CITY OF SEATTLE • PLANNING DEPARTMENT

CENSUS 90

SUB-AREA PROFILES, 1990

NORTHWEST

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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 whole 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

TOTAL	59,412
Share of Total City	11.5%

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

			Share of City Total
TOTAL	59,412	100.0%	11.5%
UNDER 5	3,415	5.7	11.7
5 - 15	4,908	8.3	10.3
16 - 24	6,684	11.3	9.5
25 - 34	13,946	23.5	12.4
35 - 44	11,002	18.5	11.8
45 - 64	9,317	15.7	10.9
65 - 84	8,633	14.5	12.5
85 +	1,507	2.5	16.3

P5. SEX
(UNIVERSE: PERSONS)

		PCT	Share of City Total
TOTAL	59,412	100.0%	11.5%
MALE	27,939	47.0	11.1
FEMALE	31,473	53.0	11.9

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

			Share of City Total
TOTAL	59,412	100.0%	11.5%
WHITE	51,875	87.3	13.3
BLACK	1,363	2.3	2.6
AMERICAN INDIAN, ESKIMO OR ALEUT	813	1.4	11.1
ASIAN OR PACIFIC I	4,632	7.8	7.6
OTHER RACE	729	1.2	10.0
HISPANIC ORIGIN (OF ANY RACE)	1,910	3.2	10.4

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

		Pct.
Total	44,469	
Less than 9th grade	1,781	4.0%
9th to 12th grade, no diploma	3,610	8.1
High school graduate/equivalenc	9,556	21.5
Some college, no degree	10,177	22.9
Associate degree	3,190	7.2
Bachelor's degree	11,204	25.2
Graduate or professional degree	4,951	11.1

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

Total	55,949	
Lived in same house	24,704	44.2%
Lived Diff. House -- Same Count	18,582	33.2
Different County	10,824	19.3
Same State	4,085	7.3
Different State	6,739	12.0
Lived abroad	1,839	3.3

H4. HOUSEHOLDS

TOTAL	27,987	
Share of Total City	11.8%	
PERSONS IN HOUSEHOLDS		58,410
PERSONS PER HOUSEHOLD		2.09

P16. HOUSEHOLD SIZE AND TYPE
(UNIVERSE: HOUSEHOLDS)

		PCT.
TOTAL	27,987	
1 PERSON:	10,402	37.2
MALE HOUSEHOLDER	3,981	14.2
FEMALE HOUSEHOLDER	6,421	22.9
2 OR MORE PERSONS:	17,585	62.8
FAMILY HOUSEHOLDS:		
MARRIED COUPLE FAMILY:		
WITH RELATED CHILDREN	3,793	13.6
NO RELATED CHILDREN	6,910	24.7
OTHER FAMILY:		
MALE HOUSEHOLDER, NO WIFE PRESENT:		
WITH RELATED CHILDRE	347	1.2
NO RELATED CHILDREN	481	1.7
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:		
WITH RELATED CHILDRE	1,195	4.3
NO RELATED CHILDREN	1,047	3.7
NONFAMILY HOUSEHOLDS:	3,812	13.6
MALE HOUSEHOLDER	2,018	7.2
FEMALE HOUSEHOLDER	1,794	6.4

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

		PCT
TOTAL IN GROUP QUARTERS	1,002	100.0%
PERSONS LIVING IN INSTITUTIONS: CORRECTIONAL INSTS, NURSING HOMES, HOSPITALS, ETC.	846	84.4
OTHER PERSONS IN GROUP QUARTERS: COLLEGE DORMITORIES, MILITARY QUARTERS EMERGENCY SHELTERS FOR HOMELESS, ETC.	156	15.6

P27. HOUSEHOLD SIZE
(UNIVERSE: HOUSEHOLDS)

		Pct.
1 PERSON	10,402	37.2%
2 PERSONS	10,352	37.0
3 PERSONS	3,708	13.2
4 PERSONS	2,237	8.0
5 PERSONS	794	2.8
6 PERSONS	318	1.1
7+ PERSONS	176	0.6

