CITY OF SEATTLE • PLANNING DEPARTMENT

CENSUS 90

SUB-AREA PROFILES, 1990

NORTHEAST

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NORTHEAST AREA PROFILE

The Northeast area is located along Lake Washington and is bordered generally by NE 100th on the north, Interstate 5 on the west and Portage Bay and Union Bay on the south. It consists of 5,686 gross acres and is home to approximately 68,000 people. The area is predominately residential with some commercial development in neighborhood areas. The major landmark of the area is the University of Washington Campus. The following highlights present a summary of the Northeast area. The subsequent set of tables and maps provide a much more detailed picture of the area.

Demographics

- As one would expect given the location of the University of Washington there is a high proportion of the population in the Northeast area aged 16 to 24 -- 25.7 percent of the population is between 16 and 24 years old compared to 13.6 percent citywide.

- The Northeast area has a lower percentage of its population that are people of color than is found citywide -- 14.6 percent of the population are people of color compared to 25 percent citywide.

- Residents of the Northeast area tend to have substantially more formal education than is the case for other areas in the city -- 60 percent of the people 25 years and over have bachelor's, graduate or professional degree's compared to 38 percent citywide.

- Households in the Northeast area tend to be slightly larger than those citywide -- on average 2.2 people live in each household compared to 2.09 citywide.

- In addition:

  -- 40.8 percent of the households in the Northeast area are married couple families compared to 36 percent citywide.
  -- 33 percent of the households are single person households compared to 40 percent citywide.
  -- 4.4 percent of the households are single parent households compared to 6.2 percent citywide.
  -- 16.7 percent of the households are composed of a group of unrelated people compared to 12.5 percent citywide.

- The number of people who live in group quarters (which includes college dormitories, nursing homes, correctional facilities, etc.) is highest in the Northeast area due to the on-campus population -- 10.8 percent of the people live in group quarters compared to just 4 percent citywide.

Housing

- Housing units in the Northeast area are more likely to be owner occupied than in the city as a whole -- 53.3 percent of the housing units are owner occupied compared to 46.5 percent citywide.

- The housing units in the Northeast area are more likely to be in single family structures than are housing units citywide --61.4 percent of the housing units are in single family structure as compared to 53.1 percent citywide.

- The median values of owner occupied housing units was $169,078 compared to $137,884.

- The median rent was $458 compared to $425 citywide.

Employment

- The unemployment rate in the Northeast area was slightly lower than the city as a whole -- 3.8 percent of the labor force was unemployed in 1990 compared to 4.9 percent citywide.

- Workers in the Northeast are much more likely to walk or bike to work -- 17.7 percent of the workers walked or biked to work compared to 8.7 percent citywide.

Income

- Incomes in the Northeast area tend to be slightly higher than income levels citywide:

  -- Median household income was $32,825 compared to $29,353 citywide.
  -- Median Family Income was $47,766 compared to $39,860 citywide.
  -- Per Capita Income was $19,193 compared to $18,308 citywide.

- In contrast with higher incomes, the Northeast area had a slightly higher overall poverty rate than the city as a whole --14.7 percent of the population lived in poverty compared to 12.4 percent citywide.

- The rate of children living in poverty in the Northeast was lower than is found citywide -- 8.8 percent of the population 18 and under lived in poverty compared to 15.7 percent citywide.

Jobs

- The Northeast area has a higher proportion of jobs in the government, finance, insurance, and real estate sectors -- 79 percent of the jobs are in those sectors compared to 60.8 percent citywide.

Land Use

- The Northeast area is predominately residential:

  -- 83.7 percent of the land is zoned for residential uses compared to 75 percent citywide.
  -- 60.5 percent of the net land is developed as residential compared to 56.6 percent citywide.

- The University of Washington campus accounts for approximately ten percent of the total gross acres in the area.

Density

- The residential densities of the Northeast area are slightly higher than those found citywide:

  -- There are 12 people per gross acre compared to 10 citywide.
  -- There are 5 households per gross acre compared to 4 citywide.

