

# NORTHGATE

## URBAN CENTER PROFILE



**Seattle**  
Office of Planning &  
Community Development

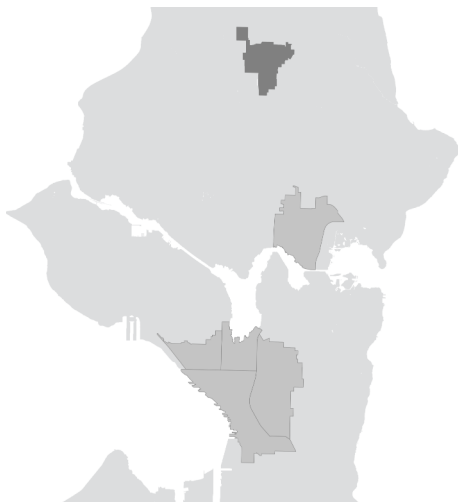
**VIA**  
— A PERKINS EASTMAN STUDIO



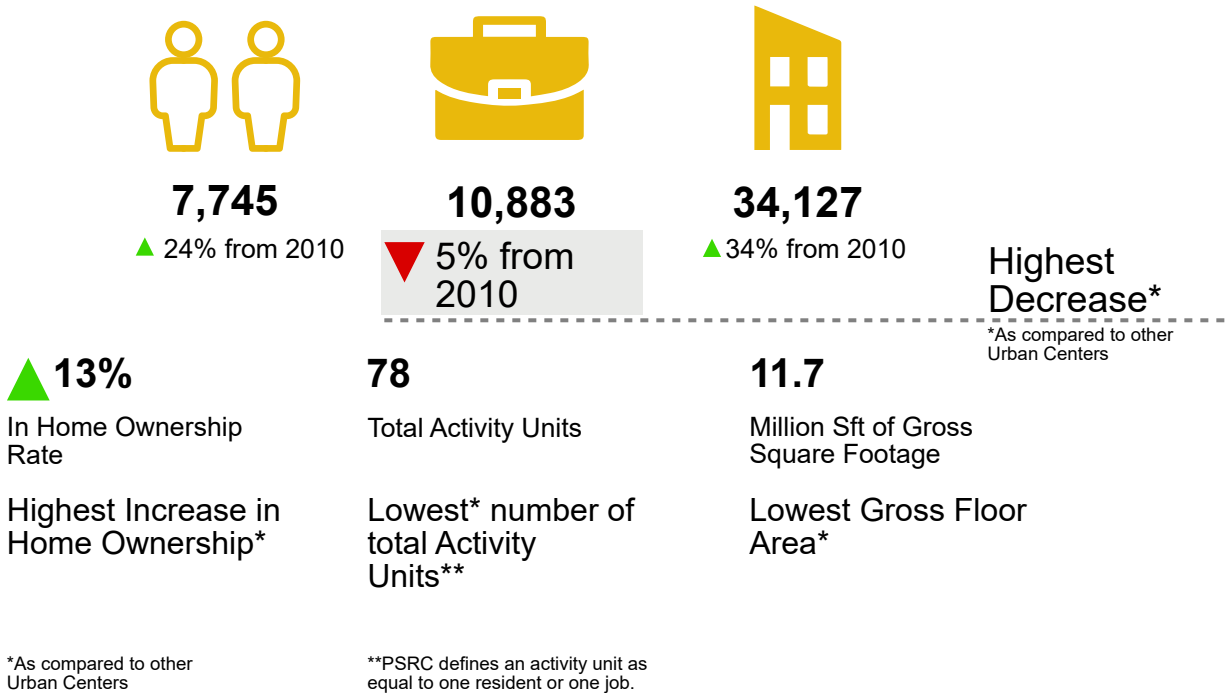
INTRODUCTION

Our designated Urban Centers - Downtown, Uptown, South Lake Union, Capitol Hill/First Hill, University District, and Northgate – are home to a significant share of Seattle’s workers and residents. These centers will continue to play a critical role in accommodating growth over the next 20 years. We are beginning the process of planning for each of our centers toward becoming more equitable, vital, and resilient places in the future.

