

## Central Business District - Census Tract 81

### Population, Families, and Occupied Housing Units

	2000 (Census)	2005 (Est.)	2009 (Est.)
<b>Population</b>	3,477	3,954	4,162
<b>Families*</b>	362	409	445
<b>Housing Units</b>	1,962	2,212	2,411
<b>Average Household Size</b>	1.3	1.3	1.3

\*U.S. Census defines 'Family' as - A group of two or more people who reside together and who are related by birth, marriage, or adoption.

- From 2005 to 2009 the population of the neighborhood increased by 20 percent.

### Income

	2000 (Census)	2005 (Est.)	2009 (Est.)
<b>Per Capita (\$)</b>	39,774	42,428	57,233
<b>Average Household (\$)</b>	66,628	71,943	95,394

- Data indicate from 2000 to 2009, the per capita income increased forty-four percent.

### Occupied Housing Units

	2000 (Census)	2005 (Est.)	2009 (Est.)
<b>Owner Occupied</b>	441	499	538
<b>Renter Occupied</b>	1,521	1,713	1,873
<b>Total</b>	1,962	2,212	2,411

- In 2009, 22% of housing units were occupied by owners and 78% by renters. Which is comparable to 2000.

### Street Level Businesses \*

Type	Central Business District 2005		Central Business District 2009	
<b>Services</b>		406		429
<b>Hotel &amp; Inns</b>	19		22	
<b>Human Services &amp; Special Interest Groups</b>	15		17	
<b>Restaurants, Bars &amp; Cafes</b>	226		214	
<b>Others</b>	146		176	
<b>Residential Buildings</b>		7		10
<b>Retail</b>		269		214
<b>Government</b>		6		5
<b>Education</b>		2		2
<b>Industrial</b>		3		1
<b>Total</b>		693		661

- There was a decline of less than 5% in the number of addresses inventoried between 2005 and 2009.

- Data show that in both 2005 and 2009, restaurants, bars & cafes made up about one-third of the total number of businesses inventoried.

\* The neighborhood boundaries identified in the Street Level data are not determined by Census Tracts but rather by Center City Seattle boundaries.

Note: Central Business District Street Level Business data includes all of Census Tract 81 and portions of Census Tracts 82 & 85.

**Sources:** Demographic statistics - Nielsen Claritas. Employment Statistics - Puget Sound Regional Council "2008 Covered Employment Estimates". Street Level Business & Services Statistics - 2009 Downtown Seattle Association annual inventory. Parks Statistics - City of Seattle.

## Central Business District - Census Tract 81

### College Graduates

	2000 (Census)	2005 (Est/)	2009 (Est.)
<b>Residents Age 25+ with Associates Degree+</b>	1,262	1,502	1,587

- Data show an increase of twenty-six percent in the number of residents 25 years or older that have completed at least an Associates degree between 2000 and 2009.

### Average Age of Population

	2000 (Census)	2005 (Est.)	2009 (Est.)
<b>Female</b>	45.6	47.9	49.5
<b>Male</b>	45.0	47.4	49.1

### Employment

	2005	2008
<b>Construction / Resources</b>	669	990
<b>FIRE*</b>	12,656	14,429
<b>Manufacturing</b>	407	444
<b>Retail</b>	3,941	3,513
<b>Services</b>	27,685	32,711
<b>WTU**</b>	3,095	2,226
<b>Education</b>	0	0
<b>Government</b>	13,385	10,596
<b>Total</b>	<b>61,838</b>	<b>64,909</b>

- There was an over all increase of five percent in employment between 2005 and 2008. The Service category grew by 18% while the Government category decline by 21%.

- The Services category provides work for over fifty percent of the employees in the Central Business District.

\*FIRE: Finance, Insurance & Real Estate  
 \*\*WTU: Wholesale Trade, Transportation & Utilities  
 ( 2008 numbers are the most current available.)

### Pedestrian Counts

Location	Apr '09	Aug '09	Dec '09
<b>4th Ave &amp; Pine St</b>	3,319	6,635	6,873
<b>2nd Ave &amp; University St</b>	2,215	3,009	2,128
<b>7th Ave &amp; Pike St</b>	5,194	3,207	3,057
<b>6th Ave &amp; Pine St</b>	5,666	7,164	6,215

### Parks and Recreational Areas

*CBD Census Tract 81 is home to Westlake Park, City Hall Park, Victor Steinbrueck Park and Waterfront Park.*