CITY OF SEATTLE • PLANNING DEPARTMENT

CENSUS 90

SUB-AREA PROFILES, 1990

QUEEN ANNE/ MAGNOLIA

February 1993

CURRENT PLANNING RESEARCH BULLETIN NUMBER 53.J

QUEEN ANNE/ MAGNOLIA AREA PROFILE

The Queen Anne/ Magnolia Area is a peninsula bordered by Elliot Bay, the Ship Canal, and Lake Union. Its southern border is generally Denny, Fifth Avenue, and Mercer. It consists of 5,141 gross acres and is home to approximately 50,000 people. It is primarily a residential area but has a large swath of industrial land stretching from Salmon Bay to Elliot Bay. It also has some commercial and multi-family areas around Seattle Center. The following highlights present a summary of the Queen Anne/ Magnolia area. The subsequent tables and maps provide a much more detailed picture of the area.

Demographics

- A relatively low share of the population in the Queen Anne/ Magnolia Area are kids 15 years and under -- 10.9 percent of the population is 15 and under compared to 15 percent citywide.

- The area has a low share of population that are people of color -- 8.4 percent of the Queen Anne/ Magnolia population are people of color compared to 25 percent citywide.

- Residents of the area tend to have higher levels of formal education:

  -- 7.1 percent of the people 25 years and over have less than a high school education compared to 13.6 percent citywide.
  -- 46.6 percent of the population age 25 and over have a bachelor or graduate degree compared to 37 percent citywide.

- Queen Anne/ Magnolia households tend to be smaller than others in the city -- on average 1.84 people live in each household compared to 2.09 citywide.

- In addition:

  -- 46.1 percent of the households are single person households compared to 39.8 citywide.
  -- 33.8 percent of the households are married couple households compared to 35.9 percent citywide.
  -- 3.6 percent are single parent households compared to 6.6 percent citywide.

Housing

- This area has a slightly higher proportion of its housing units as renter occupied -- 52.2 percent of the housing units in the Queen Anne/ Magnolia area are renter occupied compared to 48.6 percent citywide.

- The median value of owner occupied housing units is $207,984 compared to $137,884 citywide.

- The median rent is $461 compared $425 citywide.

- The area has a slightly lower percentage of single family units than is found citywide -- 42.2 percent of the housing units are in single family structures compared to 53.1 percent citywide.

- The age of the housing units is similar to that found citywide -- 37.3 percent of the units were built prior to 1940 as compared to 36.2 percent citywide.

Employment

- The Queen Anne/ Magnolia area had a slightly lower rate of unemployment than the city as a whole -- 3.6 percent of the labor force was unemployed compared to 4.9 percent citywide.

Income

- The Queen Anne/ Magnolia area households and families had incomes higher than those found in the city generally:

  -- Median household income was $33,235 compared to $29,353 citywide.
  -- Median family income was $48,784 compared to $39,860 citywide.
  -- Per Capita income was $23,973 compared to $18,308 citywide.

- People in the area were much less likely to live in poverty than people in the city as a whole -- 6.3 percent of population in the Queen Anne/ Magnolia area live in poverty compared to 12.4 percent citywide.

- Children in this area are much less likely to live in poverty -- just 5.3 percent of the people 18 years and less lived in poverty compared to 15.7 percent citywide.

Jobs

- Given the location of the Interbay Industrial area this area has a higher proportion of jobs in the manufacturing sector -- 30 percent of the jobs are in the manufacturing, wholesale trade, transportation and communications sectors compared to 24.5 percent citywide.

Land Use

- This area has a higher proportion of land zoned for industrial uses and less land for residential uses than the city as a whole:

  -- 73.6 percent of the land is zoned for residential uses compared to 75.6 percent citywide.
  -- 16.7 percent of the land is zoned industrial compared to 12.4 percent citywide.

Density

- The densities of this area are reflective of density levels for the city as a whole:

  -- There are 10 Persons per gross acre which is identical to the average for the city as a whole.
  -- The average households per gross acre is 5 compared to 4 citywide.
  -- The average jobs per gross acre is seven compared to 9 citywide.