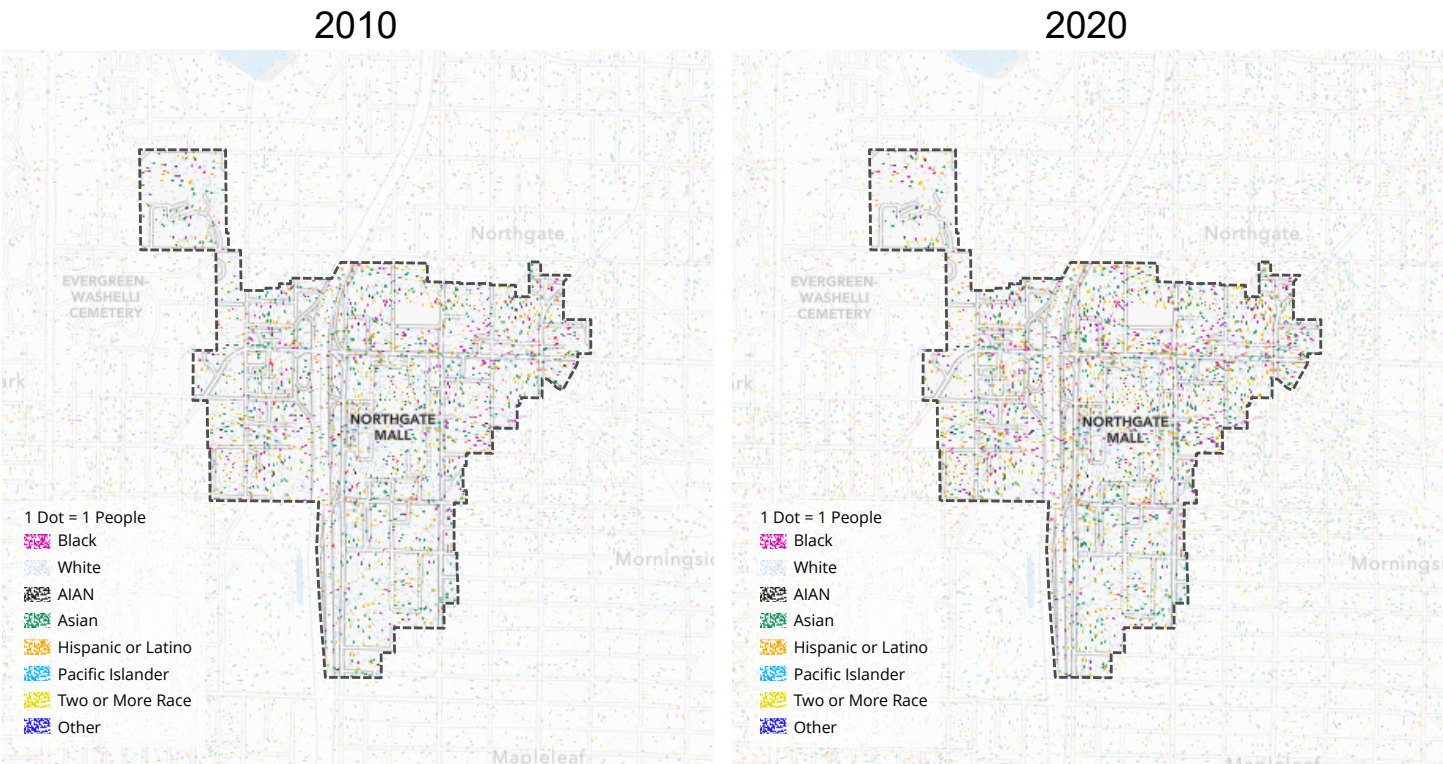
As part of scoping future planning, our work includes three main areas: documentation of baseline conditions, inventory and assessment of existing plans and policies, and preliminary identification of issues and policy needs. This document is focused on the documentation of baseline conditions for the Northgate Urban Center. We will use the information developed through these three tasks to refine our work plan for the work ahead.



