CITY OF SEATTLE • PLANNING DEPARTMENT

CENSUS 90

SUB-AREA PROFILES, 1990

WEST SEATTLE

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WEST SEATTLE AREA PROFILE

The West Seattle area is located on a penninsula 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

TOTAL	74,279
Share of Total City	14.4%

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

			Share of City Total
TOTAL	74,279	100.0%	14.4%
UNDER 5	5,081	6.8	17.4
5 - 15	8,635	11.6	18.1
16 - 24	7,356	9.9	10.5
25 - 34	15,209	20.5	13.6
35 - 44	12,945	17.4	13.9
45 - 64	12,850	17.3	15.1
65 - 84	10,907	14.7	15.8
85 +	1,296	1.7	14.0

P5. SEX
(UNIVERSE: PERSONS)

		PCT	Share of City Total
TOTAL	74,279	100.0%	14.4%
MALE	35,621	48.0	14.1
FEMALE	38,658	52.0	14.6

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

			Share of City Total
TOTAL	74,279	100.0%	14.4%
WHITE	61,454	82.7	15.8
BLACK	3,752	5.1	7.2
AMERICAN INDIAN, ESKIMO OR ALEUT	1,324	1.8	18.1
ASIAN OR PACIFIC I	6,496	8.7	10.7
OTHER RACE	1,253	1.7	17.1
HISPANIC ORIGIN (OF ANY RACE)	3,038	4.1	16.6

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

		Pct.
Total	53,455	
Less than 9th grade	2,443	4.6%
9th to 12th grade, no diploma	5,745	10.7
High school graduate/equivalenc	13,838	25.9
Some college, no degree	13,248	24.8
Associate degree	4,289	8.0
Bachelor's degree	10,226	19.1
Graduate or professional degree	3,666	6.9

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

Total	69,332	
Lived in same house	34,148	49.3%
Lived Diff. House -- Same County	22,254	32.1
Different County	11,159	16.1
Same State	3,742	5.4
Different State	7,417	10.7
Lived abroad	1,771	2.6

H4. HOUSEHOLDS

TOTAL	32,550	
Share of Total City	13.8%	
PERSONS IN HOUSEHOLDS		73,354
PERSONS PER HOUSEHOLD		2.25

P16. HOUSEHOLD SIZE AND TYPE
(UNIVERSE: HOUSEHOLDS)

		PCT.
TOTAL	32,550	
1 PERSON:	10,479	32.2
MALE HOUSEHOLDER	4,362	13.4
FEMALE HOUSEHOLDER	6,117	18.8
2 OR MORE PERSONS:	22,071	67.8
FAMILY HOUSEHOLDS:		
MARRIED COUPLE FAMILY:		
WITH RELATED CHILDREN	5,630	17.3
NO RELATED CHILDREN	8,959	27.5
OTHER FAMILY:		
MALE HOUSEHOLDER, NO WIFE PRESENT:		
WITH RELATED CHILDRE	498	1.5
NO RELATED CHILDREN	535	1.6
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:		
WITH RELATED CHILDRE	2,120	6.5
NO RELATED CHILDREN	1,198	3.7
NONFAMILY HOUSEHOLDS:	3,131	9.6
MALE HOUSEHOLDER	1,799	5.5
FEMALE HOUSEHOLDER	1,332	4.1

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

		PCT
TOTAL IN GROUP QUARTERS	925	100.0%
PERSONS LIVING IN INSTITUTIONS: CORRECTIONAL INSTS, NURSING HOMES, HOSPITALS, ETC.	788	85.2
OTHER PERSONS IN GROUP QUARTERS: COLLEGE DORMITORIES, MILITARY QUARTERS EMERGENCY SHELTERS FOR HOMELESS, ETC.	137	14.8

P27. HOUSEHOLD SIZE
(UNIVERSE: HOUSEHOLDS)