FAMILIES

TOTAL	13,773	
Share of Total City	12.2%	
PERSONS IN FAMILIES		37,794
PERSONS PER FAMILY		2.74

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

In married-couple family:	
Under 3 years	1,752
3 and 4 years	865
5 years	442
6 to 11 years	2,010
12 and 13 years	554
14 years	217
15 to 17 years	582
In other family:	
Male householder, no spouse:	
Under 3 years	101
3 and 4 years	62
5 years	21
6 to 11 years	95
12 and 13 years	53
14 years	49
15 to 17 years	62
Female householder, no spouse:	
Under 3 years	219
3 and 4 years	207
5 years	72
6 to 11 years	511
12 and 13 years	97
14 years	97
15 to 17 years	256

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

	1980	1990	Change	Pct Change
Persons	54,880	59,412	4,532	8.3%
Households	24,463	27,987	3,524	14.4
Families	13,841	13,773	-68	-0.5

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

District = NORTHWEST

H4. HOUSING UNITS

TOTAL	29,052
Share of Total City	11.7%

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

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%

CHANGE 1980 - 1990
(UNIVERSE: HOUSING UNITS)

	1980	1990	Change	Pct Change
Units	25,217	29,052	3,835	15.2%

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	662	1.63
OTHER	394	1.94
TOTAL	58,410	2.09

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	17,594	60.6%	452	42.4%	17,142	61.2%	13,474	90.3%	3,668	28.1%
1, DETACHED	17,177	59.1	432	40.6	16,745	59.8	13,304	89.1	3,441	26.3
1, ATTACHED	417	1.4	20	1.9	397	1.4	170	1.1	227	1.7
MULTI FAMILY	10,779	37.1	544	51.1	10,235	36.6	1,024	6.9	9,211	70.5
2	1,149	4.0	50	4.7	1,099	3.9	175	1.2	924	7.1
3 OR 4	1,231	4.2	56	5.3	1,175	4.2	115	0.8	1,060	8.1
5 TO 9	1,727	5.9	90	8.5	1,637	5.8	91	0.6	1,546	11.8
10 TO 19	2,796	9.6	145	13.6	2,651	9.5	320	2.1	2,331	17.8
20 TO 49	2,382	8.2	133	12.5	2,249	8.0	231	1.5	2,018	15.4
50 OR MORE	1,494	5.1	70	6.6	1,424	5.1	92	0.6	1,332	10.2
MOBILE HOME OR TRAILER	442	1.5	35	3.3	407	1.5	354	2.4	53	0.4
OTHER	237	0.8	34	3.2	203	0.7	73	0.5	130	1.0
TOTAL	29,052	100.0%	1,065	100.0%	27,987	100.0%	14,925	100.0%	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)

	In Armed Forces	Civilian Labor Force: Employed	Unempl.	Rate	Not In Labor Force
Total	63	33,709	1,281	3.7%	15,958
Male	34	17,397	668	3.7%	5,676
Female	29	16,312	613	3.6%	10,282

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:		Pct.
Worked in King County	30,712	92.5%
Worked in Seattle	25,515	76.8
Worked outside of Seattle	7,694	23.2
Out of Seattle - In County	5,197	15.6
Worked outside of King	2,277	6.9
Worked outside of WA.	220	0.7

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

Car, truck, or van:		Pct.
Drove alone	21,355	64.3%
Carpooled	4,529	13.6
Public transportation:		
Bus or trolley bus	4,586	13.8
Subway or elevated	0	0.0
Railroad	5	0.0
Ferryboat	32	0.1
Taxicab	20	0.1
Motorcycle	119	0.4
Bicycle	435	1.3
Walked	784	2.4
Other means	200	0.6
Worked at home	1,144	3.4
Total workers	33,209	100.0%

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

Did not work at home:		Pct.
0 - 19 minutes	13,385	40.3%
20 - 39 minutes	14,682	44.2
40 - 59 minutes	2,777	8.4
60 - 89 minutes	889	2.7
90 or more minutes	332	1.0
Worked at home	1,144	3.4

