



SUB-AREA PROFILES, 1990

NORTHWEST

February 1993



NORTHWEST AREA PROFILE

As the name implies the Northwest area encompasses most of the Northwest section of Seattle. It is generally bounded by 145th street on the North and goes as far south as Greenlake and the Woodland Park Zoo. The eastern border is roughly Interstate 5 and the west border is generally a line from Woodland Park to Carkeek Park. It consists of 5,822 gross acres and is home to over 59,000 people. The area is primarily residential with some commercial development along Aurora Avenue and Greenwood Avenue. The following highlights present a summary of the Northwest area. The subsequent tables and maps provide a more detailed picture of the area.

Demographics

- The population of the Northwest area is distributed across age groups similar to the population of the city as a whole:
 - 14 percent of the population is under the age of 16 compared to 15.9 percent citywide.
 - 17 percent of the population is age 65 and over compared to 15.2 percent citywide
- The Northwest area has a lower percentage of people of color than the city as a whole -- 12.7 percent of the population are people of color compared to 25 percent citywide.
- Educational attainment levels are comparable to those found citywide -- 12.1 percent of the population aged 25 and over have less than a high school education compared to 13.6 percent citywide.
- The household composition and size in the Northwest area is also similar to that citywide -- there are on average 2.09 people per household which is identical to that average citywide.

In addition:

- 37.2 percent of the households are single person households compared to 39.8 percent citywide.
- 13.6 percent of the households are married persons with children compared to 13.4 percent citywide.
- 5.5 percent of the households are single parent households compared to 6.6 percent citywide.

Housing

- The Northwest area has a slightly higher share of owner occupied housing units than are found citywide -- 51.4 percent of the housing units were owner occupied compared to 46.5 percent citywide.
- The median value of owner occupied housing units was \$132,752 compared to \$137,884 citywide.
- The median rents were slightly higher at \$476 compared to \$425.
- As a result of a substantial amount of building in the 1980's the housing stock in the Northwest area tends to be newer -- 16.8 percent of the housing units were built during the 1980's compared to 11.9 percent citywide.
- The area has a relatively high percentage of single family units -- 60.6 percent of the units are single family compared to 53.1 percent citywide.

Employment

- The Northwest area had a lower rate of unemployment than the city as a whole -- 3.7 percent of the labor force was unemployed compared to 4.9 percent citywide.
- Workers in the area were slightly more likely to drive alone to work -- 64.3 percent of the workers drove alone to work compared to 58.7 percent citywide.

Income

- Generally incomes in the Northwest area are comparable to the city as a whole:
 - Median household income was \$29,932 compared to \$29,353 citywide.
 - Median family income was \$37,317 compared to \$39,860 citywide.
 - Per Capita Income was \$17,658 compared to \$18,308 citywide.
- People in the Northwest area are less likely to live in poverty:
 - Nine percent of the population lived in poverty compared to 12.4 percent citywide.
 - 9.4 percent of the population under the age of 18 lived in poverty compared to 15.7 percent citywide.

Jobs

- The Northwest area has a higher proportion of jobs in the retail, government and finance, insurance, and real estate industries:
 - 26.1 percent of the jobs are in the retail sector compared to 14.1 percent citywide.
 - 65 percent of the jobs are in the government, finance, insurance, and real estate sectors compared to 60.8 percent citywide.

Land Use

- The area is predominately residential:
 - 87 percent of the land is zoned for residential uses compared to 75.6 percent citywide.
 - 69.3 percent of the land is residential uses compared to 56.6 percent citywide.

Density

- Residential densities are similar to those found citywide but job density is substantially lower:
 - There are 5 households per gross acre compared to 4 citywide.
 - There are just 3 jobs per gross acre compared to 9 citywide.

CHANGE 1980 - 1990

The Northwest area experienced a substantial amount of growth over the decade between 1980 and 1990. The number of people, households, and housing units each increased at a substantially higher rate than the city as a whole. The youngest age groups and the numbers of people of color increased most dramatically. There was a substantially higher rate of growth in renter occupied and multi-family housing units than in single family and owner occupied housing units.

Population

- Population increased by 8.3 percent compared to 4.5 percent citywide.
 - The population under the age of 5 increased by almost 28 percent between 1980 and 1990.
 - The population aged 65 and over increased by 4.5 percent.
 - The white population remained virtually unchanged with less than a one percent increase.
 - The number of people of color doubled from 3,500 to over 7,500 (115 percent) between 1980 and 1990.