		Pct.
1 PERSON	10,479	32.2%
2 PERSONS	12,068	37.1
3 PERSONS	4,711	14.5
4 PERSONS	3,244	10.0
5 PERSONS	1,247	3.8
6 PERSONS	482	1.5
7+ PERSONS	319	1.0

FAMILIES

TOTAL	18,940	
Share of Total City	16.8%	
PERSONS IN FAMILIES		54,393
PERSONS PER FAMILY		2.87

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

In married-couple family:	
Under 3 years	2,242
3 and 4 years	1,252
5 years	642
6 to 11 years	3,181
12 and 13 years	931
14 years	510
15 to 17 years	1,125
In other family:	
Male householder, no spouse:	
Under 3 years	65
3 and 4 years	49
5 years	36
6 to 11 years	163
12 and 13 years	43
14 years	22
15 to 17 years	118
Female householder, no spouse:	
Under 3 years	587
3 and 4 years	393
5 years	150
6 to 11 years	1,124
12 and 13 years	304
14 years	152
15 to 17 years	524

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

	1980	1990	Change	Pct Change
Persons	70,244	74,279	4,035	5.7%
Households	29,692	32,550	2,858	9.6
Families	18,789	18,940	151	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

TOTAL	33,927
Share of Total City	13.6%

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

	UNITS	PCT
TOTAL	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

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

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

	Total Units	%
No bedroom	714	2.1
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%

CHANGE 1980 - 1990
(UNIVERSE: HOUSING UNITS)

	1980	1990	Change	Pct Change
Units	30,896	33,927	3,031	9.8%

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	45	2.25
OTHER	477	2.30
TOTAL	73,354	2.25

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	23,799	70.1%	676	49.1%	23,123	71.0%	18,481	93.7%	4,642	36.2%
1, DETACHED	23,306	68.7	638	46.3	22,668	69.6	18,293	92.8	4,375	34.1
1, ATTACHED	493	1.5	38	2.8	455	1.4	188	1.0	267	2.1
MULTI FAMILY	9,888	29.1	688	50.0	9,200	28.3	1,118	5.7	8,082	63.0
2	1,320	3.9	86	6.2	1,234	3.8	183	0.9	1,051	8.2
3 OR 4	1,683	5.0	93	6.8	1,590	4.9	130	0.7	1,460	11.4
5 TO 9	1,622	4.8	149	10.8	1,473	4.5	131	0.7	1,342	10.5
10 TO 19	2,123	6.3	87	6.3	2,036	6.3	228	1.2	1,808	14.1
20 TO 49	2,596	7.7	232	16.8	2,364	7.3	443	2.2	1,921	15.0
50 OR MORE	544	1.6	41	3.0	503	1.5	3	0.0	500	3.9
MOBILE HOME OR TRAILER	20	0.1	0	0.0	20	0.1	15	0.1	5	0.0
OTHER	220	0.6	13	0.9	207	0.6	107	0.5	100	0.8
TOTAL	33,927	100.0%	1,377	100.0%	32,550	100.0%	19,721	100.0%	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)

	In Armed Forces	Civilian Labor Force: Employed	Unempl.	Rate	Not In Labor Force
Total	87	39,230	1,899	4.6%	19,497
Male	87	20,694	1,047	4.8%	6,926
Female	0	18,536	852	4.4%	12,571

Share of Employed City Residents 13.8%
Share of Unemployed City Residents 13.0%

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

Worked in Washington State:		Pct.
Worked in King County	37,004	95.9%
Worked in Seattle	28,826	74.7
Worked outside of Seattle	9,764	25.3
Out of Seattle - In County	8,178	21.2
Worked outside of King	1,328	3.4
Worked outside of WA.	258	0.7

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

Car, truck, or van:		Pct.
Drove alone	25,977	67.3%
Carpooled	5,000	13.0
Public transportation:		
Bus or trolley bus	4,782	12.4
Subway or elevated	0	0.0
Railroad	0	0.0
Ferryboat	88	0.2
Taxicab	23	0.1
Motorcycle	79	0.2
Bicycle	131	0.3
Walked	864	2.2
Other means	250	0.6
Worked at home	1,396	3.6
Total workers	38,590	100.0%