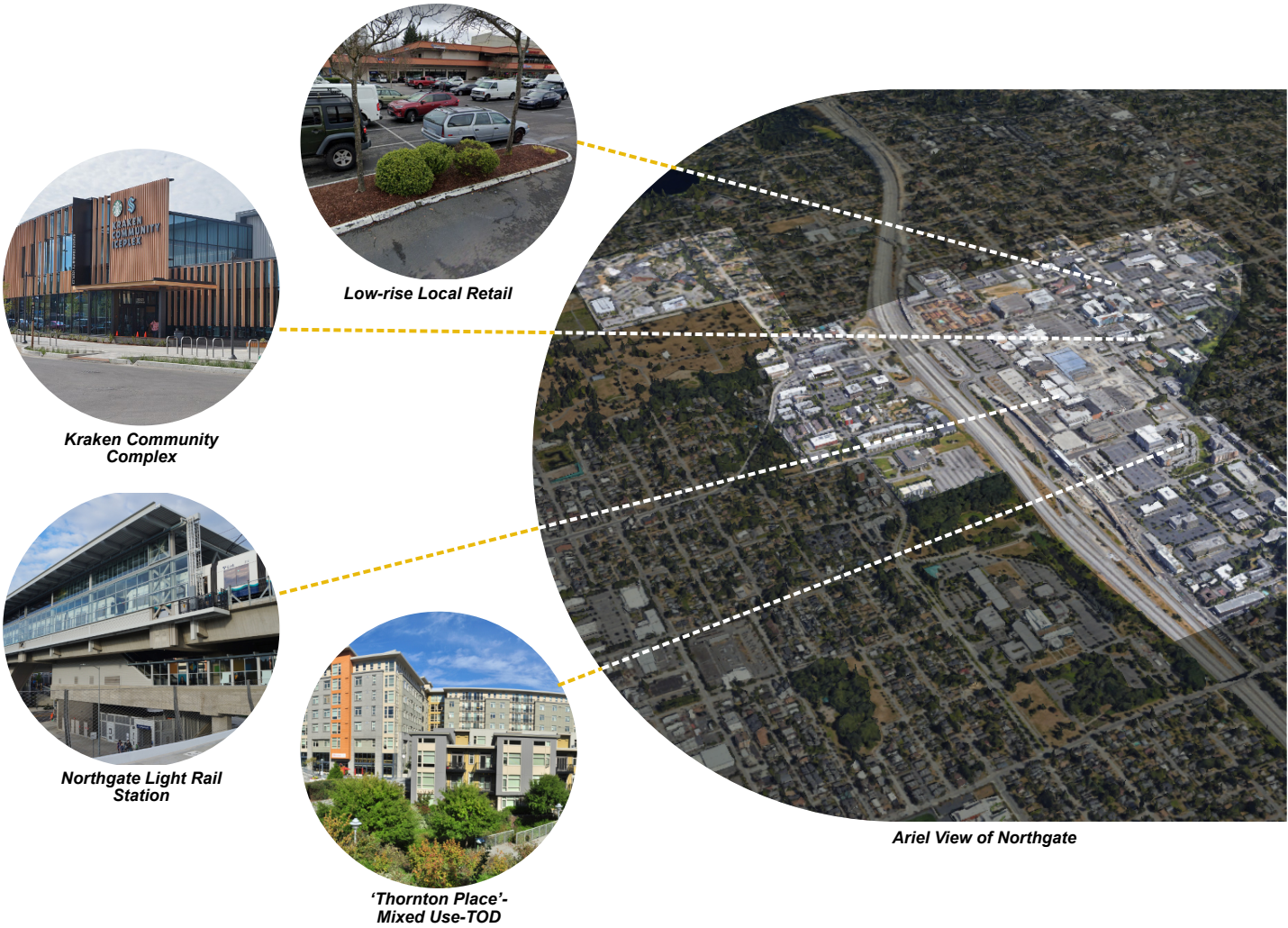
2020 SNAPSHOT



RACIAL DISTRIBUTION



- Northgate is more racially diverse as compared to the city and the racial makeup has almost remained same over the last ten years.
- The proportion of the population who are Asian or Latino alone and that of multi-racial population has increased moderately. The proportion of population who are Black only has remained the same.
- Northgate has the highest proportion of population who are Latino and Black alone as compared to the city and the other Urban Centers.

