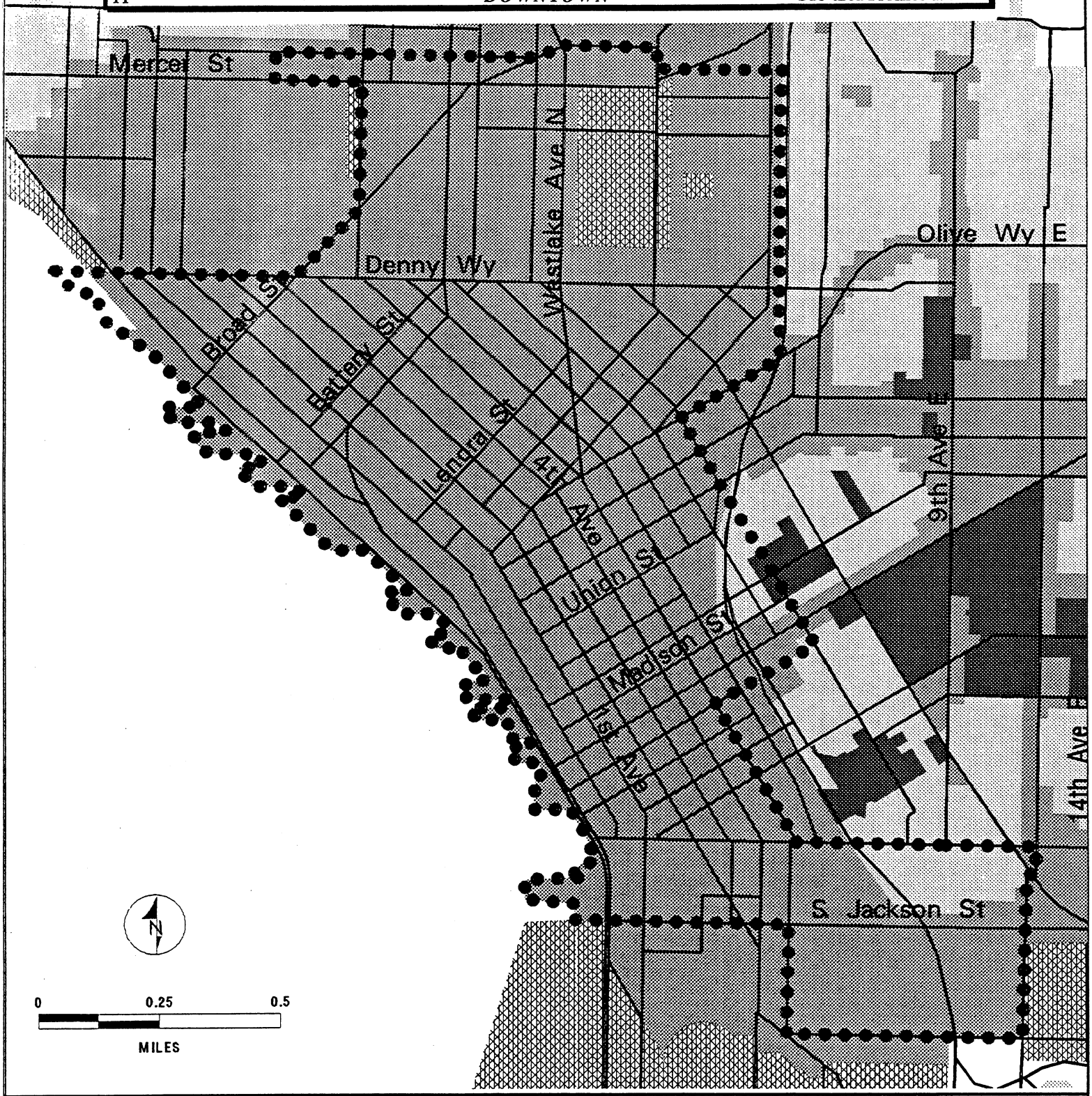
Police and Fire

Library

Community Center

Arterials

District Statistical Area



Downtown District -- Zoning

Single-Family

Multi-Family

Commercial and Downtown

Major Institution

Industrial

Arterials

District Statistical Area