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

Did not work at home:		Pct.
0 - 19 minutes	14,658	38.0%
20 - 39 minutes	17,442	45.2
40 - 59 minutes	3,632	9.4
60 - 89 minutes	949	2.5
90 or more minutes	513	1.3
Worked at home	1,396	3.6

Mean travel time to work 23 minutes

MEDIAN INCOME, 1989

Median Household Income	$32,947
Median Family Income	$40,376
Median Nonfamily Household Income	$23,510

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

Workers	Families	Mean Income
None	3,055	$28,233
1	4,552	$36,067
2	9,346	$52,658
3 or more	2,134	$62,002

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	$49,903
No own children	$51,358
Other family:	
Male householder, no spouse:	
With own children	$34,500
No own children	$43,722
Female householder, no spouse:	
With own children	$18,217
No own children	$30,591

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

	Per Capita Income
All persons	$17,274
White	$18,830
Black	$8,158
Amer Ind	$11,512
Asian	$10,845
Other Race	$8,094
Hispanic	$9,822

POVERTY STATUS IN 1989

All persons for whom poverty status is determined*	73,173
Below poverty level	6,816
Persons 18 years and over	58,675
Below poverty level	4,509
Persons 65 years and over	11,503
Below poverty level	749
Related children under 18 years	14,408
Below poverty level	2,232
Related children under 5 years	4,913
Related children 5 to 17 years	9,495
Below poverty level	1,377
Unrelated individuals	18,246
Below poverty level	2,670
All Families	19,087
Below poverty level	1,181
With related children under 18 year	8,239
Below poverty level	970
With related children under 5 years	4,036
Below poverty level	557
Female householder families	3,113
Below poverty level	851
With related children under 18 year	1,994
Below poverty level	736
With related children under 5 years	840
Below poverty level	404

PERCENT BELOW POVERTY LEVEL

All persons	9.3%
Persons 18 years and over	7.7%
Persons 65 years and over	6.5%
Related children under 18 years	15.5%
Related children under 5 years	17.4%
Related children 5 to 17 years	14.5%
Unrelated individuals	14.6%
All families	6.2%
With related children under 18 years	11.8%
With related children under 5 years	13.8%
Female householder families	27.3%
With related children under 18 years	36.9%
With related children under 5 years	48.1%

* 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	17,674
Share of Total City	3.6%

JOBS IN SEATTLE
(UNIVERSE: JOBS)

			Share of City Total
TOTAL	17,674	100.0%	3.6%
Retail	3,518	19.9	5.1
Education	376	0.0	13.8
Government, Finance, Ins., Real Estate	6,328	35.8	2.1
Manufacturing, Wholesale Trade, Commun, Tr	7,452	42.2	6.2
University Enrollment	3,973	22.5	7.2

Source: Puget Sound Regional Council

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

TOTAL	9,758
Share of Total City	18.1%

LAND AREA BY ZONING
(Universe: Gross Acres)

			Share of City Total
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

TOTAL ASSESSED VALUATION
(Universe: Millions of Dollars)

TOTAL	$4,344
Share of Total City	10.9%
Land Assessed Valuation	$2,060
Share of Total City	11.4%
Improvements Assessed Valuation	$2,284
Share of Total City	10.5%