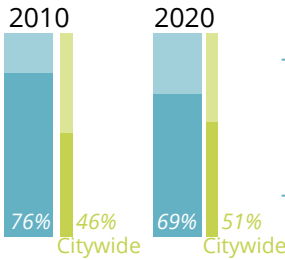




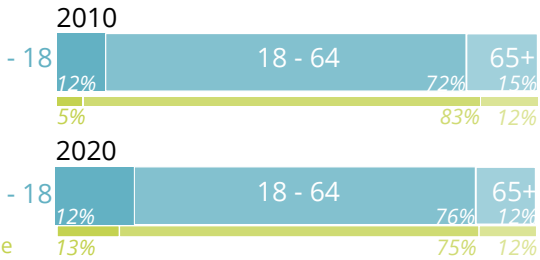
RESIDENTS IN 2020

7,745 ▲ 24% from 2010

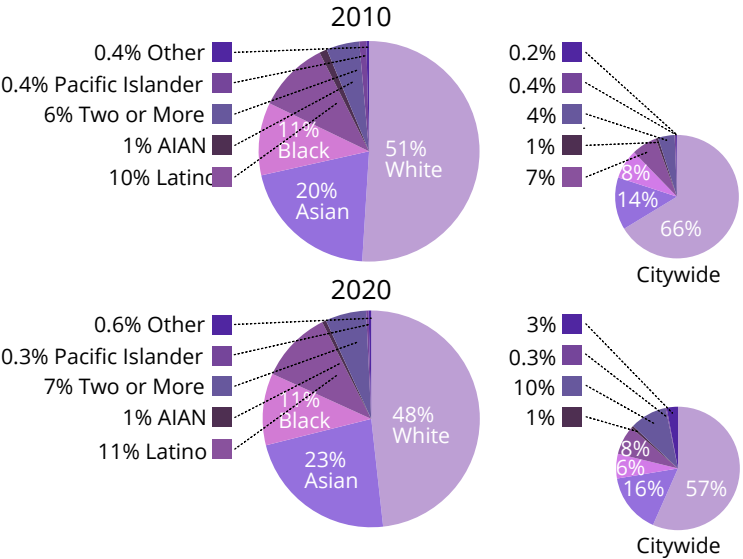
Under 18  
Population: % POC



Age



Race



Source: 2010 Decennial Census, 2020 Decennial Census 2016-2020 American Community Survey,

