

APPENDIX R
SOCIOECONOMIC INFORMATION

This report provides a population, housing, and economic profile for both the City of Seattle as a whole and the project area, which includes the South Lake Union and Elliott Bay subbasins (see Figure 2-6, Chapter 2). Sources used to complete this section include the 1980 and 1990 U.S. Census of Population and Housing (U.S. Bureau of the Census 1980 and 1990); 1992 U.S. Bureau of the Census Economic Census (U.S. Bureau of the Census 1992); 1996 King County Annual Growth Report (King County 1996); Technical Appendices to the City of Seattle Comprehensive Plan (Seattle 1994c); data from the Washington Employment Security Department (undated); and the Seattle Commons Final EIS (Seattle Office of Management and Planning 1995). Refer to the References section for complete citations for all references contained in this report.

Much of the population and housing data collected for this report was obtained from the 1990 U.S. Census, which includes data for the City of Seattle as a whole as well as for individual census tracts. Seven census tracts in the vicinity of the project area were analyzed for this report (Figure R-1). Figures and tables are located at end of this appendix. It should be noted that individual census tract boundaries and project area boundaries are not contiguous. While every effort was made to include data from census tracts that most closely matched project area boundaries, data representing a complete matching of boundaries was not available for this report. As a result, the data contained in this report is intended to provide a general characterization of the project area and not to portray in detail social and economic conditions within the specific project boundaries.

POPULATION

City of Seattle. Unlike the remainder of the Puget Sound region which experienced steady and sometimes rapid growth, the population of Seattle has remained steady since 1970. In 1970 the population of Seattle was 530,831. Matching nationwide trends for overall migrations from the city to the suburbs, the City's population actually declined overall to 516,259 between 1970 and 1990. However, between 1990 and 1995 the City's population increased by 3.2 percent, to an estimated 532,900 (King County 1996).

Seattle residents are fairly young, with a 1990 median age of 34.9. Approximately 15 percent of City residents were over the age of 65, while 16.5 percent were under the age of 18. The ratio of males to females was fairly even, with 252,042 males and 264,217 females. Many Seattle residents also live alone; in 1990 approximately 40 percent of households consisted of people living alone. Overall, there was an average of approximately 2 persons per household in 1990.

Even with increasing in-migration of individuals with various ethnic backgrounds, Seattle's population is still predominantly white (approximately 75 percent of Seattle residents in 1990). Individuals of Asian or Pacific Islander descent comprised about 12 percent of City population, while African Americans accounted for 10 percent (Table R-1).

Median household income in Seattle is slightly higher than national averages, reported at approximately \$38,000 in 1994 (estimated) (King County 1996). Between 1979 and 1989 growth in median income was about 81 percent, higher than King County or the nation.

Project Area. The 1990 population and 1980 to 1990 percentage changes in population for each census tract are provided in Table R-2. In 1990 project area population totaled 20,667 and ranged from 758 in Census Tract 7300 to 6,582 in Tract 7000. Census Tract 7300 is located south of Lake Union and consists largely of commercial and retail space, while Tract 7000 encompasses high-density residential areas on Queen Anne Hill. From 1980 to 1990 population in the project area increased by approximately 1,806, with growth occurring in all census tracts except for Tracts 7200 and 7300, which lost population during this period (see Table R-1)

Compared to the City as a whole, median ages in the seven census tracts vary widely. For example, the median age in Tract 6600, which includes the Eastlake neighborhood, was 33.3, below the City average. In contrast, median age in Tract 72, which includes southwest Lake Union, was well above the City median age at 49.4. The average number of persons per household was well below the City average in all census tracts, ranging from a low of 1.2 in Tract 7200 to 1.65 in Tract 6798.

As in Seattle as a whole, the majority of the project area population is Caucasian. The percentage of Caucasians is above the City-wide figure of 75 percent in all census tracts, ranging from 77 percent in Tract 7700 to 92 percent in Tract 6798. Accordingly, the percentage of both African Americans and Asian/Pacific Islanders is below City-wide figures in all project area census tracts. In the project area, Hispanics as well as American Indian/Eskimo/Aleuts are most prominent in Tract 7300 (Table R-1).

The City of Seattle also monitors ethnic composition by “census block groups” which typically are composed of 10 to 20 city blocks. Ethnic composition data by block group from the 1990 U.S. Census are consistent with full census tract data in showing that ethnic composition is greater than 50 percent Caucasian in all areas, and most of the project area is greater than 75 percent Caucasian (Seattle Office of Management and Planning 1996).