Households

- The number of households increased by 14.4 percent compared to 7.9 percent citywide.
 - The average number of persons per household decreased slightly from 2.19 in 1980 to 2.09 in 1990 while the average decreased citywide from 2.15 to 2.09.
 - There was a 3.6 percent decrease in the number of married couple families between 1980 and 1990 compared to a 2 percent increase citywide.
 - The number of people living alone increased by almost 29 percent during the 1980's compared to a 13 percent increase citywide.

Housing Units

- The number of Housing Units increased by 15.2 percent compared to 8.3 percent citywide.
 - There was a 33.7 percent increase in renter occupied housing units and just a 1.6 percent increase in owner occupied housing units between 1980 and 1990.
 - There was a 35.8 percent increase in housing units in multi-family structures and just a 1.8 percent increase in single family units during the decade.

PROJECTED CHANGE 1990 - 2010

Forecasts of population, household, and housing unit growth for the next twenty years indicates that the Northwest area is expected to experience growth at slightly higher rates than the city as a whole.

- Population in the Northwest area is expected to increase by 5.6 percent compared to five percent citywide.
- The number of households and housing units are both expected to increase by 19 percent in the Northwest Area and by 15 percent citywide over the next 20 years.

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

District = NORTHWEST

P1/4. PERSONS		H4. HOUSEHOLDS		FAMILIES	
TOTAL	59,412	TOTAL	27,987	TOTAL	13,773
Share of Total City	11.5%	Share of Total City	11.8%	Share of Total City	12.2%
P11/12. PERSONS BY AGE (UNIVERSE: PERSONS)					
TOTAL	59,412	58,410		37,794	
	100.0%	2.09		2.74	
P23. Family Type and Age of Children (Universe: Own children under 18 years)					
UNDER 5	3,415	27,987		1,752	
5 - 15	4,908	PCT.		In married-couple family:	
16 - 24	6,684			Under 3 years	
25 - 34	13,946			3 and 4 years	
35 - 44	11,002			5 years	
45 - 64	9,317			6 to 11 years	
65 - 84	8,633			12 and 13 years	
85 +	1,507			14 years	
				15 to 17 years	
P5. SEX (UNIVERSE: PERSONS)					
TOTAL	59,412	27,987		101	
MALE	27,939			Male householder, no spouse:	
FEMALE	31,473			Under 3 years	
P6/8/10. RACE AND HISPANIC ORIGIN (UNIVERSE: PERSONS)					
TOTAL	59,412	347		3 and 4 years	
WHITE	51,875	481		5 years	
BLACK	1,363	1.2		6 to 11 years	
AMERICAN INDIAN, ESKIMO OR ALEUT	813	1.7		12 and 13 years	
ASIAN OR PACIFIC I	4,632	4.3		14 years	
OTHER RACE	729	3.7		15 to 17 years	
HISPANIC ORIGIN (OF ANY RACE)					
	1,910	1,195		Female householder, no spouse:	
	3.2	1,047		Under 3 years	
	10.4	3,812		3 and 4 years	
		2,018		5 years	
		1,794		6 to 11 years	
		PCT		12 and 13 years	
		1,002		14 years	
		100.0%		15 to 17 years	
EDUCATIONAL ATTAINMENT: Highest Grade Completed (Universe: Persons 25 years and over)					
Total	44,469	PCT		219	
Less than 9th grade	1,781			Under 3 years	
9th to 12th grade, no diploma	3,610			3 and 4 years	
High school graduate/ equivalenc	9,556			5 years	
Some college, no degree	10,177			6 to 11 years	
Associate degree	3,190			12 and 13 years	
Bachelor's degree	11,204			14 years	
Graduate or professional degree	4,951			15 to 17 years	
RESIDENCE IN 1985 (Universe: Persons 5 years and over)					
Total	55,949	Pct.		207	
Lived in same house	24,704			6 to 11 years	
Lived Diff. House	18,582			12 and 13 years	
Different County	10,824			14 years	
Same State	4,085			15 to 17 years	
Different state	6,739			Female householder, no spouse:	
Lived abroad	1,839			Under 3 years	
				3 and 4 years	
				5 years	
				6 to 11 years	
				12 and 13 years	
				14 years	
				15 to 17 years	
CHANGE 1980 - 1990 (UNIVERSE: PERSONS, HOUSEHOLDS, AND FAMILIES)					
		10,402		1980	
		10,352		1990	
		3,708		Change	
		2,237		Pct	
		8.0		Change	
		794		Pct	
		318		Change	
		176		Pct	
		0.6		Change	
		156		Pct	
		15.6		Change	
		846		Pct	
		84.4		Change	
		54,880		1980	
		24,463		1990	
		27,987		Change	
		13,841		Pct	
		-68		Change	
		-0.5		Pct	