- The employment density is in the Northeast area is comparable to the citywide density -- there eight jobs per gross acre compared to 9 citywide.

CHANGE 1980 - 1990

The Northeast area experienced a moderate amount of change over the decade between 1980 and 1990. The rates of growth for population, housing units and households was very similar to the growth in the city as a whole. There were relatively large levels of growth for young people and people of color and in the numbers of people living alone.

Population

- Population increased by 3.7 percent compared to 4.5 percent citywide.

  -- The population under the age of 5 increased by 35 percent between 1980 and 1990.
  -- The population aged 65 years and over decreased by 7.6 percent during the decade.

  -- There was a 1.3 percent decrease in the White population between 1980 and 1990.
  -- The number of people of color increased by 47 percent during the decade.

Households

- The number households increased by 7.2 percent during the decade compared to 7.9 percent citywide.

  -- The average number of persons per household decreased slightly from 2.25 in 1980 to 2.20 in 1990 while the average decreased citywide from 2.15 to 2.09.

  -- There was a two percent decrease in married couple families between 1980 and 1990 which is identical to the level of change citywide.

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

Housing Units

- Housing Units increased by 7.3 percent compared to 8.3 percent citywide.

  -- There was 17.5 percent increase in renter occupied housing units and there was virtually no change in the number of owner occupied housing units between 1980 and 1990.

  -- There was a 15 increase in housing units in multi-family structures and a 1.3 percent increase 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 slightly lower than the rates of growth expected for the city as a whole.

- Population in the area is forecasts to increase by just 4.5 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 11 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 = NORTHEAST

P1/4. PERSONS

TOTAL	68,115
Share of Total City	13.2%

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

			Share of City Total
TOTAL	68,115	100.0%	13.2%
UNDER 5	3,233	4.7	11.0
5 - 15	4,955	7.3	10.4
16 - 24	17,475	25.7	24.9
25 - 34	13,715	20.1	12.2
35 - 44	10,649	15.6	11.4
45 - 64	9,380	13.8	11.0
65 - 84	7,780	11.4	11.3
85 +	928	1.4	10.0

P5. SEX
(UNIVERSE: PERSONS)

		PCT	Share of City Total
TOTAL	68,115	100.0%	13.2%
MALE	33,910	49.8	13.5
FEMALE	34,205	50.2	12.9

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

			Share of City Total
TOTAL	68,115	100.0%	13.2%
WHITE	58,173	85.4	15.0
BLACK	1,558	2.3	3.0
AMERICAN INDIAN, ESKIMO OR ALEUT	545	0.8	7.4
ASIAN OR PACIFIC I	7,149	10.5	11.8
OTHER RACE	690	1.0	9.4
HISPANIC ORIGIN (OF ANY RACE)	1,924	2.8	10.5

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

		Pct.
Total	42,723	
Less than 9th grade	629	1.5%
9th to 12th grade, no diploma	1,412	3.3
High school graduate/equivalenc	4,953	11.6
Some college, no degree	7,664	17.9
Associate degree	2,441	5.7
Bachelor's degree	14,585	34.1
Graduate or professional degree	11,039	25.8

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

Total	64,982	
Lived in same house	25,537	39.3%
Lived Diff. House -- Same Count	19,171	29.5
Different County	16,876	26.0
Same State	7,311	11.3
Different State	9,565	14.7
Lived abroad	3,398	5.2

H4. HOUSEHOLDS

TOTAL	27,416	
Share of Total City	11.6%	
PERSONS IN HOUSEHOLDS		60,221
PERSONS PER HOUSEHOLD		2.20

P16. HOUSEHOLD SIZE AND TYPE
(UNIVERSE: HOUSEHOLDS)