In the Puget Sound region, population estimates and projections are developed by the Puget Sound Regional Council (PSRC). The PSRC combines census tracts to create Forecast Analysis Zones (FAZs). The South Lake Union and Elliott Bay Subbasins and Denny/Lake Union study area are encompassed within FAZ 6020, 6123, and 6124. Future population estimates are derived from FAZ population forecasts the PSRC has drafted to reflect the *Comprehensive Plan's* growth targets for the next 20 years. Official forecasts for planning have been adopted and are published in Population and Employment Forecasts (PSRC 1995b).

Total combined population for the area represented by FAZ 6120, 6123, and 6124 for 1990 was 37,648. Total population for the year 2000 is estimated at 44,063, a 17 percent total increase from 1990. Total population for the year 2010 is estimated at 55,718, a 26 percent total increase from the year 2000. Total population for the year 2020 is estimated at 69,267, a 24 percent total increase from the year 2010. Table R-3 summarizes population figures for the project area.

HOUSING

City of Seattle. Seattle contains a mix of single-family neighborhoods and areas of high density, multi-family residential development. In 1990 there were approximately 249,032 housing units in Seattle, of which 132,330 were single family. Among the 113,146 multi-family units, over 50 percent were located

in complexes with 19 or fewer units. Approximately 49 percent of Seattle's housing units are owner-occupied.

While the median Seattle home value was \$137,900 in 1990, this figure varied widely between neighborhoods. Generally, the highest home values were reported in the Lake Washington/ Madrona, North Capitol Hill, Laurelhurst, and Magnolia areas. Median home values in these areas in 1990 were generally \$200,000 or greater. The median monthly rental rate city-wide was \$425 in 1990. Since the late 1980's rents and home prices in Seattle have generally increased at a higher rate than income level. Housing affordability remains a problem, particularly for first-time home buyers and low income households. While assisted housing is distributed widely throughout the City, the greatest concentration of assisted housing stock is located in the downtown area as well as southern parts of the City. For the City as a whole, the amount of assisted housing stock is 67.2 units per 1,000 population (Seattle 1994c). Assisted housing projects are subsidized in part by city, state, and/or federal funds under contracts that require rents on all or some of the units to be affordable to low or moderate income households.

Project Area. In 1990 there were approximately 15,200 housing units in the project area (Table R-4). The amount of housing in each tract varied from 559 units in Tract 7300, which is primarily a commercial area south of Lake Union, to 4,700 units in Tract 7000, which comprises a high density residential area on Queen Anne Hill. Ownership of housing units is well below Seattle averages and median home values are substantially higher than the City-wide median value, mainly due to the high home values in Tracts 6600, 6798, 7000, and 8000. Overall, housing in the project area is older than in Seattle as a whole, with an average of almost half of all units constructed before 1939 (Table R-4).

While there were no figures on the amount and distribution of assisted housing stock available for the project area, a characterization of assisted housing stock in the south Lake Union area prepared for the Seattle Commons EIS provides some information relevant to the project area. The Seattle Commons EIS indicated there were a total of 1,271 assisted housing units in the area. Of these, 1,256 were rental units, while 15 were owner-occupied units. Most assisted housing units in south Lake Union are owned and managed by non-profit organizations. About 75 percent of the units consist of studio apartments.

COMMERCIAL AND INDUSTRIAL ACTIVITY

City of Seattle. Commercial and/or industrial activity in Seattle can be found throughout the City in the downtown core, major industrial areas, commercial hubs, and in smaller neighborhood centers. Areas with the highest job densities (more than 50 jobs per acre) include downtown, First Hill, Seattle Center, and south Lake Union. The University District, Ballard, and the Central Area have moderate job densities. Northgate is the City's principal regional shopping facility outside of downtown. Seattle's neighborhood business areas also provide locations for services needed by surrounding residential areas such as food, entertainment, and professional, personal, or business services. Industrial uses are concentrated in the Duwamish Valley, North Seattle (Interbay), and the shoreline between Ballard and Fremont. There is also some industrial activity around the shores of Lake Union, along Rainier Avenue, and along I-90.

Project Area. Information on the type, extent, and location of commercial and industrial activity at the census tract or neighborhood level is limited. The 1992 Economic Census compiled by the U.S. Bureau

of the Census provides some economic information by zip code, but this information includes only “service” and “retail” sectors of the economy. Service industries include hotels; laundry, beauty, and other personal services; business services; auto repair, service, and parking; commercial sports; health; legal; educational; engineering; and other miscellaneous services. Retail trade includes building and garden materials, food, automotive, apparel, furniture, restaurants, and other miscellaneous stores.

Information provided in the Final EIS for the Seattle Commons (Seattle Office of Management and Planning 1995) indicated that industrial land prices in the south Lake Union area were among the highest in the Seattle metropolitan area at \$25 to \$40 per square foot. Higher land and building rents have discouraged firms producing low-valued products or those that require large amounts of space. As a result, there has been an increase in finance, service, real estate, medical research, and related establishments in the south Lake Union area. This trend is expected to continue.