CHANGE 1980 - 1990

This is the only area in the city lose population between 1980 and 1990. At the same time it had an growth rate of households and housing units similar to the city as a whole. It had a gain in the youngest age groups but a loss in the eldest age groups and a loss in the White population and a gain on the number of people of color.

Population

- Population decreased by 1.5 percent compared to a 4.5 percent increase citywide.

  -- The population aged 5 and under increased by 24 percent between 1980 and 1990.
  -- The population aged 65 and over decreased by almost ten percent during the decade.

  -- There was a 3 percent decrease in the White population between 1980 and 1990.
  -- There was a 22 percent increase in the number of people of color during the decade.

Households

- The number of households increased by 7 percent compared to 7.9 percent citywide.

  -- The average number of persons per households declined slightly from 1.91 in 1980 to 1.84 in 1990 while the average decrease citywide was from 2.15 to 2.09.

  -- There was a 4 percent decrease in married couple families between 1980 and 1990 compared to a 2 percent increase citywide.

  -- There was a 12.7 percent increase in the number of people living alone during the 1980's compared to a 13 percent increase citywide.

Housing Units

- The number of Housing Units increased by 7.8 percent compared to 8.3 percent citywide.

  -- There was a 7.6 percent increase in renter occupied housing units and a 6.4 percent increase in owner occupied housing units between 1980 and 1990.

  -- There was a 21 percent increase in units in multi-family structures and an 8.6 percent decline in the number of single family structures during the 1980's.

PROJECTED CHANGE 1990 - 2010

Forecasts of population and household growth in the Queen Anne/ Magnolia area indicate a slight increase in population and households over the next two decade.

- Population is expected to increase by 3.3 percent compared to a 5 percent increase citywide.
- The number of households is expected to increase by 12.7 percent over the next two decades compared to 15 percent increase for the city as a whole.

SELECTED CHARACTERISTICS OF THE POPULATION, HOUSEHOLDS, AND FAMILIES
1990 Census of Population and Housing
Compiled by City of Seattle Planning Department

District = QUEEN ANNE

P1/4. PERSONS

TOTAL	49,758
Share of Total City	9.6%

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

			Share of City Total
TOTAL	49,758	100.0%	9.6%
UNDER 5	2,202	4.4	7.5
5 - 15	3,241	6.5	6.8
16 - 24	5,965	12.0	8.5
25 - 34	11,463	23.0	10.2
35 - 44	9,842	19.8	10.6
45 - 64	8,796	17.7	10.3
65 - 84	7,249	14.6	10.5
85 +	1,000	2.0	10.8

P5. SEX
(UNIVERSE: PERSONS)

		PCT	Share of City Total
TOTAL	49,758	100.0%	9.6%
MALE	23,542	47.3	9.3
FEMALE	26,216	52.7	9.9

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

			Share of City Total
TOTAL	49,758	100.0%	9.6%
WHITE	45,570	91.6	11.7
BLACK	1,053	2.1	2.0
AMERICAN INDIAN, ESKIMO OR ALEUT	386	0.8	5.3
ASIAN OR PACIFIC I	2,322	4.7	3.8
OTHER RACE	427	0.9	5.8
HISPANIC ORIGIN (OF ANY RACE)	1,278	2.6	7.0

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

		Pct.
Total	38,407	
Less than 9th grade	855	2.2%
9th to 12th grade, no diploma	1,892	4.9
High school graduate/equivalenc	6,087	15.8
Some college, no degree	9,279	24.2
Associate degree	2,386	6.2
Bachelor's degree	11,783	30.7
Graduate or professional degree	6,125	15.9

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

Total	47,563	
Lived in same house	20,440	43.0%
Lived Diff. House -- Same County	14,131	29.7
Different County	11,898	25.0
Same State	3,024	6.4
Different State	8,874	18.7
Lived abroad	1,094	2.3

H4. HOUSEHOLDS

TOTAL	25,907	
Share of Total City	10.9%	
PERSONS IN HOUSEHOLDS		47,607
PERSONS PER HOUSEHOLD		1.84

