



*SUB-AREA PROFILES, 1990*

# NORTHEAST

February 1993





## 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 in the Northeast area is comparable to the citywide density -- there are 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		H4. HOUSEHOLDS		FAMILIES	
TOTAL	68,115	TOTAL	27,416	TOTAL	13,744
Share of Total City	13.2%	Share of Total City	11.6%	Share of Total City	12.2%
P11/12. PERSONS BY AGE		PERSONS IN HOUSEHOLDS		PERSONS PER FAMILY	
(UNIVERSE: PERSONS)		PERSONS PER HOUSEHOLD	60,221	37,502	
TOTAL	68,115	100.0%	2.20	2.73	
P16. HOUSEHOLD SIZE AND TYPE		P16. HOUSEHOLD SIZE AND TYPE		P23. Family Type and Age of Children	
(UNIVERSE: HOUSEHOLDS)		(UNIVERSE: HOUSEHOLDS)		(Universe: Own children under 18 years)	
TOTAL	27,416	PCT.		In married-couple family:	
UNDER 5	3,233	11.0		Under 3 years 1,665	
5 - 15	4,955	18.1		3 and 4 years 1,253	
16 - 24	17,475	25.4		5 years 1,473	
25 - 34	13,715	20.0		6 to 11 years 2,139	
35 - 44	10,649	15.5		12 and 13 years 560	
45 - 64	9,380	13.7		14 years 226	
65 - 84	7,780	11.3		15 to 17 years 745	
85 +	928	1.4		In other family:	
P5. SEX		P5. SEX		Male householder, no spouse:	
(UNIVERSE: PERSONS)		(UNIVERSE: PERSONS)		Under 3 years 20	
TOTAL	68,115	100.0%		3 and 4 years 4	
MALE	33,910	49.8		5 years 19	
FEMALE	34,205	50.2		6 to 11 years 92	
P6/8/10. RACE AND HISPANIC ORIGIN		P6/8/10. RACE AND HISPANIC ORIGIN		12 and 13 years 27	
(UNIVERSE: PERSONS)		(UNIVERSE: PERSONS)		14 years 3	
TOTAL	68,115	100.0%		15 to 17 years 72	
WHITE	58,173	85.4		Female householder, no spouse:	
BLACK	1,558	2.3		Under 3 years 71	
AMERICAN INDIAN,				3 and 4 years 69	
ESKIMO OR ALUT	545	0.8		5 years 61	
ASIAN OR PACIFIC I	7,149	10.5		6 to 11 years 405	
OTHER RACE	690	1.0		12 and 13 years 212	
HISPANIC ORIGIN		HISPANIC ORIGIN		14 years 79	
(OF ANY RACE)		(OF ANY RACE)		15 to 17 years 260	
TOTAL	1,924	2.8		PERSONS LIVING IN INSTITUTIONS:	
EDUCATIONAL ATTAINMENT: Highest Grade Completed		EDUCATIONAL ATTAINMENT: Highest Grade Completed		CORRECTIONAL INSTS, NURSING HOMES,	
(Universe: Persons 25 years and over)		(Universe: Persons 25 years and over)		HOSPITALS, ETC.	
Total	42,723	Pct.		OTHER PERSONS IN GROUP	
Less than 9th grade	629	1.5%		QUARTERS:	
9th to 12th grade, no diploma	1,412	3.3		COLLEGE DORMITORIES, MILITARY QUARTERS	
High school graduate/equivalent	4,953	11.6		EMERGENCY SHELTERS FOR	
Some college, no degree	7,664	17.9		HOMELESS, ETC.	
Associate degree	2,441	5.7		TOTAL IN GROUP QUARTERS	
Bachelor's degree	14,585	34.1		(UNIVERSE: PERSONS IN GROUP QUARTERS)	
Graduate or professional degree	11,039	25.8		PCT	
RESIDENCE IN 1985		RESIDENCE IN 1985		CHANGE 1980 - 1990	
(Universe: Persons 5 years and over)		(Universe: Persons 5 years and over)		(UNIVERSE: PERSONS, HOUSEHOLDS, AND FAMILIES)	
Total	64,982	Pct.		1980	
Lived in same house	25,537	39.3%		1990	
Lived Diff. House -- Same County	19,171	29.5		Persons 68,115	
Different County	16,876	26.0		Households 25,577	
Same State	7,311	11.3		Families 13,928	
Different State	9,565	14.7		Persons 65,703	
Lived abroad	3,398	5.2		Households 27,416	
				Families 13,744	
				Change 1980-1990 Pct	
				Change Change	
				2,412 3.7%	
				1,839 7.2%	
				-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		28,310		CHANGE 1980 - 1990			
TOTAL		11.4%		(UNIVERSE: HOUSING UNITS)			
Share of Total City							
H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY (UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)							
TOTAL		UNITS	PCT	1980	1990	Change	Pct
		28,310	100.0%	26,382	28,310	1,928	7.3%
H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS							
TOTAL		Persons	Per Unit	PCT			
		60,221	2.2	100.0%			
OCCUPIED		35,152	2.3	58.4			
OWNER OCCUPIED		25,069	2.0	41.6			
RENTER OCCUPIED							
H23A/23B/23C. VALDE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)							
TOTAL		\$169,078					
OCCUPIED							
OWNER OCCUPIED							
RENTER OCCUPIED							
H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)							
TOTAL		\$458					
OCCUPIED							
RENTER OCCUPIED							
H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)							
TOTAL UNITS		PCT	VACANT UNITS	PCT			
SINGLE FAMILY		17,376	61.4%	371	41.5%		
1, DETACHED		17,050	60.2	360	40.3		
1, ATTACHED		326	1.2	11	1.2		
MULTI FAMILY		10,610	37.5	505	56.5		
2		874	3.1	44	4.9		
3 OR 4		1,348	4.8	68	7.6		
5 TO 9		1,675	5.9	80	8.9		
10 TO 19		2,573	9.1	112	12.5		
20 TO 49		2,901	10.2	138	15.4		
50 OR MORE		1,239	4.4	63	7.0		
MOBILE HOME OR TRAILER		80	0.3	7	0.8		
OTHER		244	0.9	11	1.2		
TOTAL		28,310	100.0%	894	100.0%		