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

District = NORTHWEST

H4. HOUSING UNITS		CHANGE 1980 - 1990 (UNIVERSE: HOUSING UNITS)	
TOTAL	29,052	1980	25,217
Share of Total City	11.7%	1990	29,052
			3,835
			15.2%
H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY (UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)			
	UNITS	PCT	
TOTAL	29,052	100.0%	
OCCUPIED	27,987	96.3	
OWNER OCCUPIED	14,925	51.4	
RENTER OCCUPIED	13,062	45.0	
VACANT	1,065	3.7	
H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS			
	Persons	Per Unit	PCT
OCCUPIED	58,410	2.1	100.0%
OWNER OCCUPIED	33,906	2.3	58.0
RENTER OCCUPIED	24,504	1.9	42.0
H23A/23B/23C. VALUE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)			
MEDIAN VALUE		\$132,752	
H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)			
MEDIAN VALUE		\$476	
H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)			
	TOTAL UNITS	PCT	VACANT UNITS
SINGLE FAMILY	17,594	60.6%	452
1, DETACHED	17,177	59.1	432
1, ATTACHED	417	1.4	20
MULTI FAMILY	10,779	37.1	544
2	1,149	4.0	50
3 OR 4	1,231	4.2	56
5 TO 9	1,727	5.9	90
10 TO 19	2,796	9.6	145
20 TO 49	2,382	8.2	133
50 OR MORE	1,494	5.1	70
MOBILE HOME OR TRAILER	442	1.5	35
OTHER	237	0.8	34
TOTAL	29,052	100.0%	1,065
AVERAGE PERSONS PER OCCUPIED HOUSING UNIT			
	POPULATION IN HOUSING UNITS	58,410	
	Persons per Unit	2.09	
H25/26/27. Year Structure Built by Tenure (Universe: Housing units)			
	Year Built	Total Units	%
	1989 to March 1990	870	3.0
	1985 to 1988	2,535	8.7
	1980 to 1984	1,492	5.1
	1970 to 1979	2,820	9.7
	1960 to 1969	3,917	13.5
	1950 to 1959	4,586	15.8
	1940 to 1949	4,071	14.0
	Before 1940	8,734	30.1
H31/32/33. Bedrooms (Universe: Housing units)			
	Total Units	%	
	No bedroom	1,435	4.9
	1 bedroom	6,499	22.4
	2 bedrooms	9,656	33.3
	3 bedrooms	7,361	25.4
	4 bedrooms	3,134	10.8
	5+ bedrooms	940	3.2
	Total housing units	29,025	100.0%
H43/44. AGGREGATE AND AVERAGE NUMBER OF PERSONS (UNIVERSE: PERSONS IN OCCUPIED HOUSING UNITS)			
	Aggregate Persons	Average Persons	
SINGLE FAMILY	41,059	2.40	
1, DETACHED	40,145	2.40	
1, ATTACHED	914	2.30	
MULTI FAMILY	16,295	1.59	
2	2,238	2.04	
3 OR 4	2,192	1.87	
5 TO 9	2,705	1.65	
10 TO 19	4,033	1.52	
20 TO 49	3,394	1.51	
50 OR MORE	1,733	1.22	
MOBILE HOME OR OTHER	662	1.63	
TOTAL	58,410	1.94	
	2,09		
RENTER OCCUPIED			
	UNITS	PCT	
SINGLE FAMILY	3,668	28.1%	
1, DETACHED	3,441	26.3	
1, ATTACHED	227	1.7	
MULTI FAMILY	9,211	70.5	
2	924	7.1	
3 OR 4	1,060	8.1	
5 TO 9	1,546	11.8	
10 TO 19	2,331	17.8	
20 TO 49	2,018	15.4	
50 OR MORE	1,332	10.2	
MOBILE HOME OR TRAILER	53	0.4	
OTHER	130	1.0	
TOTAL	13,062	100.0%	