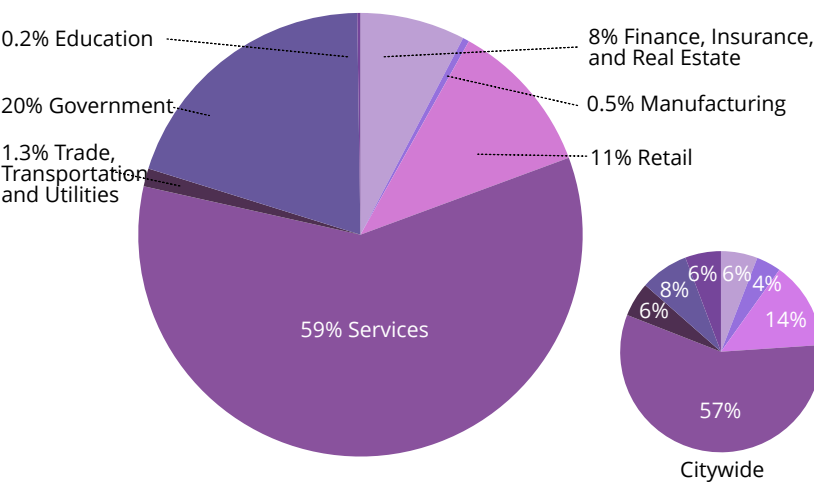
Preliminary Observations

- Northgate is more racially diverse as compared to the city and the racial makeup has almost remained same over the last ten years.
- The proportion of the population who are Asian or Latino alone and that of multi-racial population has increased moderately. The proportion of population who are Black only has remained the same.
- Northgate has the highest proportion of population who are Latino alone and Black alone as compared to the city and the other Urban Centers.
- The population of Northgate has grown at a rate comparable to the city (21.1%) in the last 10 years.
- Northgate's age composition mirrors to that of the rest of the city in 2020. It has maintained the age wise population ratios over the past 10 years.
- Northgate has the highest dependency ratio (31%) among the Urban Centers.
- It has about the same proportion of seniors as the rest of the city.
- The proportion of POC youth has decreased by 7%.

JOBS IN 2020

10,883 ▼ 5% from 2010

Jobs by Sector



Source: Washington State Employment Security Department

Preliminary Observations

- Northgate's economy is focused on Services, Retail and Government sectors. The sector break up for jobs is comparable to the citywide trends.
- The number of jobs has shrunk by 5% in the past 10 years which is the greatest decrease among all the Urban Centers.

HOUSING UNITS IN 2020

4,849 UNITS ▲ 34% from 2010

Average Household Size

Citywide

2.05

Urban Center

1.71

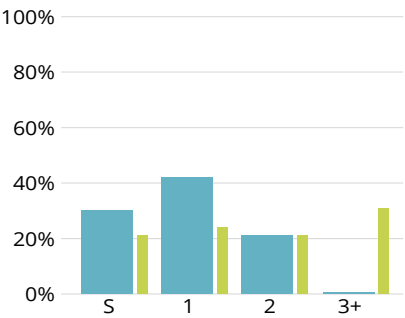
4,541 Households  
▲ 20% from 2010

Source: : 2010 Decennial Census, 2020 Decennial Census

Preliminary Observations

- The average household size is lower than citywide. The rate of increase in number of households is the slowest among the Urban Centers,
- There is a higher proportion of smaller units, especially studio to 1 bedroom compared to citywide.
- The percentage of owned units is significantly lower as compared to citywide. However, home ownership has increased by 13% over the past ten years which is the greatest increase among all Urban Centers.

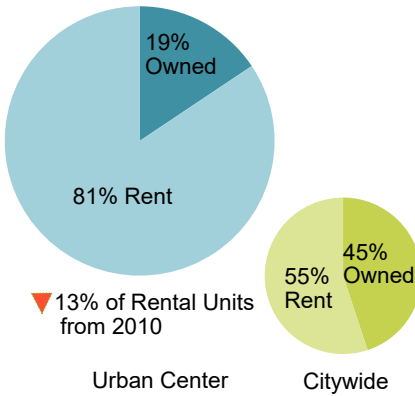
Units by Number of Bedrooms



Urban Center  
Citywide

Source: King County

Units by Tenure



Source: : 2016-2020 American Community Survey

Displacement Risk

Driving Factor

- Driving Factor
- Driving Factor

Mitigating Factors

- 608 affordable units
- Mitigating Factor

CAPACITY IN 2020

33 Additional Activity Units per Acre\*  
Total Activity Units per Acre:78

Preliminary Observations

- 42% of the zoned capacity is available for development.
- Lowest additional activity units per acre among all the Urban Centers.
- The activity units are calculated on the basis of current zoning. While calculating future development capacity of any region, scenarios with various up-zoned/ down-zoned parcels should be taken into consideration.

