CITY OF SEATTLE • PLANNING DEPARTMENT

CENSUS 90

SUB-AREA PROFILES, 1990

NORTH

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NORTH AREA PROFILE

The North Area is as the name implies located in the far north end of the city and generally east of Interstate 5. It consists of 3,696 gross acres and is home to almost 35,000 people. The area is primarily residential but is home to landmarks such as the Northgate Shopping Mall and the Jackson Park Golf Course. The following highlights present a summary of the North area. The subsequent set of tables and maps provide a much more detailed picture of the area.

Demographics

- The age distribution of the population is almost identical to the age distribution citywide -- 14 percent of the population is under the age 15 and fifteen percent of the population is age 65 or over.

- A lower proportion of the North area population is African-American than is the case citywide -- four percent of the population is African-American compared to 10 percent citywide.

- Educational achievement levels are comparable to those citywide --ten percent of the people aged 25 and over in the North area have less than a high school education compared to 13.6 percent citywide and 25 percent of that population group has a bachelor's degree compared to 25 percent citywide.

- Household sizes and the distribution of people by types of households are very similar to the city as a whole -- on average 2.1 persons live in each household compared to 2.09 citywide.

Housing

- The housing units in the North area are slightly more likely to be owner occupied than is true citywide - 51 percent of the housing units in the North area are owner occupied compared to 46.5 percent citywide.

- The median value of owner occupied housing units is $134,068 compared to $137,884 citywide.

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

- The housing stock in the North area is newer than generally found citywide:

  -- just 12.5 percent of the housing units were built prior to 1940 compared to 36 percent citywide.
  -- eighteen percent of the housing units have been built since 1980 compared to just 12 percent citywide.

- There is a slightly higher proportion of single family units in the North area -- 58 percent of the housing units are in single family structures compared to 53 percent citywide.

Employment

- The North area had a lower unemployment rate than was found citywide -- 3.6 percent of the labor force was unemployed compared to 4.9 percent citywide.

- Transit ridership was lower in the North area than citywide --64 percent of the workers in the North area drove alone to work compared to 58.7 percent citywide.

Income

- Income levels in the North area are very similar to income levels citywide :

  -- Median household income was $30,291 compared to $29,353 citywide.
  -- Median Family income was $39,223 compared to $39,860 citywide.
  -- Per Capita Income was $18,039 compared to $18,308 citywide.

- Poverty levels were lower in the North area than in the city as a whole -- 8.8 percent of the people in the North area lived in poverty compared to 12.4 percent citywide.

- The poverty rate for children in the North area was also lower -- 12.1 percent of the children under the age of 18 lived in poverty compared to 15.7 percent citywide.

Jobs

- Not surprisingly, given it is home to the Northgate shopping area, the North area has a higher share of jobs in the retail sector than is found citywide -- 34 percent of the jobs in the North area are in retail compared to 14 percent citywide while just 7.7 percent are in wholesale trade, transportation and communication as compared to 24.5 percent citywide.

Land Use

- The North area has concentrations of commercial activity and commercially zoned land at Northgate and along Lake City Way which accounts for 13 percent of the land area.

- Almost 78 percent of the area is zoned for single family uses compared to 64.6 percent citywide.

- Land Assessed Valuation is similar to that found citywide -- Land assessed valuation is on average $9.44 per parcel square foot compared to $10.82 citywide.

Density

- The North Area has an overall lower employment density and similar residential densities to the city as a whole -- there are an average of 9 persons per acre compared to 10 citywide and four jobs per acre compared to nine citywide.

CHANGE 1980 - 1990

The North area experienced a slight amount of change over the decade between 1980 and 1990. The number of people, households and housing units all increased at a rate somewhat faster than the city as a whole. The area experienced slight declines in the White population and in the number of married couple families. The average household size in the North area decreased over the decade and the numbers of people living alone increased.

Population

- Population increased by 8.3 percent compared to 4.5 percent citywide.

  -- The population under the age of 5 increased by thirty percent between 1980 and 1990.
  -- The population aged 65 years and over increased by almost 25 percent during the decade.

  -- There was a two percent decrease in the White population between 1980 and 1990.
  -- The number of people of color doubled from 3,000 to over 6,200 during the decade.

Households

- The number of households increased by 15.3 percent compared to 7.9 percent citywide.

  -- The average number of persons per household decreased from 2.24 in 1980 to 2.10 in 1990 while the average decreased citywide from 2.15 to 2.09.

  -- There was a one 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 34 percent during the 1980's compared to a 13 percent increase citywide.