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

District = NORTHWEST

P70/71/72. Employment Status (Universe: Persons 16 years and over)		MEDIAN INCOME, 1989		POVERTY STATUS IN 1989	
In Armed Forces	Civilian Labor Force	Median Household Income	Median Family Income	All persons for whom poverty status is determined*	Below poverty level
Employed	Unempl. Rate				
Total	63 33,709	\$29,932	\$37,317	58,292	5,225
Male	34 17,397			49,463	4,360
Female	29 16,312			9,442	820
Share of Employed City Residents	11.9%				
Share of Unemployed City Residents	8.7%				
P45/46/47/48. Place of Work (Universe: Workers 16 years and over)					
Worked in Washington State:					
Worked in King County	30,712				
Worked in Seattle	25,515				
Worked outside of Seattle	7,694				
Out of Seattle - In County	5,197				
Worked outside of King	2,277				
Worked outside of WA.	220				
P49. Means of Transportation to Work (Universe: Workers 16 years and over)					
Car, truck, or van:					
Drove alone	21,355				
Carpooled	4,529				
Public transportation:					
Bus or trolley bus	4,586				
Subway or elevated	0				
Railroad	5				
Ferryboat	32				
Taxicab	20				
Motorcycle	119				
Bicycle	435				
Walked	784				
Other means	200				
Worked at home	1,144				
Total workers	33,209				
P50/51. Travel Time to Work (Universe: Workers 16 years and over)					
Did not work at home:					
0 - 19 minutes	13,385				
20 - 39 minutes	14,682				
40 - 59 minutes	2,777				
60 - 89 minutes	889				
90 or more minutes	332				
Worked at home	1,144				
Mean travel time to work	23 minutes				
P109. Mean Family Income in 1989 by Family Type & Presence of Children Under 18 Years (Universe: Families)					
None	2,061				
1	3,582				
2	6,922				
3 or more	1,405				
P112/113. Workers in Family and Mean Income in 1989 (Universe: Families)					
Workers					
None					
1					
2					
3 or more					
P114/115/116. Per Capita Income in 1989 (Universe: Total persons or persons 15 years and over)					
All persons					
White					
Black					
Amer Ind					
Asian					
Other Race					
Hispanic					
PERCENT BELOW POVERTY LEVEL					
All persons					
Persons 18 years and over					
Persons 65 years and over					
Related children under 18 years					
Related children under 5 years					
Related children 5 to 17 years					
Unrelated individuals					
All families					
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SELECTED CHARACTERISTICS OF JOBS AND LAND USE, 1990
Puget Sound Regional Council and King County Assessor Data
Compiled by City of Seattle Planning Department