		PCT.
TOTAL	27,416	
1 PERSON:	9,096	33.2
MALE HOUSEHOLDER	3,738	13.6
FEMALE HOUSEHOLDER	5,358	19.5
2 OR MORE PERSONS:	18,320	66.8
FAMILY HOUSEHOLDS:		
MARRIED COUPLE FAMILY:		
WITH RELATED CHILDREN	4,185	15.3
NO RELATED CHILDREN	7,001	25.5
OTHER FAMILY:		
MALE HOUSEHOLDER,		
NO WIFE PRESENT:		
WITH RELATED CHILDRE	239	0.9
NO RELATED CHILDREN	470	1.7
FEMALE HOUSEHOLDER,		
NO HUSBAND PRESENT:		
WITH RELATED CHILDRE	953	3.5
NO RELATED CHILDREN	896	3.3
NONFAMILY HOUSEHOLDS:	4,576	16.7
MALE HOUSEHOLDER	2,559	9.3
FEMALE HOUSEHOLDER	2,017	7.4

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

		PCT
TOTAL IN GROUP QUARTERS	7,894	100.0%
PERSONS LIVING IN INSTITUTIONS:		
CORRECTIONAL INSTS, NURSING HOMES, HOSPITALS, ETC.	505	6.4
OTHER PERSONS IN GROUP QUARTERS:		
COLLEGE DORMITORIES, MILITARY QUARTERS		
EMERGENCY SHELTERS FOR HOMELESS, ETC.	7,389	93.6

P27. HOUSEHOLD SIZE
(UNIVERSE: HOUSEHOLDS)

		Pct.
1 PERSON	9,096	33.2%
2 PERSONS	10,121	36.9
3 PERSONS	4,096	14.9
4 PERSONS	2,747	10.0
5 PERSONS	859	3.1
6 PERSONS	288	1.1
7+ PERSONS	209	0.8

FAMILIES

TOTAL	13,744	
Share of Total City	12.2%	
PERSONS IN FAMILIES		37,502
PERSONS PER FAMILY		2.73

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

In married-couple family:	
Under 3 years	1,665
3 and 4 years	1,253
5 years	473
6 to 11 years	2,139
12 and 13 years	560
14 years	226
15 to 17 years	745
In other family:	
Male householder, no spouse:	
Under 3 years	20
3 and 4 years	4
5 years	19
6 to 11 years	92
12 and 13 years	27
14 years	3
15 to 17 years	72
Female householder, no spouse:	
Under 3 years	71
3 and 4 years	69
5 years	61
6 to 11 years	405
12 and 13 years	212
14 years	79
15 to 17 years	260

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

	1980	1990	Change	Pct Change
Persons	65,703	68,115	2,412	3.7%
Households	25,577	27,416	1,839	7.2
Families	13,928	13,744	-184	-1.3

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

District = NORTHEAST

H4. HOUSING UNITS

TOTAL	28,310
Share of Total City	11.4%

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

	UNITS	PCT
TOTAL	28,310	100.0%
OCCUPIED	27,416	96.8
OWNER OCCUPIED	15,080	53.3
RENTER OCCUPIED	12,336	43.6
VACANT	894	3.2

H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS

	Persons	Per Unit	PCT
OCCUPIED	60,221	2.2	100.0%
OWNER OCCUPIED	35,152	2.3	58.4
RENTER OCCUPIED	25,069	2.0	41.6

H23A/23B/23C. VALUE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)
MEDIAN VALUE $169,078

H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)
MEDIAN VALUE $458

AVERAGE PERSONS PER OCCUPIED HOUSING UNIT

POPULATION IN HOUSING UNITS	60,221
Persons per Unit	2.20

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

Year Built	Total Units	%
1989 to March 1990	453	1.6
1985 to 1988	1,349	4.8
1980 to 1984	1,015	3.6
1970 to 1979	2,493	8.8
1960 to 1969	3,174	11.2
1950 to 1959	4,809	17.0
1940 to 1949	5,100	18.0
Before 1940	9,896	35.0

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

	Total Units	%
No bedroom	2,051	7.3
1 bedroom	5,134	18.1
2 bedrooms	7,415	26.2
3 bedrooms	7,572	26.8
4 bedrooms	4,437	15.7
5+ bedrooms	1,680	5.9
Total housing units	28,289	100.0%