Mean travel time to work 23 minutes

MEDIAN INCOME, 1989

Median Household Income	$29,932
Median Family Income	$37,317
Median Nonfamily Household Income	$22,420

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

Workers	Families	Mean Income
None	2,061	$26,710
1	3,582	$41,110
2	6,922	$50,020
3 or more	1,405	$58,781

P109. Mean Family Income in 1989 by Family Type & Presence of Children Under 18 Years
(Universe: Families)

Married-couple family:	Mean income
With own children	$50,452
No own children	$49,418
Other family:	
Male householder, no spouse:	
With own children	$31,067
No own children	$40,158
Female householder, no spouse:	
With own children	$20,520
No own children	$31,192

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

	Per Capita Income
All persons	$17,658
White	$18,586
Black	$10,568
Amer Ind	$9,068
Asian	$12,262
Other Race	$8,293
Hispanic	$9,846

POVERTY STATUS IN 1989

All persons for whom poverty status is determined*	58,292
Below poverty level	5,225
Persons 18 years and over	49,463
Below poverty level	4,360
Persons 65 years and over	9,442
Below poverty level	820
Related children under 18 years	8,788
Below poverty level	824
Related children under 5 years	3,369
Related children 5 to 17 years	5,419
Below poverty level	492
Unrelated individuals	20,008
Below poverty level	3,106
All Families	13,970
Below poverty level	756
With related children under 18 year	5,330
Below poverty level	518
With related children under 5 years	2,683
Below poverty level	250
Female householder families	2,272
Below poverty level	413
With related children under 18 year	1,153
Below poverty level	354
With related children under 5 years	414
Below poverty level	190

PERCENT BELOW POVERTY LEVEL

All persons	9.0%
Persons 18 years and over	8.8%
Persons 65 years and over	8.7%
Related children under 18 years	9.4%
Related children under 5 years	9.9%
Related children 5 to 17 years	9.1%
Unrelated individuals	15.5%
All families	5.4%
With related children under 18 years	9.7%
With related children under 5 years	9.3%
Female householder families	18.2%
With related children under 18 years	30.7%
With related children under 5 years	45.9%

* 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 = NORTHWEST

JOBS

TOTAL	17,692
Share of Total City	3.6%

JOBS IN SEATTLE
(UNIVERSE: JOBS)

			Share of City Total
TOTAL	17,692	100.0%	3.6%
Retail	4,613	26.1	6.7
Education	255	0.0	9.4
Government, Finance, Ins., Real Estate	11,474	64.9	3.9
Manufacturing, Wholesale Trade, Commun, Tr	1,350	7.6	1.1
University Enrollment	.	0.0	0.0

Source: Puget Sound Regional Council

TOTAL ASSESSED VALUATION
(Universe: Millions of Dollars)

TOTAL	$3,639
Share of Total City	9.1%
Land Assessed Valuation	$1,792
Share of Total City	9.9%
Improvements Assessed Valuation	$1,846
Share of Total City	8.5%
Average Land Assessed Valuation per Parcel Square Foot	$9.65

SELECTED DENSITY MEASURES

Average Persons per gross acre	10
Average Persons per net acre	14
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	7
Average Number of Jobs per gross acre	3
Average Number of Jobs per net acre	4