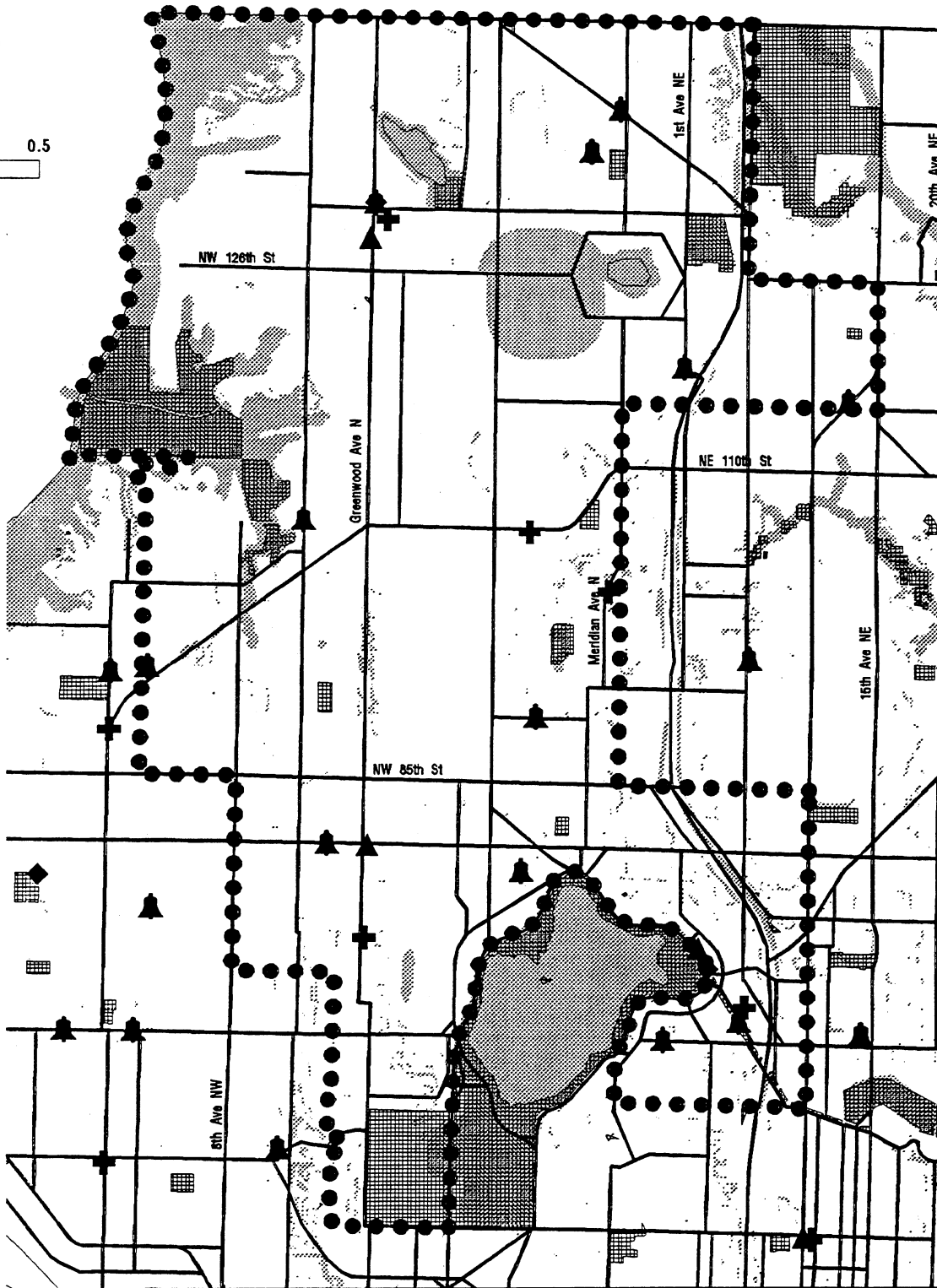
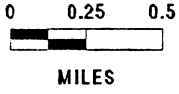
District = NORTHWEST

JOBS		TOTAL ASSESSED VALUATION (Universe: Millions of Dollars)		SELECTED DENSITY MEASURES	
TOTAL	17,692	TOTAL	\$3,639	Average Persons per gross acre	10
Share of Total City	3.6%	Share of Total City	9.1%	Average Persons per net acre	14
JOBS IN SEATTLE (UNIVERSE: JOBS)					
TOTAL	17,692	Land Assessed Valuation	\$1,792	Average Households per gross acre	5
		Share of Total City	9.9%	Average Households per net acre	6
Retail	4,613	Improvements Assessed Valuation	\$1,846	Average Housing Units per gross acre	5
Education	255	Share of Total City	8.5%	Average Housing Units per net acre	7
Government, Finance, Ins., Real Estate	11,474	Average Land Assessed Valuation per Parcel Square Foot			
Manufacturing, Wholesale	1,350		\$9.65	Average Number of Jobs per gross acre	3
Trade, Commun, Tr				Average Number of Jobs per net acre	4
University Enrollment					
	0.0				
	0.0				
Source: Puget Sound Regional Council					

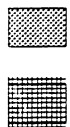
GROSS LAND AREA IN ACRES (Includes streets, fresh water, etc)		NET LAND AREA IN ACRES (Excludes streets, fresh water, etc)	
TOTAL	5,822	TOTAL	4,313
Share of Total City	10.8%	Share of Total City	11.3%

LAND AREA BY ZONING (Universe: Gross Acres)		ESTIMATED LAND AREA BY USE (Universe: Net Acres)	
TOTAL	5,822	TOTAL	4,313
	100.0%		100.0%
Commercial	666	Commercial	259
Downtown		Community Fac.	233
Industrial	8	Industrial	64
Multi Family	587	Residential	2,991
Single Family	4,483	Single Family	2,602
		Trans/Comm/Ut	53
Major Institution	51	Vacant	229
	0.9	Open Space	434
	15.0	Other	3
	0.0		0.1
	0.1		6.0
	10.1		5.4
	77.0		10.7
	4.9		2.3
	10.8%		13.8
			13.8
			7.3
			11.5
			2.5