CHANGE 1980 - 1990
(UNIVERSE: HOUSING UNITS)

	1980	1990	Change	Pct Change
Units	26,382	28,310	1,928	7.3%

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

	Aggregate Persons	Average Persons
SINGLE FAMILY	41,834	2.46
1, DETACHED	41,060	2.46
1, ATTACHED	774	2.46
MULTI FAMILY	17,782	1.76
2	1,832	2.21
3 OR 4	2,635	2.06
5 TO 9	2,947	1.85
10 TO 19	4,250	1.73
20 TO 49	4,520	1.64
50 OR MORE	1,598	1.36
MOBILE HOME OR	103	1.41
OTHER	502	2.15
TOTAL	60,221	2.20

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	17,376	61.4%	371	41.5%	17,005	62.0%	13,860	91.9%	3,145	25.5%
1, DETACHED	17,050	60.2	360	40.3	16,690	60.9	13,748	91.2	2,942	23.8
1, ATTACHED	326	1.2	11	1.2	315	1.1	112	0.7	203	1.6
MULTI FAMILY	10,610	37.5	505	56.5	10,105	36.9	1,081	7.2	9,024	73.2
2	874	3.1	44	4.9	830	3.0	139	0.9	691	5.6
3 OR 4	1,348	4.8	68	7.6	1,280	4.7	89	0.6	1,191	9.7
5 TO 9	1,675	5.9	80	8.9	1,595	5.8	94	0.6	1,501	12.2
10 TO 19	2,573	9.1	112	12.5	2,461	9.0	227	1.5	2,234	18.1
20 TO 49	2,901	10.2	138	15.4	2,763	10.1	336	2.2	2,427	19.7
50 OR MORE	1,239	4.4	63	7.0	1,176	4.3	196	1.3	980	7.9
MOBILE HOME OR TRAILER	80	0.3	7	0.8	73	0.3	65	0.4	8	0.1
OTHER	244	0.9	11	1.2	233	0.8	74	0.5	159	1.3
TOTAL	28,310	100.0%	894	100.0%	27,416	100.0%	15,080	100.0%	12,336	100.0%

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

District = NORTHEAST

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	197	38,915	1,549	3.8%	19,346
Male	185	20,530	914	4.3%	8,195
Female	12	18,385	635	3.3%	11,151

Share of Employed City Residents 13.7%
Share of Unemployed City Residents 10.6%

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

Worked in Washington State:		Pct.
Worked in King County	36,169	94.5%
Worked in Seattle	30,824	80.6
Worked outside of Seattle	7,433	19.4
Out of Seattle - In County	5,345	14.0
Worked outside of King	1,876	4.9
Worked outside of WA.	212	0.6

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

Car, truck, or van:		Pct.
Drove alone	20,897	54.6%
Carpooled	3,280	8.6
Public transportation:		
Bus or trolley bus	5,428	14.2
Subway or elevated	12	0.0
Railroad	0	0.0
Ferryboat	15	0.0
Taxicab	20	0.1
Motorcycle	235	0.6
Bicycle	1,288	3.4
Walked	5,461	14.3
Other means	159	0.4
Worked at home	1,457	3.8
Total workers	38,257	100.0%

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

Did not work at home:		Pct.
0 - 19 minutes	17,764	46.4%
20 - 39 minutes	15,489	40.5
40 - 59 minutes	2,701	7.1
60 - 89 minutes	610	1.6
90 or more minutes	236	0.6
Worked at home	1,457	3.8

Mean travel time to work 21 minutes

MEDIAN INCOME, 1989

Median Household Income	$32,825
Median Family Income	$47,766
Median Nonfamily Household Income	$20,978

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

Workers	Families	Mean Income
None	1,850	$41,241
1	3,556	$57,920
2	7,348	$63,368
3 or more	1,176	$78,318

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	$67,298
No own children	$65,425
Other family:	
Male householder, no spouse:	
With own children	$53,756
No own children	$32,041
Female householder, no spouse:	
With own children	$26,747
No own children	$36,335