Average Land Assessed Valuation per Parcel Square Foot	$6.43

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

TOTAL	7,218
Share of Total City	18.9%

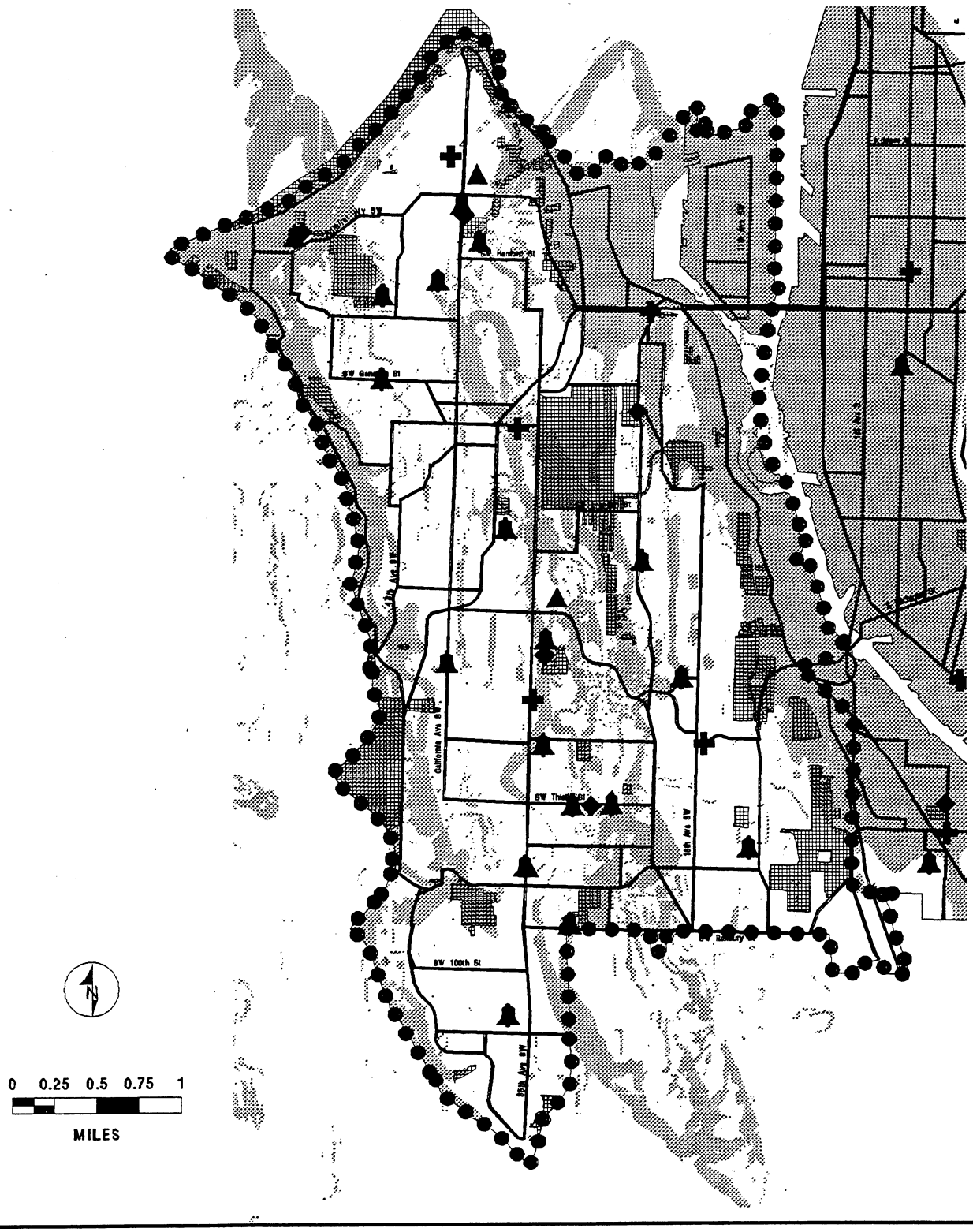
ESTIMATED LAND AREA BY USE
(Universe: Net Acres)

			Share of City Total
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

SELECTED DENSITY MEASURES

Average Persons per gross acre	8
Average Persons per net acre	10
Average Households per gross acre	3
Average Households per net acre	5
Average Housing Units per gross acre	3
Avergae Housing Units per net acre	5
Average Number of Jobs per gross acre	2
Average Number of Jobs per net acre	2