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

TOTAL	5,822
Share of Total City	10.8%

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

TOTAL	4,313
Share of Total City	11.3%

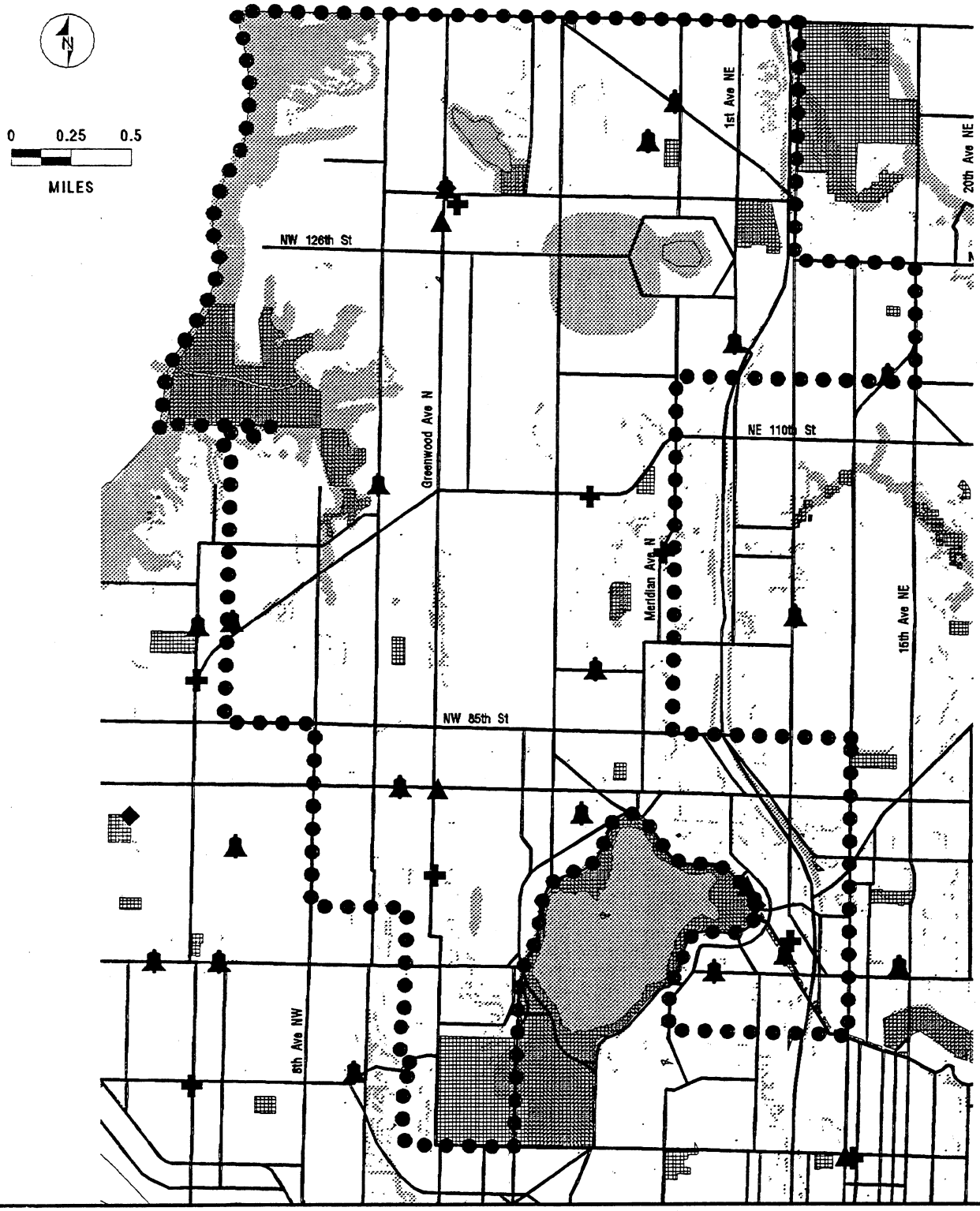
LAND AREA BY ZONING
(Universe: Gross Acres)

			Share of City Total
TOTAL	5,822	100.0%	10.8%
Commercial	666	11.4	15.0
Downtown	.	0.0	0.0
Industrial	8	0.1	0.1
Multi Family	587	10.1	9.9
Single Family	4,483	77.0	12.8
Major Institution	51	0.9	4.9

ESTIMATED LAND AREA BY USE
(Universe: Net Acres)

			Share of City Total
TOTAL	4,313	100.0%	11.3%
Commercial	259	6.0	9.1
Community Fac.	233	5.4	10.7
Industrial	64	1.5	2.3
Residential	2,991	69.3	13.8
Single Family	2,602	60.3	13.8
Trans/Comm/Ut	53	1.2	2.6
Vacant	229	5.3	7.3
Open Space	434	10.1	11.5
Other	3	0.1	2.5

