



SUB-AREA PROFILES, 1990

NORTH

February 1993



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		H4. HOUSEHOLDS		FAMILIES	
TOTAL	Share of Total City	TOTAL	Share of Total City	TOTAL	Share of Total City
34,755	6.7%	16,414	6.9%	8,569	7.6%
P11/12. PERSONS BY AGE (UNIVERSE: PERSONS)		PERSONS IN HOUSEHOLDS		PERSONS IN FAMILIES	
	Share of City Total				
TOTAL	6.7%	34,527	2.10	23,647	2.76
34,755	100.0%				
P16. HOUSEHOLD SIZE AND TYPE (UNIVERSE: HOUSEHOLDS)					
	Share of City Total				
UNDER 5	6.8				
5 - 15	6.4				
16 - 24	6.1				
25 - 34	6.8				
35 - 44	6.7				
45 - 64	7.2				
65 - 84	7.2				
85 +	6.1				
P5. SEX (UNIVERSE: PERSONS)					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
P6/8/10. RACE AND HISPANIC ORIGIN (UNIVERSE: PERSONS)					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
16,433	47.3				
18,322	52.7				
P28. GROUP QUARTERS (UNIVERSE: PERSONS IN GROUP QUARTERS)					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
28,513	82.0				
1,281	3.7				
P27. HOUSEHOLD SIZE (UNIVERSE: HOUSEHOLDS)					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
401	1.2				
4,108	11.8				
452	1.3				
P23. Family Type and Age of Children (Universe: Own children under 18 years)					
	Share of City Total				
TOTAL	6.7%				
1,987	5.7				
3,035	8.7				
4,250	12.2				
7,638	22.0				
6,209	17.9				
6,109	17.6				
4,957	14.3				
570	1.6				
P22. Family Type and Age of Children (Universe: Own children under 18 years)					
	Share of City Total				
TOTAL	6.7%				
1,987	5.7				
3,035	8.7				
4,250	12.2				
7,638	22.0				
6,209	17.9				
6,109	17.6				
4,957	14.3				
570	1.6				
P21. PERSONS LIVING IN INSTITUTIONS: CORRECTIONAL INSTS, NURSING HOMES, HOSPITALS, ETC.					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
1,175	3.4				
P20. PERSONS LIVING IN INSTITUTIONS: COLLEGE DORMITORIES, MILITARY QUARTERS, EMERGENCY SHELTERS FOR HOMELESS, ETC.					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
401	1.2				
4,108	11.8				
452	1.3				
P19. PERSONS LIVING IN INSTITUTIONS: COLLEGE DORMITORIES, MILITARY QUARTERS, EMERGENCY SHELTERS FOR HOMELESS, ETC.					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
401	1.2				
4,108	11.8				
452	1.3				
P18. HOUSEHOLD SIZE (UNIVERSE: HOUSEHOLDS)					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
1,987	5.7				
3,035	8.7				
4,250	12.2				
7,638	22.0				
6,209	17.9				
6,109	17.6				
4,957	14.3				
570	1.6				
P17. HOUSEHOLD SIZE (UNIVERSE: HOUSEHOLDS)					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
1,987	5.7				
3,035	8.7				
4,250	12.2				
7,638	22.0				
6,209	17.9				
6,109	17.6				
4,957	14.3				
570	1.6				
P15. HOUSEHOLD SIZE AND TYPE (UNIVERSE: HOUSEHOLDS)					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
1,987	5.7				
3,035	8.7				
4,250	12.2				
7,638	22.0				
6,209	17.9				