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

	Per Capita Income
All persons	$19,193
White	$20,714
Black	$10,992
Amer Ind	$14,175
Asian	$10,104
Other Race	$11,634
Hispanic	$20,819

POVERTY STATUS IN 1989

All persons for whom poverty status is determined*	61,089
Below poverty level	8,991
Persons 18 years and over	52,359
Below poverty level	8,194
Persons 65 years and over	8,455
Below poverty level	446
Related children under 18 years	8,699
Below poverty level	766
Related children under 5 years	3,202
Related children 5 to 17 years	5,497
Below poverty level	485
Unrelated individuals	23,096
Below poverty level	6,775
All Families	13,930
Below poverty level	772
With related children under 18 year	5,419
Below poverty level	451
With related children under 5 years	2,504
Below poverty level	210
Female householder families	1,747
Below poverty level	227
With related children under 18 year	860
Below poverty level	173
With related children under 5 years	176
Below poverty level	43

PERCENT BELOW POVERTY LEVEL

All persons	14.7%
Persons 18 years and over	15.6%
Persons 65 years and over	5.3%
Related children under 18 years	8.8%
Related children under 5 years	8.8%
Related children 5 to 17 years	8.8%
Unrelated individuals	29.3%
All families	5.5%
With related children under 18 years	8.3%
With related children under 5 years	8.4%
Female householder families	13.0%
With related children under 18 years	20.1%
With related children under 5 years	24.4%

* 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 = NORTHEAST

JOBS

TOTAL	48,618
Share of Total City	10.0%

JOBS IN SEATTLE
(UNIVERSE: JOBS)

			Share of City Total
TOTAL	48,618	100.0%	10.0%
Retail	6,430	13.2	9.3
Education	242	0.0	8.9
Government, Finance, Ins., Real Estate	38,399	79.0	13.0
Manufacturing, Wholesale Trade, Commun, Tr	3,547	7.3	3.0
University Enrollment	34,500	71.0	62.8

Source: Puget Sound Regional Council

TOTAL ASSESSED VALUATION
(Universe: Millions of Dollars)

TOTAL	$5,015
Share of Total City	12.6%
Land Assessed Valuation	$2,501
Share of Total City	13.8%
Improvements Assessed Valuation	$2,514
Share of Total City	11.6%

Average Land Assessed Valuation per Parcel Square Foot $12.72

SELECTED DENSITY MEASURES

Average Persons per gross acre	12
Average Persons per net acre	15
Average Households per gross acre	5
Average Households per net acre	6
Average Housing Units per gross acre	5
Avergae Housing Units per net acre	6
Average Number of Jobs per gross acre	8
Average Number of Jobs per net acre	11