Housing Units

- Housing Units increased by 15.4 percent compared to 8.3 percent citywide.

  -- There was a 27 percent increase in renter occupied housing units and a six percent increase in owner occupied housing units between 1980 and 1990.

  -- There was a 29 percent increase in housing units in multi-family structures and just a six percent increase in 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 North area is expected to experience growth at rates slightly higher than the rates of growth expected for the city as a whole.

- Population in the North area is forecasts to increase by seven percent between 1990 and 2010 compared to 5 percent growth for the city as a whole.
- The number of households and housing units are both expected to grow by approximately 24 percent in the North area compared to 15 percent citywide over the next two decades.

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

District = NORTH

P1/4. PERSONS

TOTAL	34,755
Share of Total City	6.7%

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

			Share of City Total
TOTAL	34,755	100.0%	6.7%
UNDER 5	1,987	5.7	6.8
5 - 15	3,035	8.7	6.4
16 - 24	4,250	12.2	6.1
25 - 34	7,638	22.0	6.8
35 - 44	6,209	17.9	6.7
45 - 64	6,109	17.6	7.2
65 - 84	4,957	14.3	7.2
85 +	570	1.6	6.1

P5. SEX
(UNIVERSE: PERSONS)

		PCT	Share of City Total
TOTAL	34,755	100.0%	6.7%
MALE	16,433	47.3	6.5
FEMALE	18,322	52.7	6.9

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

			Share of City Total
TOTAL	34,755	100.0%	6.7%
WHITE	28,513	82.0	7.3
BLACK	1,281	3.7	2.5
AMERICAN INDIAN, ESKIMO OR ALEUT	401	1.2	5.5
ASIAN OR PACIFIC I	4,108	11.8	6.8
OTHER RACE	452	1.3	6.2
HISPANIC ORIGIN (OF ANY RACE)	1,175	3.4	6.4

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

		Pct.
Total	25,539	
Less than 9th grade	837	3.3%
9th to 12th grade, no diploma	1,779	7.0
High school graduate/equivalenc	5,449	21.3
Some college, no degree	6,103	23.9
Associate degree	1,885	7.4
Bachelor's degree	6,301	24.7
Graduate or professional degree	3,185	12.5

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

Total	32,663	
Lived in same house	15,504	47.5%
Lived Diff. House -- Same Count	9,964	30.5
Different County	5,622	17.2
Same State	2,190	6.7
Different State	3,432	10.5
Lived abroad	1,573	4.8

H4. HOUSEHOLDS

TOTAL	16,414
Share of Total City	6.9%
PERSONS IN HOUSEHOLDS	34,527
PERSONS PER HOUSEHOLD	2.10

P16. HOUSEHOLD SIZE AND TYPE
(UNIVERSE: HOUSEHOLDS)

		PCT.
TOTAL	16,414	
1 PERSON:	5,974	36.4
MALE HOUSEHOLDER	2,252	13.7
FEMALE HOUSEHOLDER	3,722	22.7
2 OR MORE PERSONS:	10,440	63.6
FAMILY HOUSEHOLDS:		
MARRIED COUPLE FAMILY:		
WITH RELATED CHILDREN	2,288	13.9
NO RELATED CHILDREN	4,440	27.1
OTHER FAMILY:		
MALE HOUSEHOLDER, NO WIFE PRESENT:		
WITH RELATED CHILDRE	180	1.1
NO RELATED CHILDREN	280	1.7
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:		
WITH RELATED CHILDRE	746	4.5
NO RELATED CHILDREN	635	3.9
NONFAMILY HOUSEHOLDS:	1,871	11.4
MALE HOUSEHOLDER	996	6.1
FEMALE HOUSEHOLDER	875	5.3

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

		PCT
TOTAL IN GROUP QUARTERS	228	100.0%
PERSONS LIVING IN INSTITUTIONS: CORRECTIONAL INSTS, NURSING HOMES, HOSPITALS, ETC.	132	57.9
OTHER PERSONS IN GROUP QUARTERS: COLLEGE DORMITORIES, MILITARY QUARTERS EMERGENCY SHELTERS FOR HOMELESS, ETC.	96	42.1

P27. HOUSEHOLD SIZE
(UNIVERSE: HOUSEHOLDS)

		Pct.
1 PERSON	5,974	36.4%
2 PERSONS	6,201	37.8
3 PERSONS	2,090	12.7
4 PERSONS	1,334	8.1
5 PERSONS	527	3.2
6 PERSONS	174	1.1
7+ PERSONS	114	0.7