AVERAGE PERSONS PER OCCUPIED HOUSING UNIT		POPULATION IN HOUSING UNITS		CHANGE 1980 - 1990			
Persons per Unit		60,221		(UNIVERSE: HOUSING UNITS)			
H25/26/27. Year Structure Built by Tenure (Universe: Housing units)		2.20					
TOTAL		Total	%				
Year Built		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		Total	%				
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%					
H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)							
TOTAL UNITS		PCT	VACANT UNITS	PCT			
SINGLE FAMILY		17,376	61.4%	371	41.5%		
1, DETACHED		17,050	60.2	360	40.3		
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TOTAL		28,310	100.0%	894	100.0%		

AGGREGATE AND AVERAGE NUMBER OF PERSONS (UNIVERSE: PERSONS IN OCCUPIED HOUSING UNITS)		1980		1990		Change		Pct	
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 OTHER		103	1.41						
TOTAL		60,221	2.20						

RENTER OCCUPIED		OWNER OCCUPIED	
UNITS	PCT	UNITS	PCT
3,145	25.5%	13,860	91.9%
2,942	23.8	13,748	91.2
203	1.6	112	0.7
9,024	73.2	1,081	7.2
691	5.6	139	0.9
1,191	9.7	89	0.6
1,501	12.2	94	0.6
2,234	18.1	227	1.5
2,427	19.7	336	2.2
980	7.9	196	1.3
8	0.1	65	0.4
159	1.3	74	0.5
12,336	100.0%	15,080	100.0%