6,109	17.6				
4,957	14.3				
570	1.6				
P14. HOUSEHOLDS					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
1,987	5.7				
3,035	8.7				
4,250	12.2				
7,638	22.0				
6,209	17.9				
6,109	17.6				
4,957	14.3				
570	1.6				
P13. HOUSEHOLD SIZE AND TYPE (UNIVERSE: HOUSEHOLDS)					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
1,987	5.7				
3,035	8.7				
4,250	12.2				
7,638	22.0				
6,209	17.9				
6,109	17.6				
4,957	14.3				
570	1.6				
P12. HOUSEHOLD SIZE AND TYPE (UNIVERSE: HOUSEHOLDS)					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
1,987	5.7				
3,035	8.7				
4,250	12.2				
7,638	22.0				
6,209	17.9				
6,109	17.6				
4,957	14.3				
570	1.6				
P11/12. PERSONS BY AGE (UNIVERSE: PERSONS)					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
1,987	5.7				
3,035	8.7				
4,250	12.2				
7,638	22.0				
6,209	17.9				
6,109	17.6				
4,957	14.3				
570	1.6				
P10. HOUSEHOLD SIZE AND TYPE (UNIVERSE: HOUSEHOLDS)					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
1,987	5.7				
3,035	8.7				
4,250	12.2				
7,638	22.0				
6,209	17.9				
6,109	17.6				
4,957	14.3				
570	1.6				
P9. SEX (UNIVERSE: PERSONS)					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
16,433	47.3				
18,322	52.7				
P8/8/10. RACE AND HISPANIC ORIGIN (UNIVERSE: PERSONS)					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
28,513	82.0				
1,281	3.7				
P7. HOUSEHOLD SIZE (UNIVERSE: HOUSEHOLDS)					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
1,987	5.7				
3,035	8.7				
4,250	12.2				
7,638	22.0				
6,209	17.9				
6,109	17.6				
4,957	14.3				
570	1.6				
P6/8/10. RACE AND HISPANIC ORIGIN (UNIVERSE: PERSONS)					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
28,513	82.0				
1,281	3.7				
P5. SEX (UNIVERSE: PERSONS)					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
16,433	47.3				
18,322	52.7				
P4. HOUSEHOLDS					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
1,987	5.7				
3,035	8.7				
4,250	12.2				
7,638	22.0				
6,209	17.9				
6,109	17.6				
4,957	14.3				
570	1.6				
P3. HOUSEHOLD SIZE AND TYPE (UNIVERSE: HOUSEHOLDS)					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
1,987	5.7				
3,035	8.7				
4,250	12.2				
7,638	22.0				
6,209	17.9				
6,109	17.6				
4,957	14.3				
570	1.6				
P2. HOUSEHOLD SIZE AND TYPE (UNIVERSE: HOUSEHOLDS)					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
1,987	5.7				
3,035	8.7				
4,250	12.2				
7,638	22.0				
6,209	17.9				
6,109	17.6				
4,957	14.3				
570	1.6				
P1. PERSONS					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
1,987	5.7				
3,035	8.7				
4,250	12.2				
7,638	22.0				
6,209	17.9				
6,109	17.6				
4,957	14.3				
570	1.6				
P0. HOUSEHOLD SIZE AND TYPE (UNIVERSE: HOUSEHOLDS)					
	Share of City Total				
TOTAL	6.7%				
34,755	100.0%				
1,987	5.7	</			