FAMILIES

TOTAL	8,569
Share of Total City	7.6%
PERSONS IN FAMILIES	23,647
PERSONS PER FAMILY	2.76

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

In married-couple family:	
Under 3 years	1,034
3 and 4 years	589
5 years	274
6 to 11 years	1,116
12 and 13 years	271
14 years	110
15 to 17 years	424
In other family:	
Male householder, no spouse:	
Under 3 years	33
3 and 4 years	35
5 years	4
6 to 11 years	41
12 and 13 years	12
14 years	6
15 to 17 years	60
Female householder, no spouse:	
Under 3 years	162
3 and 4 years	163
5 years	53
6 to 11 years	370
12 and 13 years	123
14 years	48
15 to 17 years	171

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

	1980	1990	Change	Pct Change
Persons	32,086	34,755	2,669	8.3%
Households	14,231	16,414	2,183	15.3
Families	8,339	8,569	230	2.8

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

District = NORTH

H4. HOUSING UNITS

TOTAL	17,010
Share of Total City	6.8%

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

	UNITS	PCT
TOTAL	17,010	100.0%
OCCUPIED	16,414	96.5
OWNER OCCUPIED	8,621	50.7
RENTER OCCUPIED	7,793	45.8
VACANT	596	3.5

H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS

	Persons	Per Unit	PCT
OCCUPIED	34,527	2.1	100.0%
OWNER OCCUPIED	19,994	2.3	57.9
RENTER OCCUPIED	14,533	1.9	42.1

H23A/23B/23C. VALUE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)
MEDIAN VALUE $134,068

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

AVERAGE PERSONS PER OCCUPIED HOUSING UNIT

POPULATION IN HOUSING UNITS	34,527
Persons per Unit	2.10

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

Year Built	Total Units	%
1989 to March 1990	205	1.2
1985 to 1988	1,438	8.5
1980 to 1984	1,389	8.2
1970 to 1979	3,003	17.7
1960 to 1969	2,829	16.6
1950 to 1959	3,200	18.8
1940 to 1949	2,827	16.6
Before 1940	2,119	12.5

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

	Total Units	%
No bedroom	636	3.7
1 bedroom	3,987	23.4
2 bedrooms	5,682	33.4
3 bedrooms	4,004	23.5
4 bedrooms	2,095	12.3
5+ bedrooms	606	3.6
Total housing units	17,010	100.0%

CHANGE 1980 - 1990
(UNIVERSE: HOUSING UNITS)

	1980	1990	Change	Pct Change
Units	14,737	17,010	2,273	15.4%

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

	Aggregate Persons	Average Persons
SINGLE FAMILY	23,482	2.44
1, DETACHED	23,048	2.45
1, ATTACHED	434	2.28
MULTI FAMILY	10,711	1.62
2	533	2.03
3 OR 4	864	2.13
5 TO 9	1,389	1.70
10 TO 19	2,052	1.71
20 TO 49	2,562	1.57
50 OR MORE	3,311	1.43
MOBILE HOME OR	49	1.48
OTHER	285	1.98
TOTAL	34,527	2.10

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	9,881	58.1%	273	45.8%	9,608	58.5%	7,770	90.1%	1,838	23.6%
1, DETACHED	9,684	56.9	266	44.6	9,418	57.4	7,664	88.9	1,754	22.5
1, ATTACHED	197	1.2	7	1.2	190	1.2	106	1.2	84	1.1
MULTI FAMILY	6,948	40.8	319	53.5	6,629	40.4	746	8.7	5,883	75.5
2	271	1.6	9	1.5	262	1.6	40	0.5	222	2.8
3 OR 4	433	2.5	27	4.5	406	2.5	38	0.4	368	4.7
5 TO 9	855	5.0	38	6.4	817	5.0	115	1.3	702	9.0
10 TO 19	1,264	7.4	61	10.2	1,203	7.3	172	2.0	1,031	13.2
20 TO 49	1,704	10.0	74	12.4	1,630	9.9	159	1.8	1,471	18.9
50 OR MORE	2,421	14.2	110	18.5	2,311	14.1	222	2.6	2,089	26.8
MOBILE HOME OR TRAILER	35	0.2	2	0.3	33	0.2	22	0.3	11	0.1
OTHER	146	0.9	2	0.3	144	0.9	83	1.0	61	0.8
TOTAL	17,010	100.0%	596	100.0%	16,414	100.0%	8,621	100.0%	7,793	100.0%