P16. HOUSEHOLD SIZE AND TYPE
(UNIVERSE: HOUSEHOLDS)

		PCT.
TOTAL	25,907	
1 PERSON:	11,953	46.1
MALE HOUSEHOLDER	4,812	18.6
FEMALE HOUSEHOLDER	7,141	27.6
2 OR MORE PERSONS:	13,954	53.9
FAMILY HOUSEHOLDS:		
MARRIED COUPLE FAMILY:		
WITH RELATED CHILDREN	2,692	10.4
NO RELATED CHILDREN	6,068	23.4
OTHER FAMILY:		
MALE HOUSEHOLDER, NO WIFE PRESENT:		
WITH RELATED CHILDRE	196	0.8
NO RELATED CHILDREN	296	1.1
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:		
WITH RELATED CHILDRE	714	2.8
NO RELATED CHILDREN	741	2.9
NONFAMILY HOUSEHOLDS:	3,247	12.5
MALE HOUSEHOLDER	1,733	6.7
FEMALE HOUSEHOLDER	1,514	5.8

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

		PCT
TOTAL IN GROUP QUARTERS	2,151	100.0%
PERSONS LIVING IN INSTITUTIONS: CORRECTIONAL INSTS, NURSING HOMES, HOSPITALS, ETC.	536	24.9
OTHER PERSONS IN GROUP QUARTERS: COLLEGE DORMITORIES, MILITARY QUARTERS EMERGENCY SHELTERS FOR HOMELESS, ETC.	1,615	75.1

P27. HOUSEHOLD SIZE
(UNIVERSE: HOUSEHOLDS)

		Pct.
1 PERSON	11,953	46.1%
2 PERSONS	9,247	35.7
3 PERSONS	2,631	10.2
4 PERSONS	1,417	5.5
5 PERSONS	451	1.7
6 PERSONS	145	0.6
7+ PERSONS	63	0.2

FAMILIES

TOTAL	10,707	
Share of Total City	9.5%	
PERSONS IN FAMILIES		27,799
PERSONS PER FAMILY		2.60

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

In married-couple family:	
Under 3 years	1,085
3 and 4 years	695
5 years	364
6 to 11 years	1,269
12 and 13 years	425
14 years	154
15 to 17 years	373
In other family:	
Male householder, no spouse:	
Under 3 years	25
3 and 4 years	28
5 years	26
6 to 11 years	95
12 and 13 years	21
14 years	35
15 to 17 years	50
Female householder, no spouse:	
Under 3 years	131
3 and 4 years	67
5 years	38
6 to 11 years	210
12 and 13 years	112
14 years	49
15 to 17 years	106

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

	1980	1990	Change	Pct Change
Persons	50,533	49,758	-775	-1.5%
Households	24,221	25,907	1,686	7.0
Families	11,124	10,707	-417	-3.7

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

District = QUEEN ANNE

H4. HOUSING UNITS

TOTAL	27,295
Share of Total City	11.0%

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

	UNITS	PCT
TOTAL	27,295	100.0%
OCCUPIED	25,907	94.9
OWNER OCCUPIED	11,646	42.7
RENTER OCCUPIED	14,261	52.2
VACANT	1,388	5.1

H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS

	Persons	Per Unit	PCT
OCCUPIED	47,607	1.8	100.0%
OWNER OCCUPIED	24,912	2.1	52.3
RENTER OCCUPIED	22,695	1.6	47.7

H23A/23B/23C. VALUE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)
MEDIAN VALUE $207,984

H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)
MEDIAN VALUE $461

AVERAGE PERSONS PER OCCUPIED HOUSING UNIT

POPULATION IN HOUSING UNITS	47,607
Persons per Unit	1.84

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

Year Built	Total Units	%
1989 to March 1990	332	1.2
1985 to 1988	1,412	5.2
1980 to 1984	970	3.6
1970 to 1979	2,841	10.4
1960 to 1969	4,200	15.4
1950 to 1959	3,766	13.8
1940 to 1949	3,595	13.2
Before 1940	10,191	37.3