Gross receipts for retail and service industries by zip code are shown in Table R-5. Zip code boundaries are not contiguous with either the project area boundaries or census tract boundaries. All zip codes that include portions of the South Lake Union and Elliott Bay subbasins are included in this table. Zip Code 98101, which includes much of the downtown core business area, had the highest gross receipts and largest number of employees in 1992. Zip Code 98119 recorded the lowest gross receipts in both the service and retail trade industries.

EMPLOYMENT

City of Seattle. Between 1980 and 1990 the total number of jobs in Seattle increased from 386,684 to 469,802, an increase of 21 percent. Service jobs accounted for the largest increases, while manufacturing jobs decreased by 5 percent. The finance, insurance, real estate, and service sector accounted for over 43 percent of total jobs in 1990. The downtown core has the highest density of jobs with over 100 jobs per acre. The University District is the second largest employment “cluster” in the City. The Puget Sound Regional Council reported that in 1993 there were 20,261 employing “units” in Seattle. Some of the largest employers in the City of Seattle include Boeing, the University of Washington, King County Metro, and the City of Seattle (King County 1996).

Seattle expects to accommodate a job growth between 131,400 and 146,000 between 1990 and 2010. Declines in manufacturing are expected to continue. Finance, real estate, insurance, and services are expected to experience the highest job growth and will continue to be the largest employment sector in the City. Jobs in retail, government/education, wholesale trade, transportation, communication, and utilities are also expected to increase during this time.

Project Area. While the 1990 census does provide employment characteristics of individuals residing in census tracts, it does not provide an employment profile for the actual businesses located in each census tract. However, the Washington Employment Security Department does maintain records, by census tract, on employment by business sector. The most recent data available for this report were collected in 1994. Employment statistics for businesses in Census Tracts 6600, 6798, 7200, and 7300 were included in and obtained from the EIS prepared for the Seattle Commons (Seattle Office of Management and Planning 1995). Additional information for Census Tracts 7000, 7100, and 8000 was obtained for this report and is included in Table R-6. Services are the dominant form of employment overall, while traditional industrial uses such as natural resources, construction, manufacturing,

transportation, communication, utilities, and wholesale trade provide approximately one-third of employment.

Unemployment of individuals residing in the project area, which was provided in the 1990 Census, ranges between a low of 2.4 percent and a high of 7.0 percent (Table R-7). It is anticipated that among business located in the project area manufacturing employment will continue to decline, while service-oriented employment will experience the largest increases (Table R-8) (PSRC 1995).

The city also tracks household income by census block group. Median household income varies across the project area. Data from the 1990 census indicates that median household income in blocks south of Lake Union and along Elliott Bay, corresponding approximately to Census Tracts 7200, 7300, and 8000, is \$15, 673 or less, while in much of the remaining area household income is greater than \$15,673 (Seattle Office of Management and Planning 1996). Lower income census tracts correspond to areas where the density of assisted housing stock is highest.

SUMMARY OF SOCIOECONOMIC FACTORS

Social and economic information for the project area depicts many characteristics typical of urban settings. Population density is high across most of the project area, with the exception of South Lake Union, where commercial land uses predominate. Density is particularly high on the south slopes of Queen Anne Hill, which is dominated by large multi-family units. While median age varies widely across the project area, ethnicity does not; the area is predominantly Caucasian, and in most neighborhoods Caucasians comprise over 75 percent of the population.

Much of the housing in the project area is found in multi-family units. The number of persons per dwelling unit is well below two throughout the area, indicating that many people are living alone. With the exception of a portion of south Lake Union, median home values are well above the citywide median value. At the same time, the ratio of assisted housing units to total housing units is high south of Lake Union and near Elliott Bay south of Mercer Street.

High land prices continue to drive the conversion of land-intensive business to more service oriented businesses. Employment forecasts indicate that the greatest job growth in the project area will be in service-oriented business, while manufacturing employment will continue to decline. South Lake Union and the area along Elliott Bay south of Mercer Street will continue to be the major job centers in the project area.

Figure R-1. 1990 Census Tracts in the Project Area.

**Table R-1
1990 Population and Ethnic Composition**

Census Tract	Total Population	Male/ Female	Percent Caucasian	Percent African American	Percent Asian or Pacific Islander	Percent Hispanic	Percent American Indian, Eskimo, or Aleut
6600	2,707	1,410/1,297	91	3.4	4.1	2.2	.6
6798	4,365	2,066/2,299	92	2.6	3.6	2.7	.6
7000	6,582	2,918/3,664	92	2.7	3.7	2.6	.6
7100	1,506	740/766	86	5.0	4.0	4.5	2.2
7200	1710	813/897	86	6.2	4.2	3.7	2.0
7300	758	467/291	77	6.6	6.7	8.7	7.7
8000	3,039	1,893/1,146	85	7.3	4.1	3.2	2.7
Project Area	20,667	10,307/ 10,360	89	4	4	3	1.4
Seattle	516,259	252,042/ 264,217	75	10	12	3.5	1.4

Source: U.S. Bureau of the Census 1990.