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

District = NORTH

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	98	19,651	743	3.6%	9,240
Male	71	9,969	398	3.8%	3,392
Female	27	9,682	345	3.4%	5,848

Share of Employed City Residents	6.9%
Share of Unemployed City Residents	5.1%

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

Worked in Washington State:		Pct.
Worked in King County	17,941	92.7%
Worked in Seattle	14,644	75.7
Worked outside of Seattle	4,706	24.3
Out of Seattle - In County	3,297	17.0
Worked outside of King	1,248	6.4
Worked outside of WA.	161	0.8

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

Car, truck, or van:		Pct.
Drove alone	12,403	64.1%
Carpooled	2,695	13.9
Public transportation:		
Bus or trolley bus	2,704	14.0
Subway or elevated	0	0.0
Railroad	6	0.0
Ferryboat	0	0.0
Taxicab	27	0.1
Motorcycle	39	0.2
Bicycle	219	1.1
Walked	574	3.0
Other means	121	0.6
Worked at home	562	2.9
Total workers	19,350	100.0%

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

Did not work at home:		Pct.
0 - 19 minutes	7,089	36.6%
20 - 39 minutes	9,261	47.9
40 - 59 minutes	1,925	9.9
60 - 89 minutes	367	1.9
90 or more minutes	146	0.8
Worked at home	562	2.9

Mean travel time to work 23 minutes

MEDIAN INCOME, 1989

Median Household Income	$30,291
Median Family Income	$39,223
Median Nonfamily Household Income	$22,411

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

Workers	Families	Mean Income
None	1,230	$26,301
1	2,312	$36,600
2	4,255	$52,697
3 or more	840	$70,093

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	$51,649
No own children	$49,231
Other family:	
Male householder, no spouse:	
With own children	$32,620
No own children	$52,336
Female householder, no spouse:	
With own children	$18,992
No own children	$37,215

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

	Per Capita Income
All persons	$18,038
White	$19,072
Black	$11,469
Amer Ind	$13,185
Asian	$14,243
Other Race	$10,192
Hispanic	$9,558

POVERTY STATUS IN 1989

All persons for whom poverty status is determined*	34,554
Below poverty level	3,057
Persons 18 years and over	29,158
Below poverty level	2,370
Persons 65 years and over	5,399
Below poverty level	314
Related children under 18 years	5,359
Below poverty level	650
Related children under 5 years	2,083
Related children 5 to 17 years	3,276
Below poverty level	429
Unrelated individuals	10,562
Below poverty level	1,552
All Families	8,637
Below poverty level	470
With related children under 18 year	3,255
Below poverty level	345
With related children under 5 years	1,668
Below poverty level	174
Female householder families	1,324
Below poverty level	267
With related children under 18 year	791
Below poverty level	241
With related children under 5 years	329
Below poverty level	139

PERCENT BELOW POVERTY LEVEL

All persons	8.8%
Persons 18 years and over	8.1%
Persons 65 years and over	5.8%
Related children under 18 years	12.1%
Related children under 5 years	10.6%
Related children 5 to 17 years	13.1%
Unrelated individuals	14.7%
All families	5.4%
With related children under 18 years	10.6%
With related children under 5 years	10.4%
Female householder families	20.2%
With related children under 18 years	30.5%
With related children under 5 years	42.2%

* 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 = NORTH

JOBS

TOTAL	15,754
Share of Total City	3.2%

JOBS IN SEATTLE
(UNIVERSE: JOBS)

			Share of City Total
TOTAL	15,754	100.0%	3.2%
Retail	5,410	34.3	7.8
Education	215	0.0	7.9
Government, Finance, Ins., Real Estate	8,918	56.6	3.0
Manufacturing, Wholesale Trade, Commun, Tr	1,211	7.7	1.0
University Enrollment	3,570	22.7	6.5

Source: Puget Sound Regional Council

TOTAL ASSESSED VALUATION
(Universe: Millions of Dollars)

TOTAL	$2,309
Share of Total City	5.8%
Land Assessed Valuation	$1,165
Share of Total City	6.4%
Improvements Assessed Valuation	$1,145
Share of Total City	5.3%
Average Land Assessed Valuation per Parcel Square Foot	$9.44

SELECTED DENSITY MEASURES

Average Persons per gross acre	9
Average Persons per net acre	12
Average Households per gross acre	4
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	4
Average Number of Jobs per net acre	6