Source: King County Assessor Extract, 1991



Northwest District

Environmentally Sensitive Areas

Parks

Public School

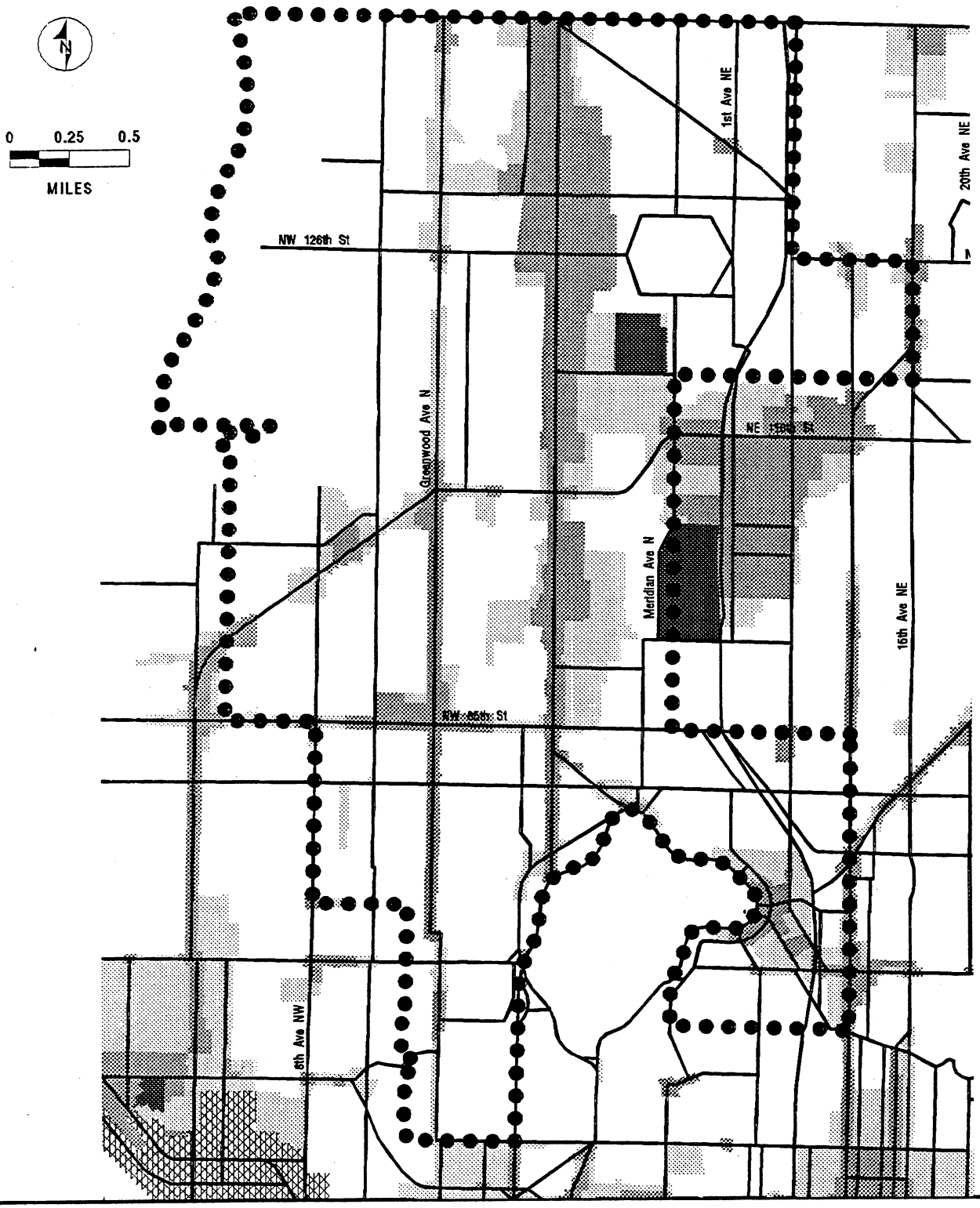
Police and Fire

Library

Community Center

Arterials

District Statistical Area



Northwest District -- Zoning

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