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

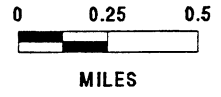
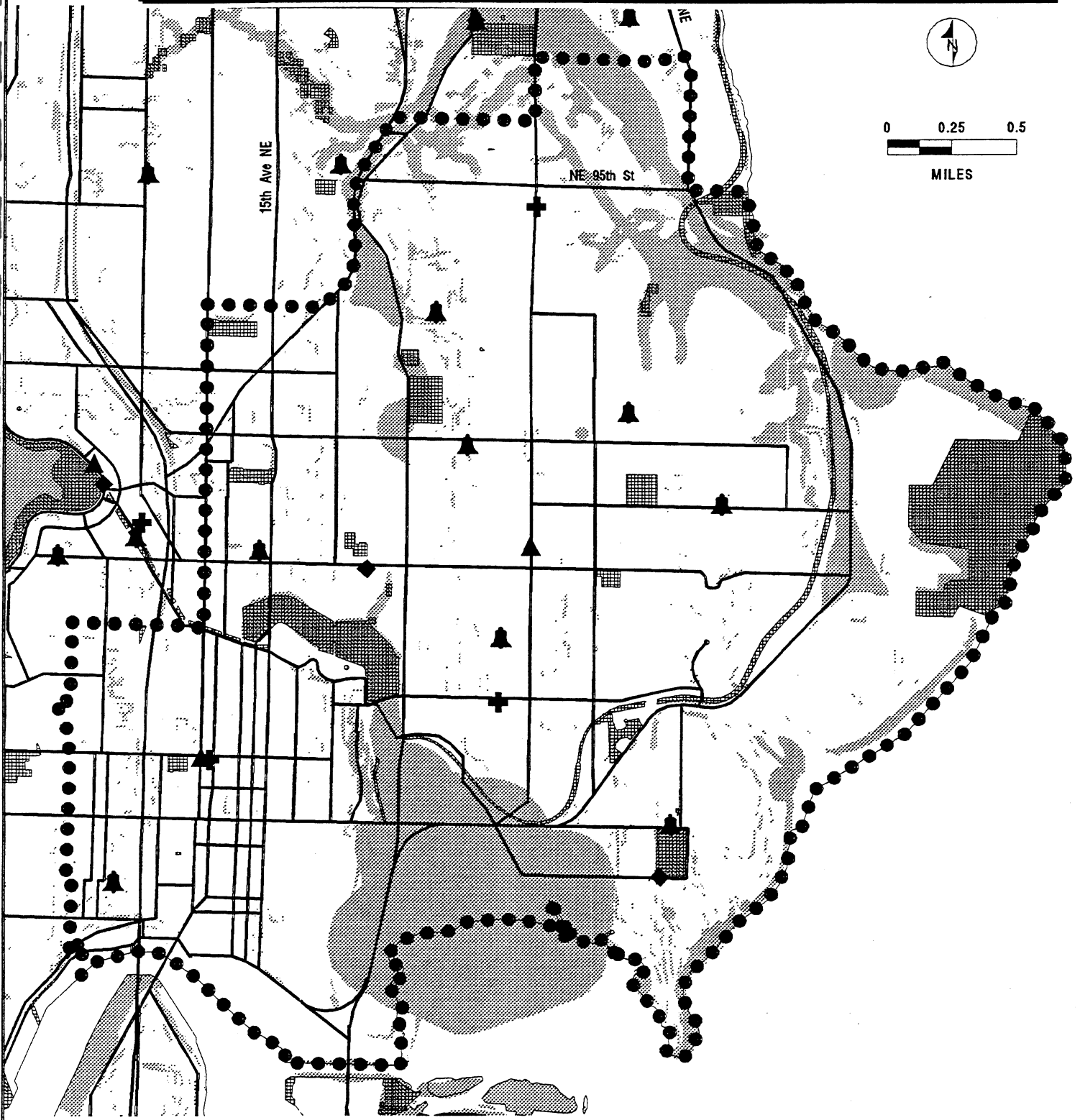
District = NORTHEAST

P70/71/72. Employment Status (Universe: Persons 16 years and over)			MEDIAN INCOME, 1989		
In Armed Forces	Civilian Labor Force	Not In Labor Force	Median Household Income	Median Family Income	Median Nonfamily Household Income
Employed	Unempl.	Rate			
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:			14.2		
Bus or trolley bus	5,428				
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		
POVERTY STATUS IN 1989					
All persons for whom poverty status is determined*			61,089		
Below poverty level			8,991		
PERSONS 18 YEARS AND OVER					
Below poverty level			52,359		
Persons 65 years and over			8,194		
Below poverty level			8,455		
Below poverty level			446		
RELATED CHILDREN UNDER 18 YEARS					
Below poverty level			8,699		
Related children under 5 years			3,202		
Related children 5 to 17 years			5,497		
Below poverty level			485		
UNRELATED INDIVIDUALS					
Below poverty level			23,096		
Below poverty level			6,775		
ALL FAMILIES					
Below poverty level			13,930		
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					
Below poverty level			1,747		
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					
With related children under 18 years			5.3%		
With related children under 5 years			8.4%		
FEMALE HOUSEHOLDER FAMILIES					
With related children under 18 years			13.0%		
With related children under 5 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 ASSESSED VALUATION (Universe: Millions of Dollars)		SELECTED DENSITY MEASURES	
TOTAL	48,618	TOTAL	\$5,015	Average Persons per gross acre	12
Share of Total City	10.0%	Share of Total City	12.6%	Average Persons per net acre	15
<b>JOBS IN SEATTLE (UNIVERSE: JOBS)</b>					
TOTAL	48,618	Land Assessed Valuation	\$2,501	Average Households per gross acre	5
		Share of Total City	13.8%	Average Households per net acre	6
Retail	6,430	Improvements Assessed Valuation	\$2,514	Average Housing Units per gross acre	5
Education	242	Share of Total City	11.6%	Average Housing Units per net acre	6
Government, Finance, Ins., Real Estate	38,399	Average Land Assessed Valuation per Parcel Square Foot	\$12.72	Average Number of Jobs per gross acre	8
Manufacturing, Wholesale				Average Number of Jobs per net acre	11
Trade, Commun, Tr	3,547				
University Enrollment	34,500				
source: Puget Sound Regional Council					
<b>GROSS LAND AREA IN ACRES (Includes streets, fresh water, etc)</b>					
TOTAL	5,868	NET LAND AREA IN ACRES (Excludes streets, fresh water, etc)	4,459		
Share of Total City	10.9%	Share of Total City	11.7%		
<b>LAND AREA BY ZONING (Universe: Gross Acres)</b>					
TOTAL	5,868	ESTIMATED LAND AREA BY USE (Universe: Net Acres)	4,459	Share of City Total	
Commercial	345	TOTAL	100.0%	City Total	
Downtown		Commercial	200	4.5	7.1
Industrial	37	Community Fac.	732	16.4	33.6
Multi Family	466	Industrial	34	0.8	1.2
Single Family	4,447	Residential	2,699	60.5	12.5
Major Institution	573	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