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

TOTAL	5,868
Share of Total City	10.9%

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

TOTAL	4,459
Share of Total City	11.7%

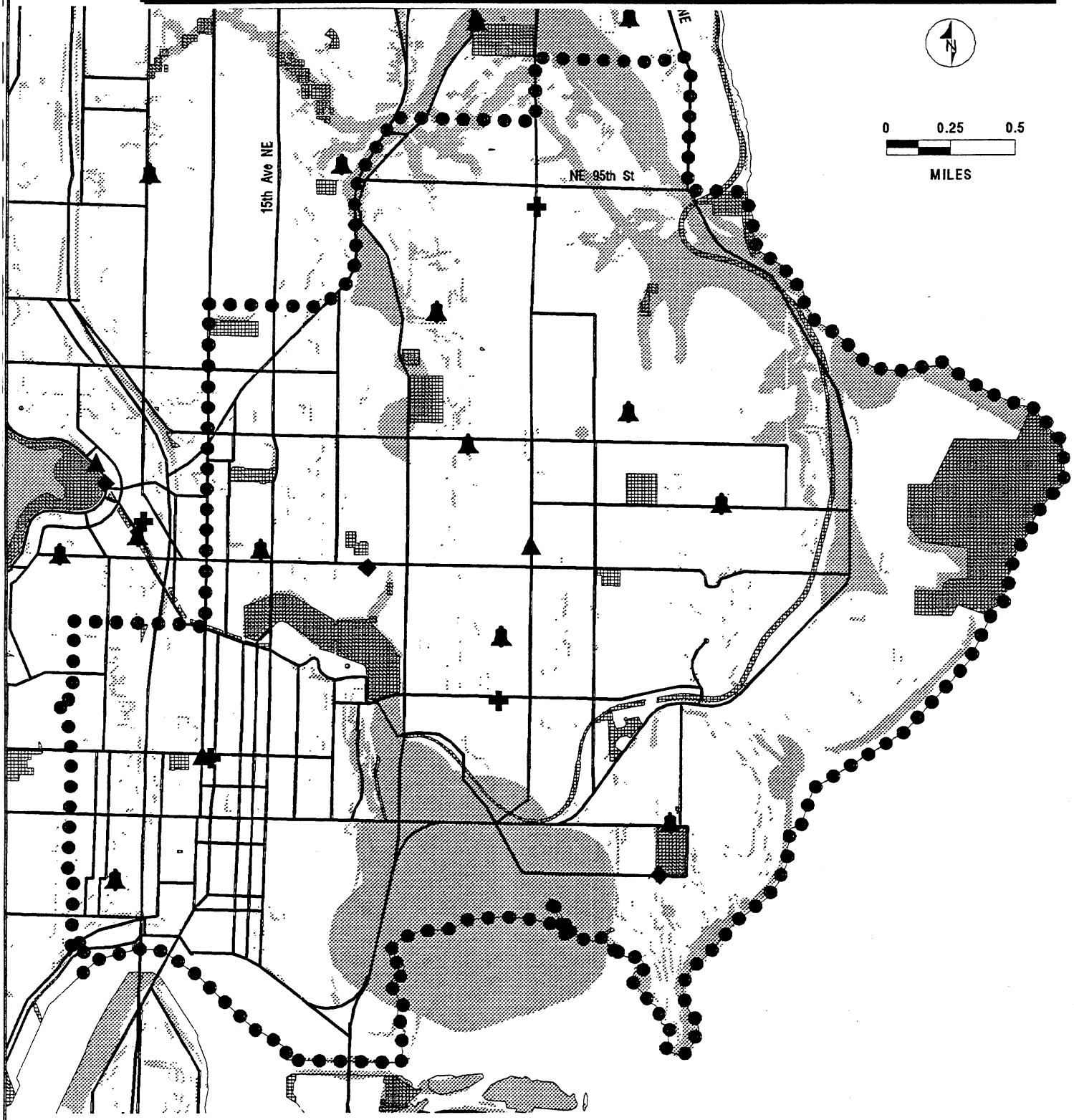
LAND AREA BY ZONING
(Universe: Gross Acres)

			Share of City Total
TOTAL	5,868	100.0%	10.9%
Commercial	345	5.9	7.7
Downtown	.	0.0	0.0
Industrial	37	0.6	0.6
Multi Family	466	7.9	7.9
Single Family	4,447	75.8	12.7
Major Institution	573	9.8	55.0

ESTIMATED LAND AREA BY USE
(Universe: Net Acres)

			Share of City Total
TOTAL	4,459	100.0%	11.7%
Commercial	200	4.5	7.1
Community Fac.	732	16.4	33.6
Industrial	34	0.8	1.2
Residential	2,699	60.5	12.5
Single Family	2,366	53.1	12.5
Trans/Comm/Ut	38	0.8	1.8
Vacant	113	2.5	3.6
Open Space	683	15.3	18.1
Other	14	0.3	11.9