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

	Total Units	%
No bedroom	1,756	6.4
1 bedroom	8,349	30.6
2 bedrooms	8,416	30.8
3 bedrooms	5,749	21.1
4 bedrooms	2,393	8.8
5+ bedrooms	644	2.4
Total housing units	27,307	100.0%

CHANGE 1980 - 1990
(UNIVERSE: HOUSING UNITS)

	1980	1990	Change	Pct Change
Units	25,326	27,295	1,969	7.8%

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

	Aggregate Persons	Average Persons
SINGLE FAMILY	26,093	2.34
1, DETACHED	25,289	2.34
1, ATTACHED	804	2.50
MULTI FAMILY	20,965	1.45
2	2,119	1.85
3 OR 4	2,426	1.62
5 TO 9	3,410	1.50
10 TO 19	4,750	1.42
20 TO 49	6,784	1.35
50 OR MORE	1,476	1.26
MOBILE HOME OR	23	1.77
OTHER	526	1.70
TOTAL	47,607	1.84

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	11,510	42.2%	371	26.7%	11,139	43.0%	9,258	79.5%	1,881	13.2%
1, DETACHED	11,158	40.9	340	24.5	10,818	41.8	9,110	78.2	1,708	12.0
1, ATTACHED	352	1.3	31	2.2	321	1.2	148	1.3	173	1.2
MULTI FAMILY	15,438	56.6	993	71.5	14,445	55.8	2,167	18.6	12,278	86.1
2	1,235	4.5	90	6.5	1,145	4.4	226	1.9	919	6.4
3 OR 4	1,614	5.9	114	8.2	1,500	5.8	178	1.5	1,322	9.3
5 TO 9	2,405	8.8	127	9.1	2,278	8.8	254	2.2	2,024	14.2
10 TO 19	3,525	12.9	188	13.5	3,337	12.9	677	5.8	2,660	18.7
20 TO 49	5,391	19.8	373	26.9	5,018	19.4	794	6.8	4,224	29.6
50 OR MORE	1,268	4.6	101	7.3	1,167	4.5	38	0.3	1,129	7.9
MOBILE HOME OR TRAILER	13	0.0	0	0.0	13	0.1	10	0.1	3	0.0
OTHER	334	1.2	24	1.7	310	1.2	211	1.8	99	0.7
TOTAL	27,295	100.0%	1,388	100.0%	25,907	100.0%	11,646	100.0%	14,261	100.0%

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

District = QUEEN ANNE

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	467	30,374	1,141	3.6%	12,395
Male	430	15,487	671	4.2%	3,987
Female	37	14,887	470	3.1%	8,408

Share of Employed City Residents	10.7%
Share of Unemployed City Residents	7.8%

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

Worked in Washington State:		Pct.
Worked in King County	28,762	94.8%
Worked in Seattle	24,938	82.2
Worked outside of Seattle	5,395	17.8
Out of Seattle - In County	3,824	12.6
Worked outside of King	1,157	3.8
Worked outside of WA.	414	1.4

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

Car, truck, or van:		Pct.
Drove alone	18,630	61.4%
Carpooled	2,850	9.4
Public transportation:		
Bus or trolley bus	4,512	14.9
Subway or elevated	21	0.1
Railroad	0	0.0
Ferryboat	52	0.2
Taxicab	66	0.2
Motorcycle	143	0.5
Bicycle	233	0.8
Walked	2,186	7.2
Other means	161	0.5
Worked at home	1,467	4.8
Total workers	30,333	100.0%

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

Did not work at home:		Pct.
0 - 19 minutes	15,044	49.6%
20 - 39 minutes	11,056	36.4
40 - 59 minutes	1,964	6.5
60 - 89 minutes	575	1.9
90 or more minutes	227	0.7
Worked at home	1,467	4.8

Mean travel time to work 20 minutes

MEDIAN INCOME, 1989

Median Household Income	$33,235
Median Family Income	$48,784
Median Nonfamily Household Income	$24,728

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

Workers	Families	Mean Income
None	1,459	$42,045
1	2,806	$56,099
2	5,796	$67,091
3 or more	725	$92,277