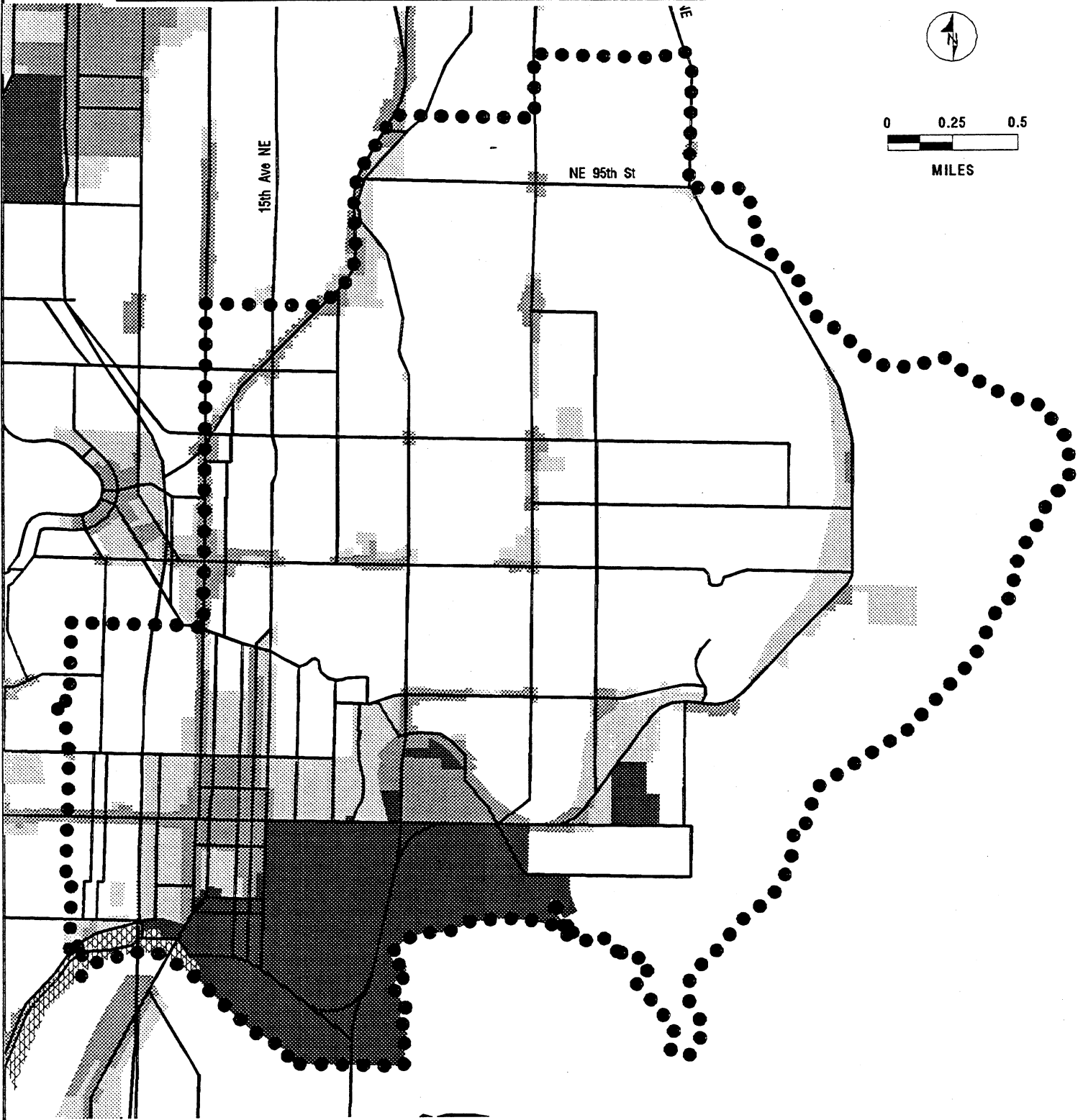
Community Center

Arterials



District Statistical Area





### Northeast District -- Zoning

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