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

District = NORTH

H4. HOUSING UNITS		AVERAGE PERSONS PER OCCUPIED HOUSING UNIT		CHANGE 1980 - 1990	
TOTAL		POPULATION IN HOUSING UNITS		(UNIVERSE: HOUSING UNITS)	
Share of Total City	17,010	Persons per Unit	34,527	1980	1990
	6.8%		2.10	14,737	17,010
					Change
					Pct
H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY (UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)					
TOTAL	UNITS	PCT	Total		
	17,010	100.0%	Units		
OCCUPIED	16,414	96.5	1989 to March 1990	205	1.2
OWNER OCCUPIED	8,621	50.7	1985 to 1988	1,438	8.5
RENTER OCCUPIED	7,793	45.8	1980 to 1984	1,389	8.2
VACANT	596	3.5	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
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. VALDE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)					
MEDIAN VALUE				\$134,068	
H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)					
MEDIAN VALUE				\$458	
H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)					
	TOTAL UNITS	PCT	VACANT UNITS	PCT	
SINGLE FAMILY	9,881	58.1%	273	45.8%	
1, DETACHED	9,684	56.9	266	44.6	
1, ATTACHED	197	1.2	7	1.2	
MULTI FAMILY	6,948	40.8	319	53.5	
2	271	1.6	9	1.5	
3 OR 4	433	2.5	27	4.5	
5 TO 9	855	5.0	38	6.4	
10 TO 19	1,264	7.4	61	10.2	
20 TO 49	1,704	10.0	74	12.4	
50 OR MORE	2,421	14.2	110	18.5	
MOBILE HOME OR TRAILER	35	0.2	2	0.3	
OTHER	146	0.9	2	0.3	
TOTAL	17,010	100.0%	596	100.0%	

H43/44. AGGREGATE AND AVERAGE NUMBER OF PERSONS (UNIVERSE: PERSONS IN OCCUPIED HOUSING UNITS)		H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)	
SINGLE FAMILY		OWNER OCCUPIED	
1, DETACHED		UNITS	
1, ATTACHED		PCT	
Aggregate Persons		UNITS	
Average Persons		PCT	
23,482	2.44	9,608	58.5%
23,048	2.45	9,418	57.4
434	2.28	190	1.2
MULTI FAMILY			
10,711	1.62	6,629	40.4
533	2.03	262	1.6
864	2.13	406	2.5
1,389	1.70	817	5.0
2,052	1.71	1,203	7.3
2,562	1.57	1,630	9.9
3,311	1.43	2,311	14.1
MOBILE HOME OR OTHER			
49	1.48	33	0.2
285	1.98	144	0.9
34,527	2.10	16,414	100.0%
RENTER OCCUPIED			
1,838	23.6%	9,418	57.4
1,754	22.5	7,664	46.8
84	1.1	106	1.2
5,883	75.5	746	8.7
222	2.8	40	0.5
368	4.7	38	0.4
702	9.0	115	1.3
1,031	13.2	172	2.0
1,471	18.9	159	1.8
2,089	26.8	222	2.6
11	0.1	22	0.3
61	0.8	83	1.0
7,793	100.0%	8,621	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)			MEDIAN INCOME, 1989			POVERTY STATUS IN 1989		
In Armed Forces	Civilian Labor Force	Not In Labor Force	Median Household Income	Median Family Income	Median Nonfamily Household Income	All persons for whom poverty status is determined*	Below poverty level	
Employed	Unempl.	Rate						
Total	98	19,651	743	3.6%	9,240	\$30,291	34,554	
Male	71	9,969	398	3.8%	3,392	\$39,223	3,057	
Female	27	9,682	345	3.4%	5,848	\$22,411	29,158	
Share of Employed City Residents			6.9%			Persons 18 years and over		
Share of Unemployed City Residents			5.1%			Below poverty level		
P45/46/47/48. Place of Work (Universe: Workers 16 years and over)						Persons 65 years and over		
Worked in Washington State:						Below poverty level		
Worked in King County			17,941			Related children under 18 years		
Worked in Seattle			14,644			Below poverty level		
Worked outside of Seattle			4,706			Related children under 5 years		
Out of Seattle - In County			3,297			Related children 5 to 17 years		
Worked outside of King			1,248			Below poverty level		
Worked outside of WA.			161			Unrelated individuals		
P49. Means of Transportation to Work (Universe: Workers 16 years and over)						Below poverty level		
Car, truck, or van:						All Families		
Drove alone			12,403			Below poverty level		
Carpooled			2,695			With related children under 18 year		
Public transportation:						Below poverty level		
Bus or trolley bus			2,704			With related children under 5 years		
Subway or elevated			0			Below poverty level		
Railroad			6			Female householder families		
Ferryboat			0			Below poverty level		
Taxicab			27			With related children under 18 year		
Motorcycle			39			Below poverty level		
Bicycle			219			With related children under 5 years		
Walked			574			Below poverty level		
Other means			121			Female householder families		
Worked at home			562			Below poverty level		
Total workers			19,350			100.0%		
P50/51. Travel Time to Work (Universe: Workers 16 years and over)						PERCENT BELOW POVERTY LEVEL		
Did not work at home:						All persons		
0 - 19 minutes			7,089			Persons 18 years and over		
20 - 39 minutes			9,261			Persons 65 years and over		
40 - 59 minutes			1,925			Related children under 18 years		
60 - 89 minutes			367			Related children under 5 years		
90 or more minutes			146			Related children 5 to 17 years		
Worked at home			562			Unrelated individuals		
Mean travel time to work			23 minutes			All families		
						With related children under 18 years		
						With related children under 5 years		
						Female householder families		
						With related children under 18 years		
						With related children under 5 years		