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	$75,315
No own children	$62,826
Other family:	
Male householder, no spouse:	
With own children	$40,499
No own children	$49,612
Female householder, no spouse:	
With own children	$24,463
No own children	$51,430

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

	Per Capita Income
All persons	$23,973
White	$24,694
Black	$14,890
Amer Ind	$17,169
Asian	$17,185
Other Race	$11,292
Hispanic	$14,050

POVERTY STATUS IN 1989

All persons for whom poverty status is determined*	47,607
Below poverty level	3,000
Persons 18 years and over	42,037
Below poverty level	2,691
Persons 65 years and over	7,737
Below poverty level	342
Related children under 18 years	5,547
Below poverty level	295
Related children under 5 years	2,095
Related children 5 to 17 years	3,452
Below poverty level	185
Unrelated individuals	19,675
Below poverty level	2,191
All Families	10,786
Below poverty level	305
With related children under 18 year	3,702
Below poverty level	182
With related children under 5 years	2,026
Below poverty level	115
Female householder families	1,346
Below poverty level	140
With related children under 18 year	631
Below poverty level	114
With related children under 5 years	266
Below poverty level	75

PERCENT BELOW POVERTY LEVEL

All persons	6.3%
Persons 18 years and over	6.4%
Persons 65 years and over	4.4%
Related children under 18 years	5.3%
Related children under 5 years	5.3%
Related children 5 to 17 years	5.4%
Unrelated individuals	11.1%
All families	2.8%
With related children under 18 years	4.9%
With related children under 5 years	5.7%
Female householder families	10.4%
With related children under 18 years	18.1%
With related children under 5 years	28.2%

* 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 = QUEEN ANNE

JOBS

TOTAL	38,371
Share of Total City	7.9%

JOBS IN SEATTLE
(UNIVERSE: JOBS)

			Share of City Total
TOTAL	38,371	100.0%	7.9%
Retail	4,651	12.1	6.7
Education	438	0.0	16.1
Government, Finance, Ins., Real Estate	21,782	56.8	7.3
Manufacturing, Wholesale Trade, Commun, Tr	11,500	30.0	9.6
University Enrollment	2,418	6.3	4.4

Source: Puget Sound Regional Council

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

TOTAL	5,141
Share of Total City	9.5%

LAND AREA BY ZONING
(Universe: Gross Acres)

			Share of City Total
TOTAL	5,141	100.0%	9.5%
Commercial	451	8.8	10.1
Downtown	.	0.0	0.0
Industrial	859	16.7	12.8
Multi Family	697	13.6	11.8
Single Family	3,082	60.0	8.8
Major Institution	52	1.0	5.0

TOTAL ASSESSED VALUATION
(Universe: Millions of Dollars)

TOTAL	$4,300	
Share of Total City	10.8%	
Land Assessed Valuation		$2,232
Share of Total City		12.3%
Improvements Assessed Valuation		$2,068
Share of Total City		9.5%