**Table R-2
Population Change by Census Tract Between 1980 and 1990**

Census Tract	1980 Population	1990 Population	% Change 1980-1990
6600	2,424	2,707	9.0
6798	3,901	4,365	8.9
7000	6,070	6,582	9.2
7100	1,434	1,506	9.5
7200	2,160	1,710	- 8
7300	855	758	- 8.8
8000	2,017	3,039	6.6
Total	18,861	20,667	9.1

Source: U.S. Bureau of the Census 1990.

**Table R-3
Projected Population of Study Area**

Year	Population	10-Year Increase	Average Annual % Increase
1990	37,648		
2000	44,063	6,415	1.7
2010	55,718	11,655	2.6
2020	69,267	13,549	2.4
Total 30 year increase:		31,619	

Source: FAZ 6020,6123,6124 (PSRC 1995a).

**Table R-4
Project Area 1990 General Housing Characteristics**

Census Tract	Housing Units	Percent Owner Occupied	Rental Vacancy Rate	Median Rental Rate	% Constructed 1939 Or Earlier	Median Home Value
6600	1,771	23.7	3.3	\$471	40.4	\$275,000
6798	2,882	31.5	6.6	\$491	33.5	\$266,100
7000	4,714	16.3	3.7	\$433	43.3	\$366,200
7100	1,159	7.5	3.6	\$393	51.2	\$162,500
7200	1,624	7.3	11.4	\$340	47.8	\$162,500
7300	559	1.5	4.4	\$308	86.8	\$71,300
8000	2,516	17.9	10.3	\$299	41.8	\$212,500
Project Area	15,225	15.1	6.19	\$391	49.3	\$216,586
Seattle	249,032	48.9	4.7	\$425	36.2	\$137,900

Source: U.S. Bureau of the Census 1990.

Table R-5
1992 Retail Trade and Service Industries By Zip Code

Zip Code	Service Industries	Service Industry Employees	Gross Receipts	Retail Trade	Retail Trade Industry Employees	Gross Receipts
98121	466	6,209	\$435,569,000	135	1,945	\$122,091,000
98101	1,027	17,075	\$1,343,077,000	625	6,291	\$550,965,000
98102	236	1,725	\$156,818,000	166	2,134	\$166,476,000
98109	481	5,601	\$290,127,000	248	3,906	\$311,399,000
98119	207	2,992	\$212,980,000	90	1,001	\$81,568,000

Source: U.S. Bureau of the Census 1992.

Table R-6
1994 Employment By Census Tract

Type of Industry	6600	6798	7000	7100	7200	7300	8000	Combined	% Sector Employment
Resources and Construction	197	303	93	534	667	635	503	2,932	3.9
Manufacturing	411	963	242	557	678	3,470	914	7,235	12.0
Transportation, Communication and Utilities	114	202	35	2,168	3,019	1,898	1,985	9,421	11.3
Wholesale Trade	85	429	161	482	864	1,335	682	4,038	5.9
Retail Trade	366	481	143	828	1,876	993	1,367	6,054	8.0
Finance, Insurance, and Real Estate	429	221	166	1,454	1,878	3,667	731	8,546	13.4
Services	992	1,623	688	4,206	11,689	3,384	4,447	27,029	38.2
Government	47	1,599	159	1,542	1,223	560	2,535	7,665	7.4
Total	2,641	5,821	1,687	11,872	21,894	15,942	13,144	73,001	100

Source: Seattle Office of Management and Planning 1995; Washington Employment Security Department undated.

Table R-7
1990 Unemployment Rate

Census Tract	Unemployment Rate
6600	4.2
6798	4.0
7000	4.9
7100	4.8
7200	7.0
7300	2.4
8000	4.6
Seattle Rate	4.9

Source: U.S. Bureau of the Census 1990.

Table R-8
Employment Forecast
South Lake Union/Seattle Center
Forecast Analysis Zone (FAZ)

Employment Sector	1990	2000
Manufacturing	4,741	2,961
Wholesale, Transportation, Utilities, Community	9,586	9,888
Retail Trade	3,985	4,095
Services	18,147	21,914
Government/Education	4,405	4,656
TOTAL EMPLOYMENT	40,864	43,514

Source: PSRC 1995b.