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

TOTAL	3,696
Share of Total City	6.8%

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

TOTAL	2,837
Share of Total City	7.4%

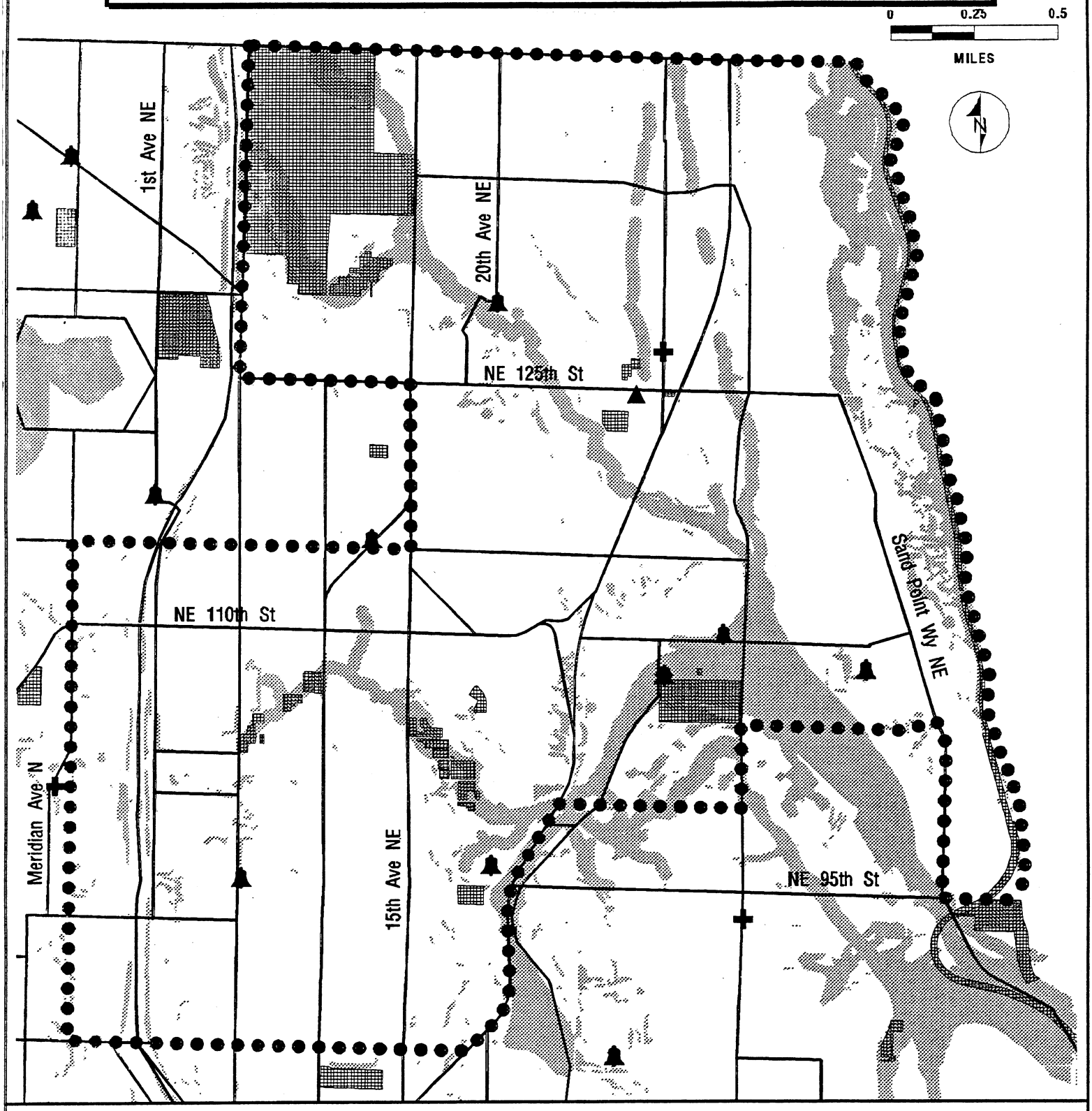
LAND AREA BY ZONING
(Universe: Gross Acres)

			Share of City Total
TOTAL	3,696	100.0%	6.8%
Commercial	480	13.0	10.8
Downtown	.	0.0	0.0
Industrial	3	0.1	0.1
Multi Family	283	7.7	4.8
Single Family	2,868	77.6	8.2
Major Institution	62	1.7	5.9

ESTIMATED LAND AREA BY USE
(Universe: Net Acres)