Average Land Assessed Valuation per Parcel Square Foot	$13.24

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

TOTAL	3,815
Share of Total City	10.0%

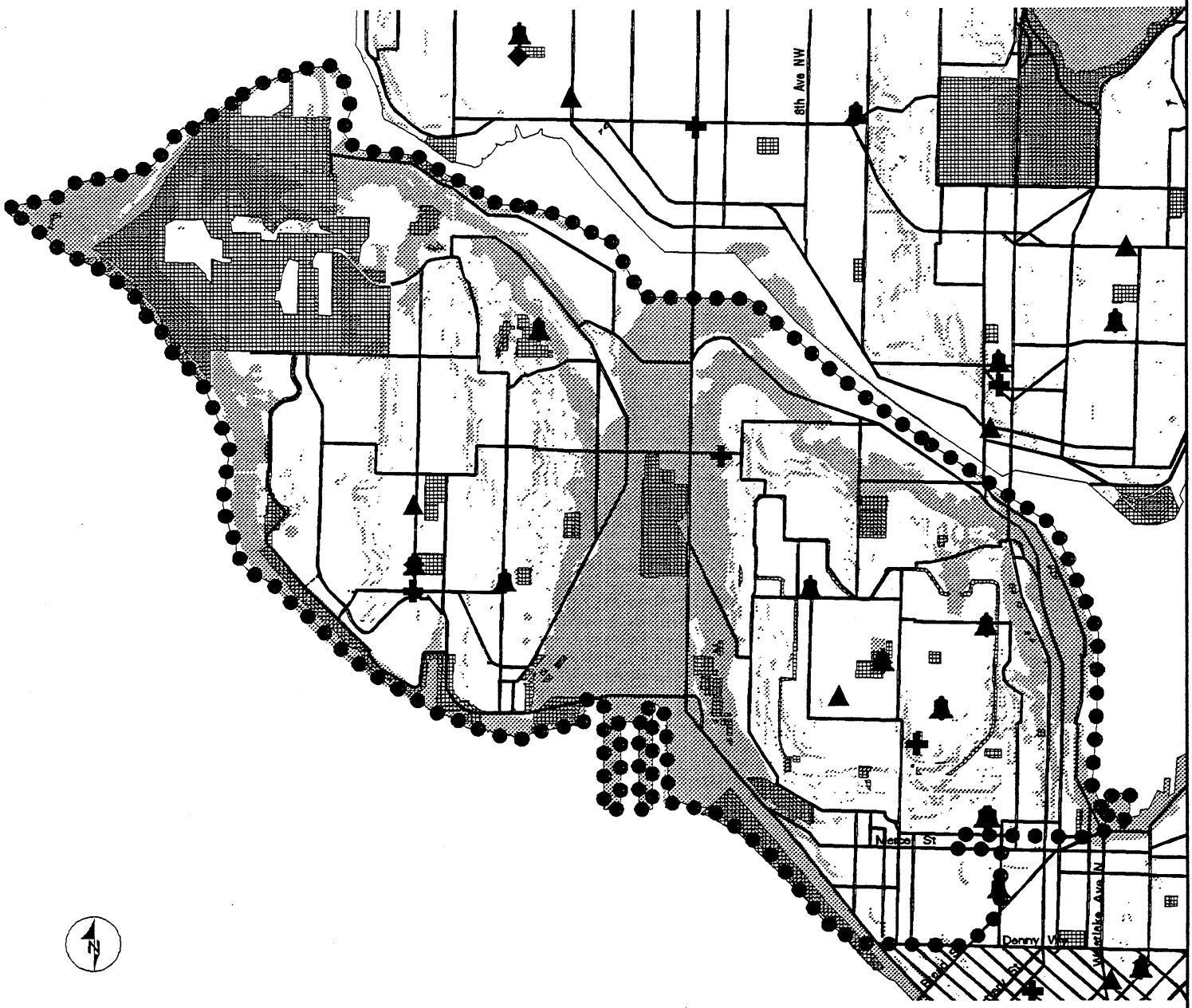
ESTIMATED LAND AREA BY USE
(Universe: Net Acres)

			Share of City Total
TOTAL	3,815	100.0%	10.0%
Commercial	233	6.1	8.2
Community Fac.	102	2.7	4.7
Industrial	191	5.0	6.9
Residential	1,805	47.3	8.3
Single Family	1,415	37.1	8.3
Trans/Comm/Ut	752	19.7	36.5
Vacant	147	3.9	4.7
Open Space	615	16.1	16.3
Other	23	0.6	19.8