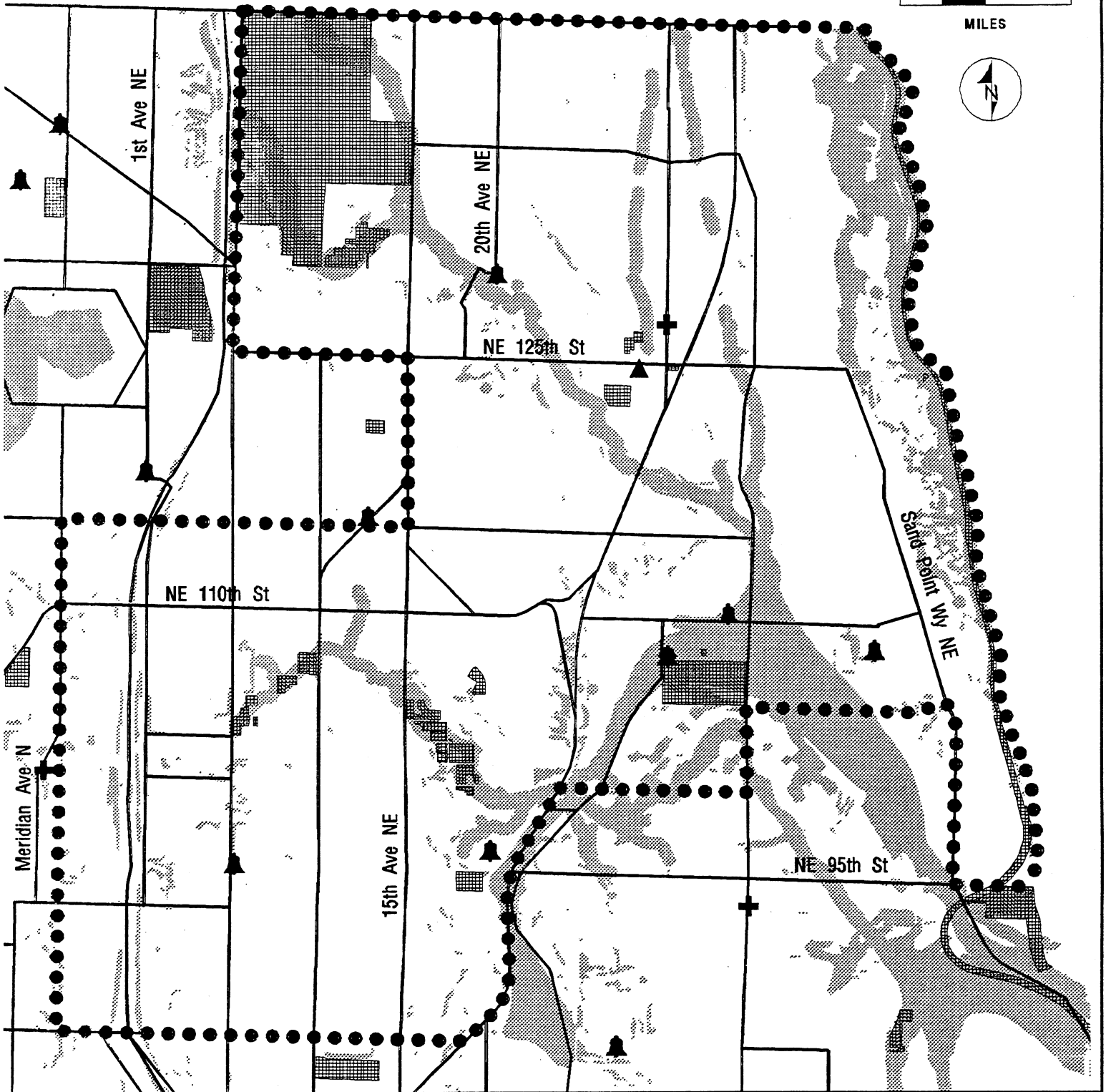
* Poverty status is only determined for noninstitutionalized persons, etc.