Source: King County Assessor Extract, 1991



Northwest District



Environmentally Sensitive Areas

Parks



Public School



Police and Fire



Library



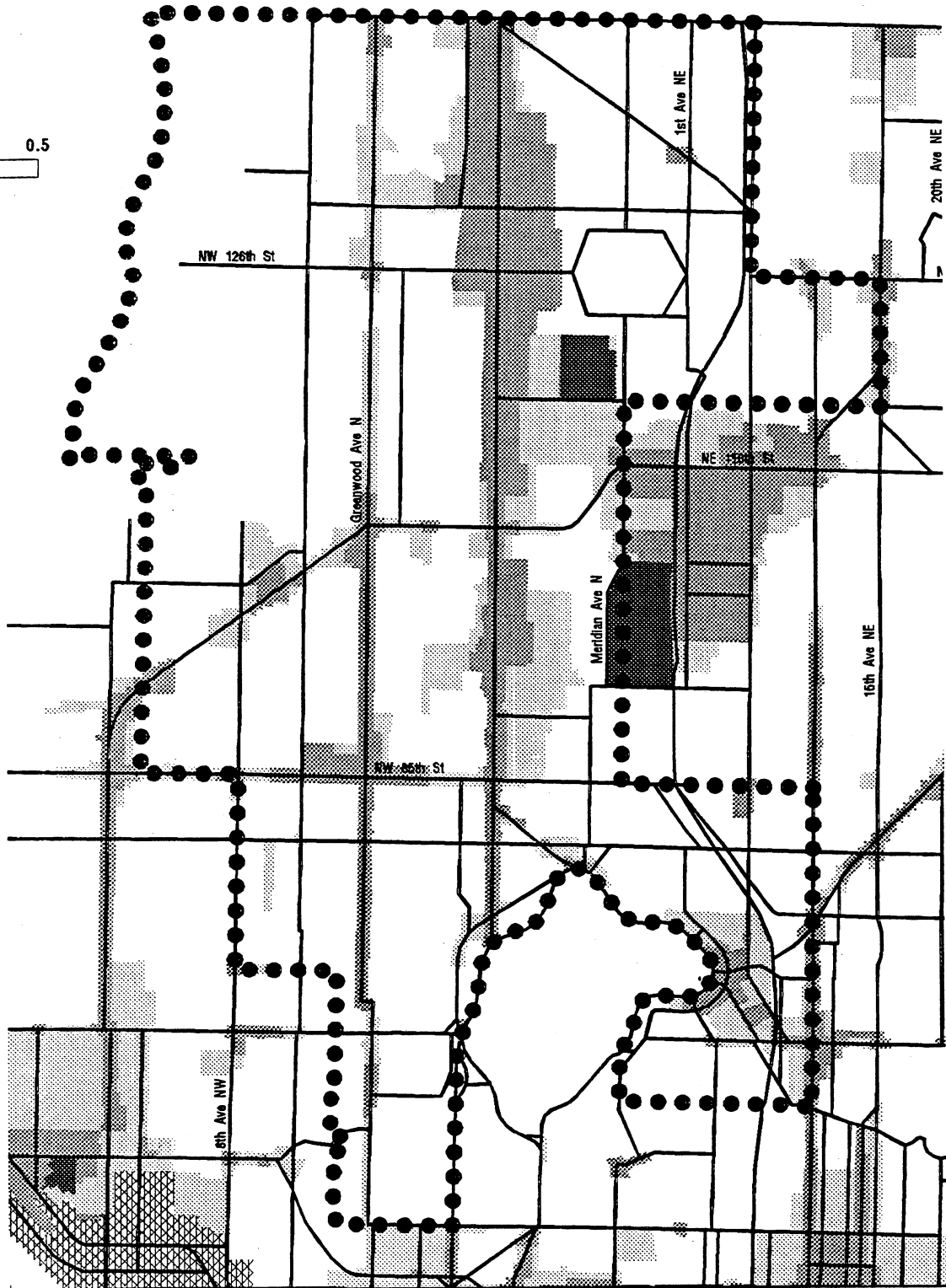
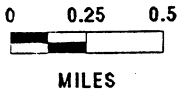
Community Center

Arterials



District Statistical Area





Northwest District -- Zoning



Single-Family



Major Institution

Arterials



Multi-Family



Industrial

District Statistical Area



Commercial and Downtown