Source: King County Assessor Extract, 1991

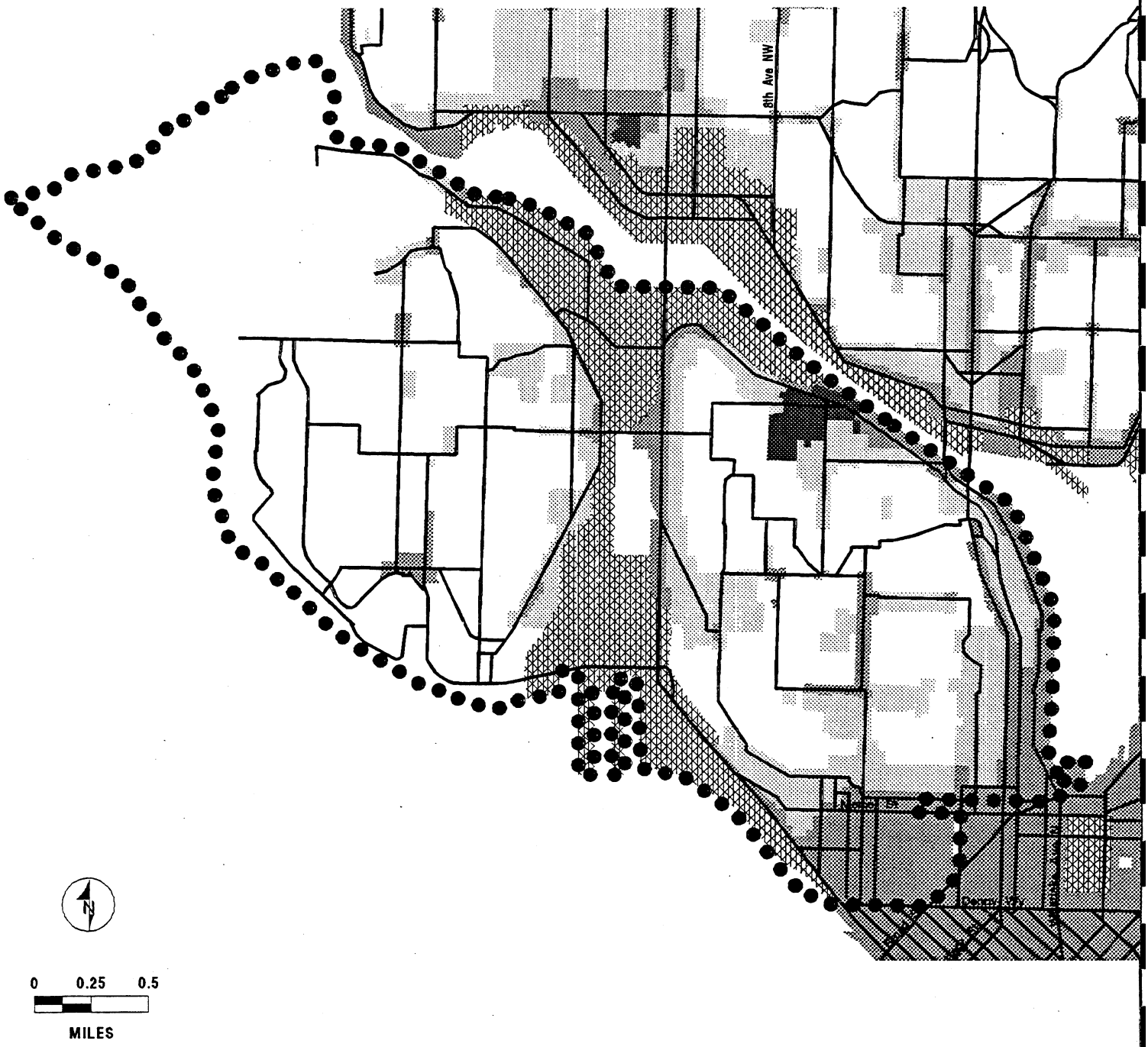
SELECTED DENSITY MEASURES

Average Persons per gross acre	10
Average Persons per net acre	13
Average Households per gross acre	5
Average Households per net acre	7
Average Housing Units per gross acre	5
Avergae Housing Units per net acre	7
Average Number of Jobs per gross acre	7
Average Number of Jobs per net acre	10



Queen Anne/Magnolia District

- Environmentally Sensitive Areas
- Parks
- Public School
- Police and Fire
- Library
- Community Center
- Arterials
- District Statistical Area



Queen Anne/Magnolia District -- Zoning

- Single-Family
- Multi-Family
- Commercial and Downtown
- Major Institution
- Industrial
- Arterials
- District Statistical Area