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 ASSESSED VALUATION (Universe: Millions of Dollars)		SELECTED DENSITY MEASURES	
TOTAL	15,754	TOTAL	\$2,309	Average Persons per gross acre	9
Share of Total City	3.2%	Share of Total City	5.8%	Average Persons per net acre	12
JOBS IN SEATTLE (UNIVERSE: JOBS)		Land Assessed Valuation		Average Households per gross acre	4
TOTAL	15,754	Share of Total City	\$1,165	Average Households per net acre	6
Retail	5,410	Improvements Assessed Valuation	\$1,145	Average Housing Units per gross acre	5
Education	215	Share of Total City	5.3%	Average Housing Units per net acre	6
Government, Finance, Ins., Real Estate, Manufacturing, Wholesale	8,918	Average Land Assessed Valuation per Parcel Square Foot		Average Number of Jobs per gross acre	4
Trade, Commun, Tr	1,211		\$9.44	Average Number of Jobs per net acre	6
University Enrollment	3,570				
	22.7				
	6.5				
Source: Puget Sound Regional Council					
GROSS LAND AREA IN ACRES (Includes streets, fresh water, etc)		NET LAND AREA IN ACRES (Excludes streets, fresh water, etc)			
TOTAL	3,696	TOTAL	2,837		
Share of Total City	6.8%	Share of Total City	7.4%		
LAND AREA BY ZONING (Universe: Gross Acres)		ESTIMATED LAND AREA BY USE (Universe: Net Acres)			
TOTAL	3,696	TOTAL	2,837	Share of City Total	7.4%
Commercial	480	Commercial	265	Share of City Total	9.4
Downtown	3	Community Fac.	164	Share of City Total	7.5
Industrial	3	Industrial	30	Share of City Total	1.1
Multi Family	283	Residential	2,046	Share of City Total	9.5
Single Family	2,868	Single Family	1,804	Share of City Total	9.5
Major Institution	62	Trans/Comm/Ut	16	Share of City Total	0.8
	1.7	Vacant	110	Share of City Total	3.9
	5.9	Open Space	200	Share of City Total	5.3
	10.8	Other	2	Share of City Total	1.3
	0.0				
	0.0				
	0.1				
	7.7				
	77.6				