West Seattle District

Environmentally Sensitive Areas

Parks

Public School

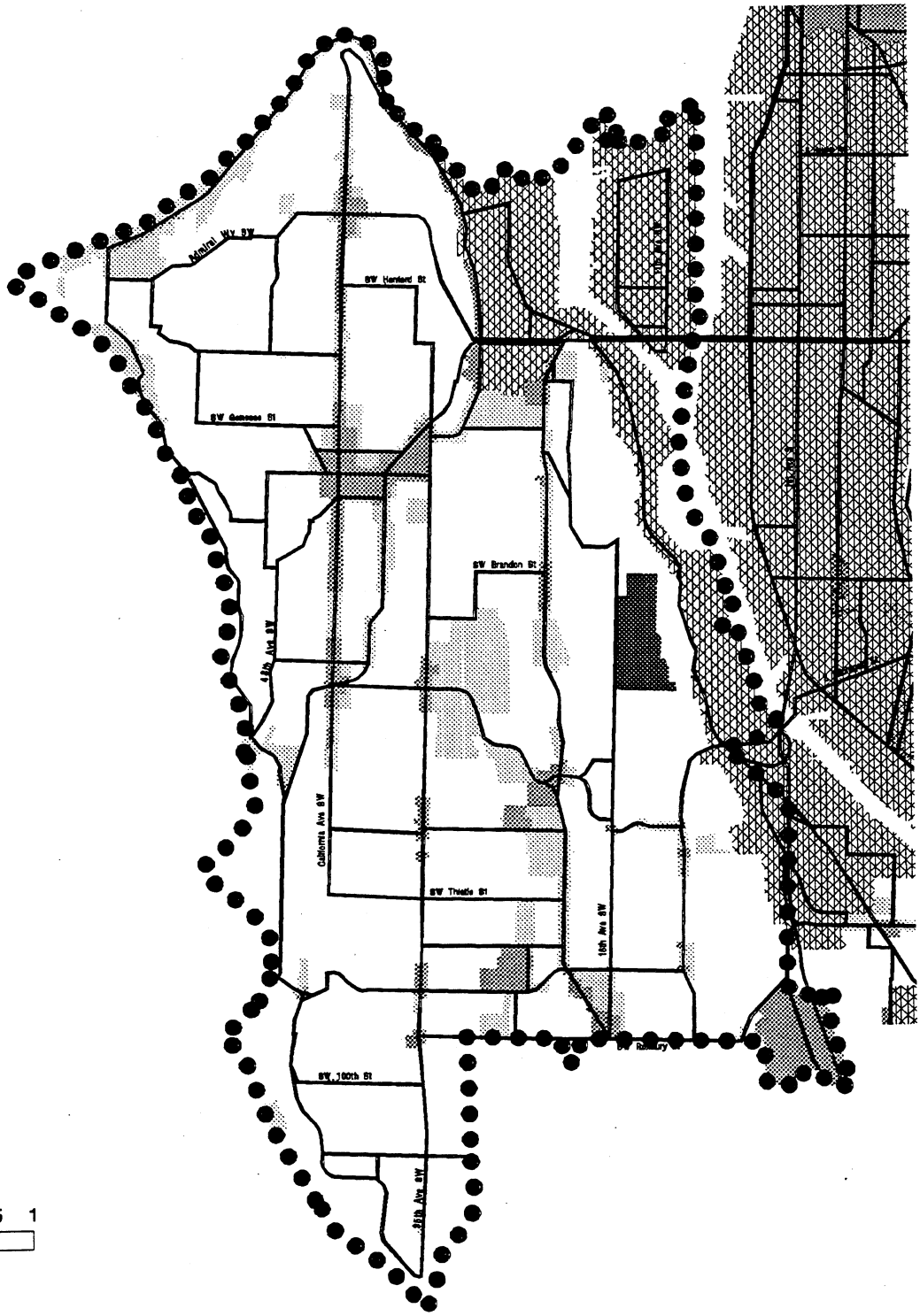
Police and Fire

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