Source: King County Assessor Extract, 1991



Northeast District

Environmentally Sensitive Areas

Parks

Public School

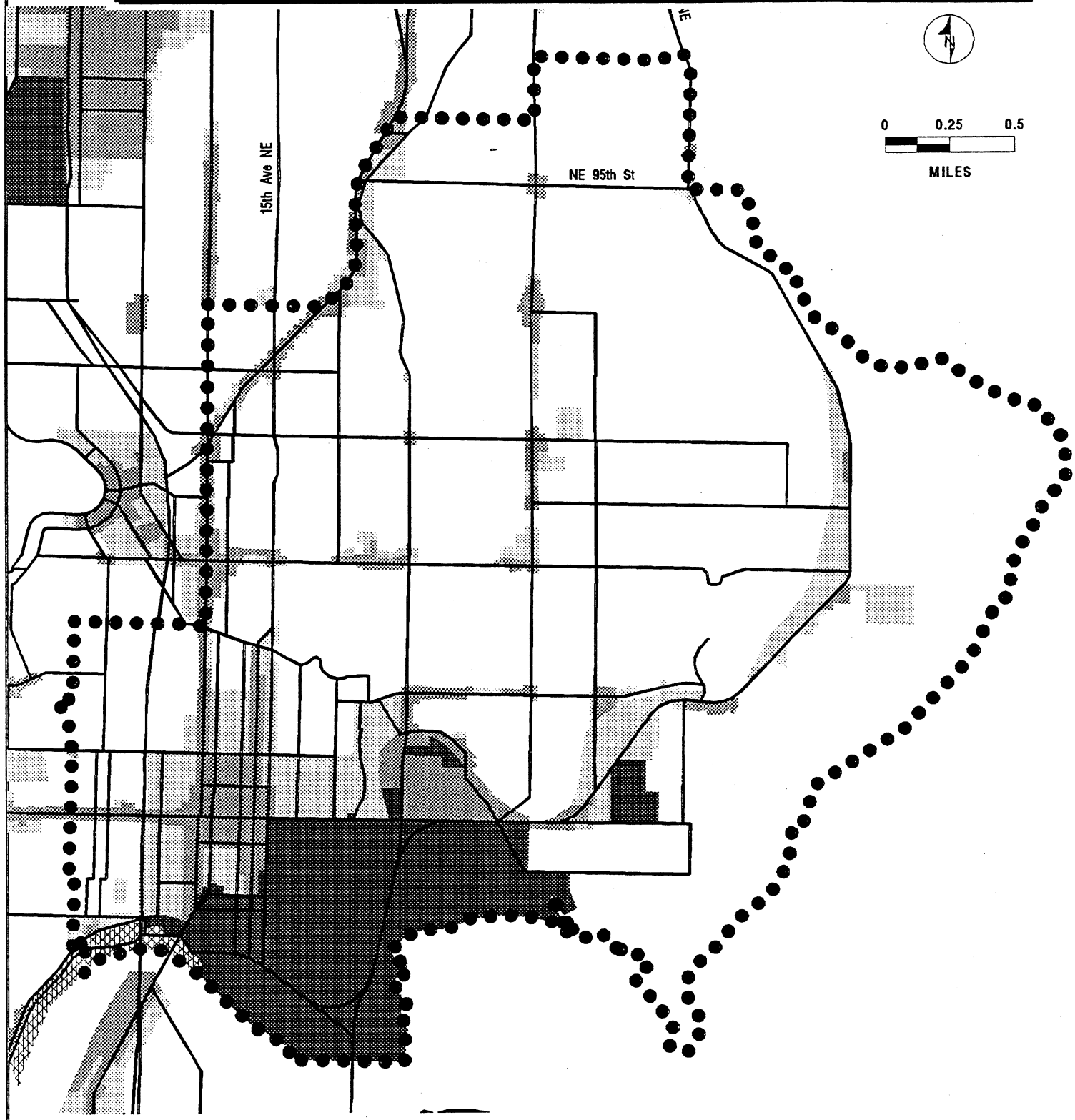
Police and Fire

Library

Community Center

Arterials

District Statistical Area



Northeast District -- Zoning

Single-Family

Multi-Family

Commercial and Downtown

Major Institution

Industrial

Arterials

District Statistical Area