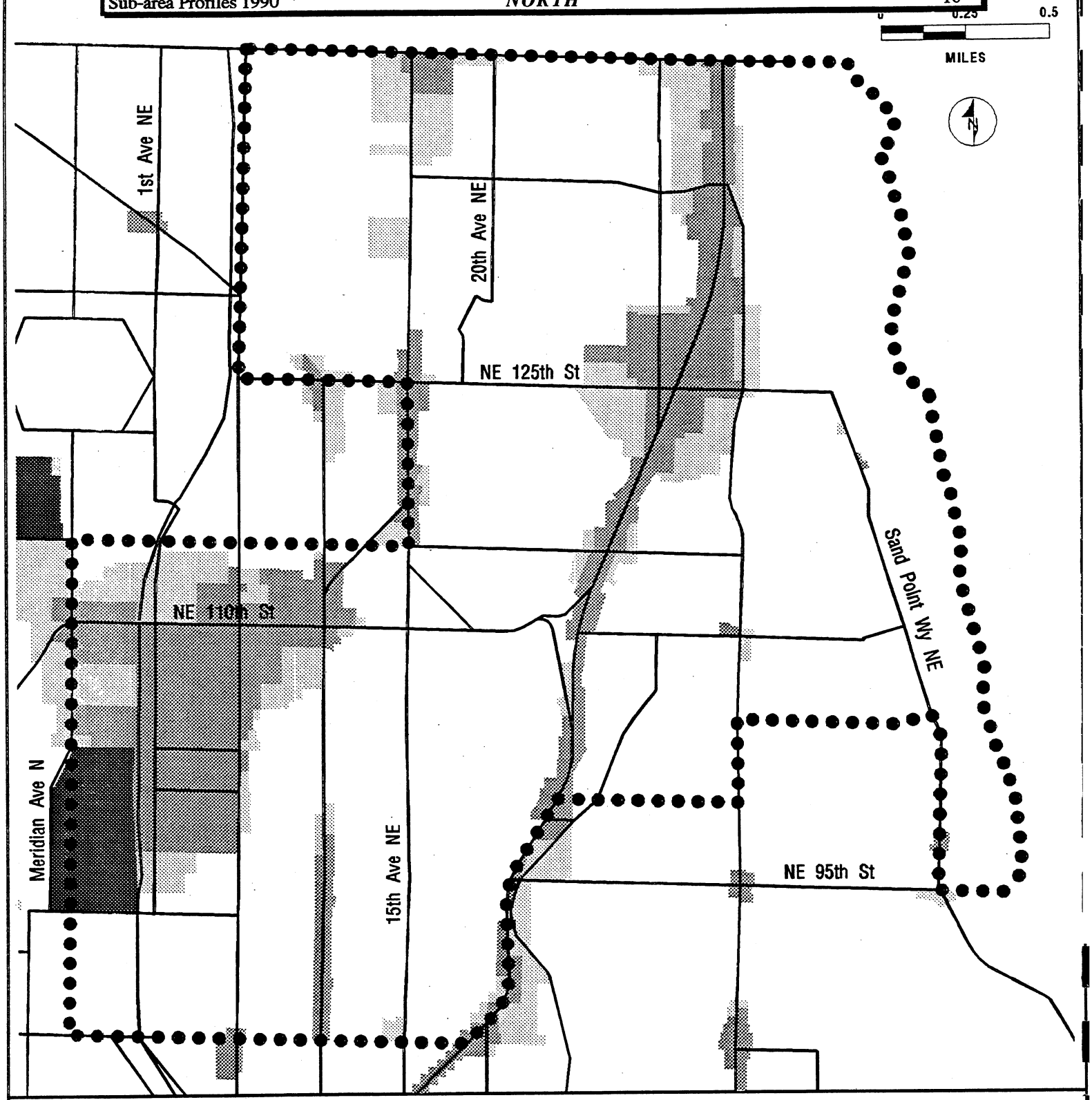
			Share of City Total
TOTAL	2,837	100.0%	7.4%
Commercial	265	9.4	9.4
Community Fac.	164	5.8	7.5
Industrial	30	1.0	1.1
Residential	2,046	72.1	9.5
Single Family	1,804	63.6	9.5
Trans/Comm/Ut	16	0.6	0.8
Vacant	110	3.9	3.5
Open Space	200	7.1	5.3
Other	2	0.1	1.3

Source: King County Assessor Extract, 1991



North District

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



North District -- Zoning

Single-Family

Multi-Family

Commercial and Downtown

Major Institution

Industrial

Arterials

District Statistical Area