Source: King County Assessor Extract, 1991



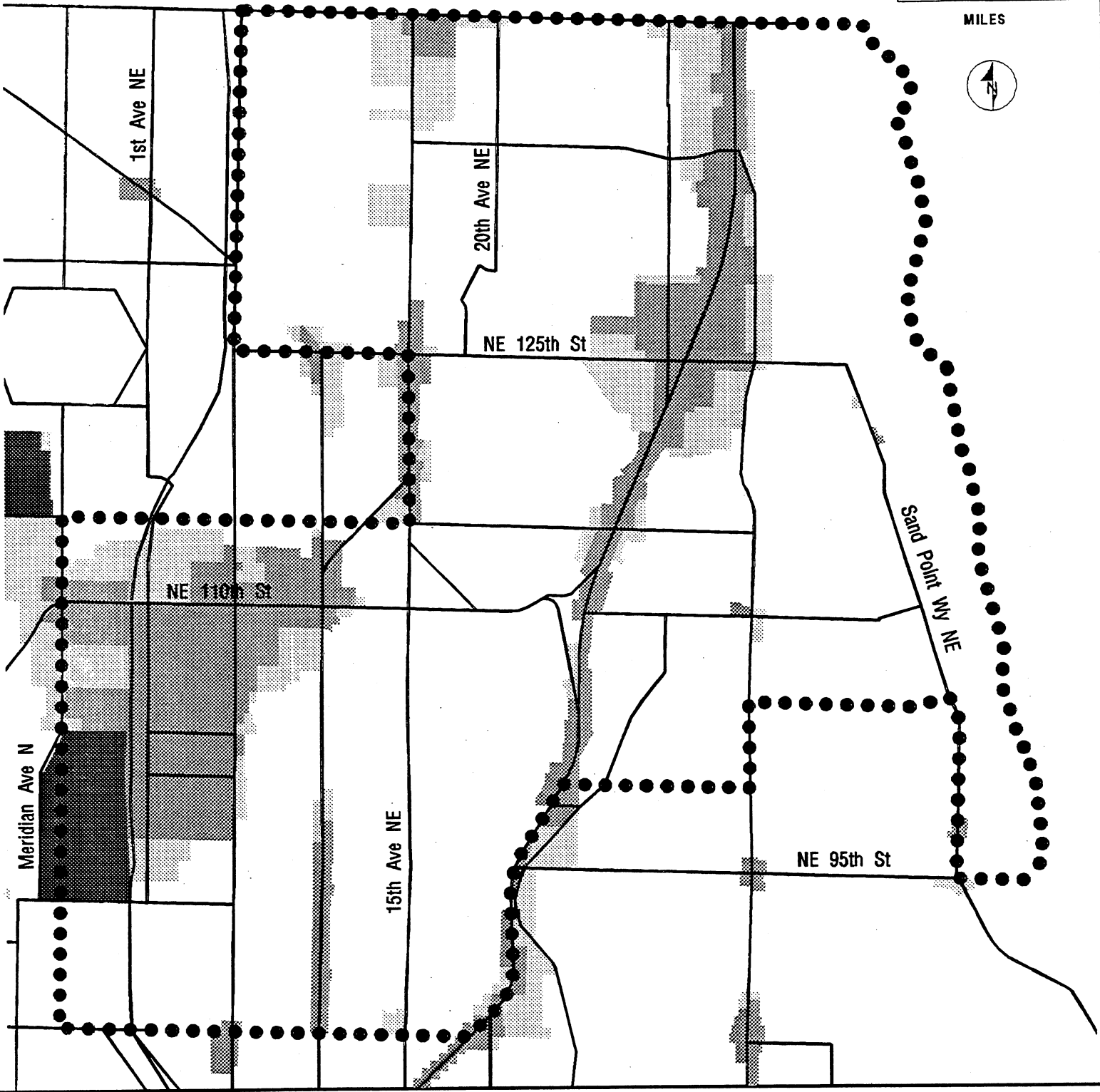
North District

-  *Environmentally Sensitive Areas*
-  *Parks*








-  *Public School*
-  *Police and Fire*
-  *Library*
-  *Community Center*

-  *Arterials*
-  *District Statistical Area*





North District -- Zoning

- | | | | | | |
|---|-------------------------|---|-------------------|--|---------------------------|
|  | Single-Family |  | Major Institution |  | Arterials |
|  | Multi-Family |  | Industrial |  | District Statistical Area |
|  | Commercial and Downtown | | | | |