10,961 Additional Residents

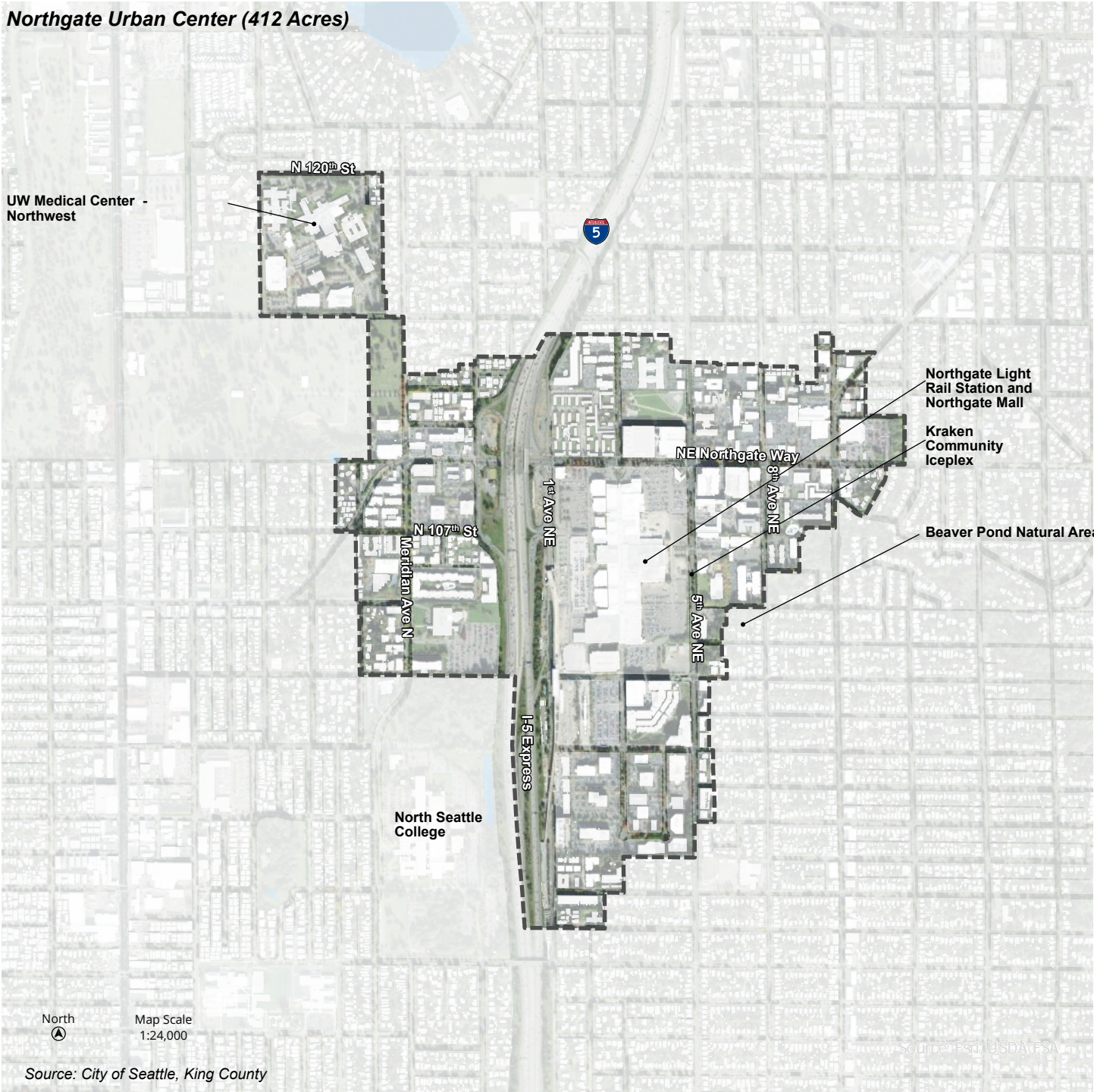
7,211 Additional Housing Units

2,685 Additional Jobs

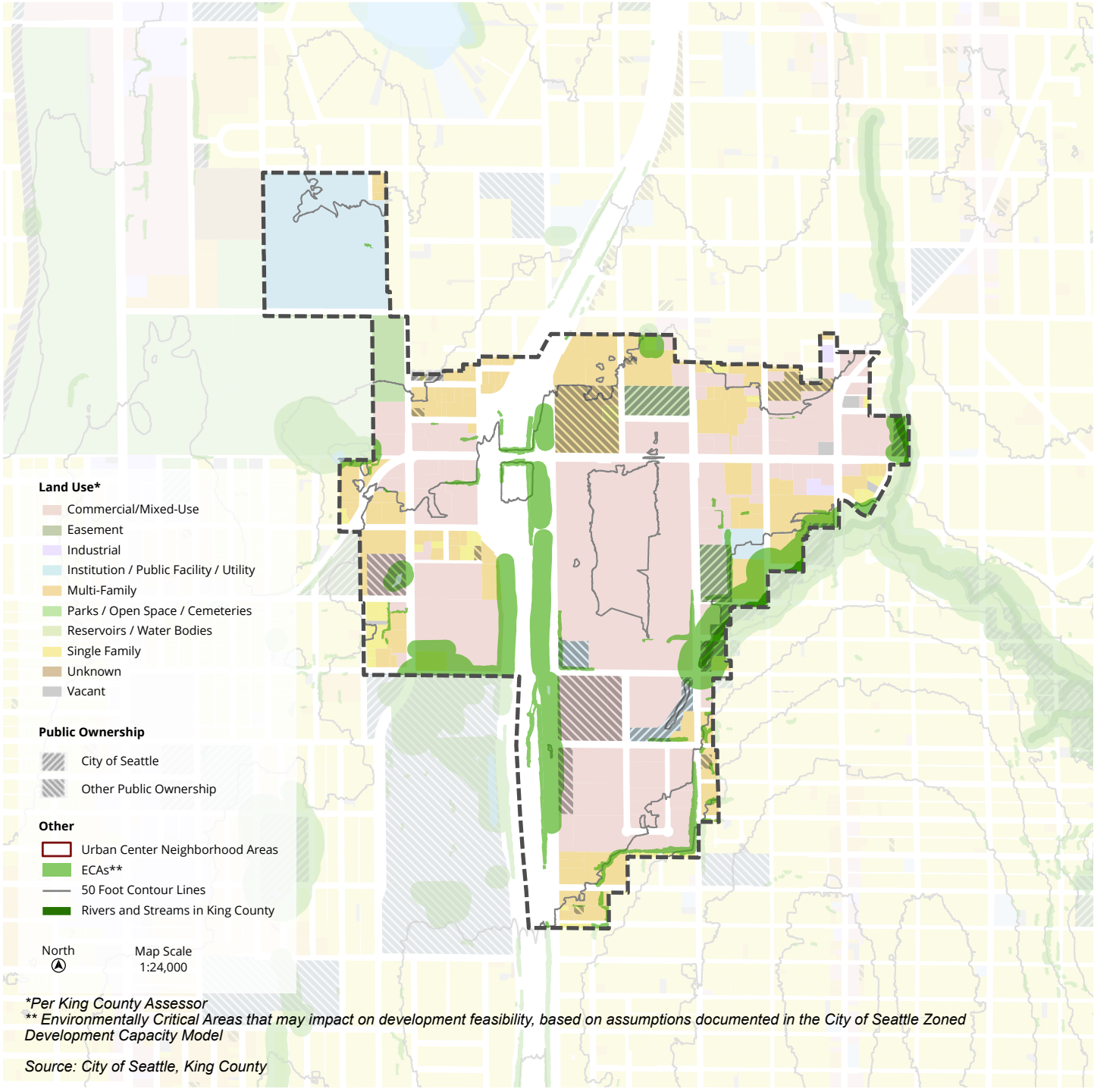
Source: City of Seattle Zoned Capacity Model 2020  
\*Potential Additional Activity Units Based on Current Zoning  
PSRC defines an activity unit as equal to one resident or one job.



REFERENCE MAP



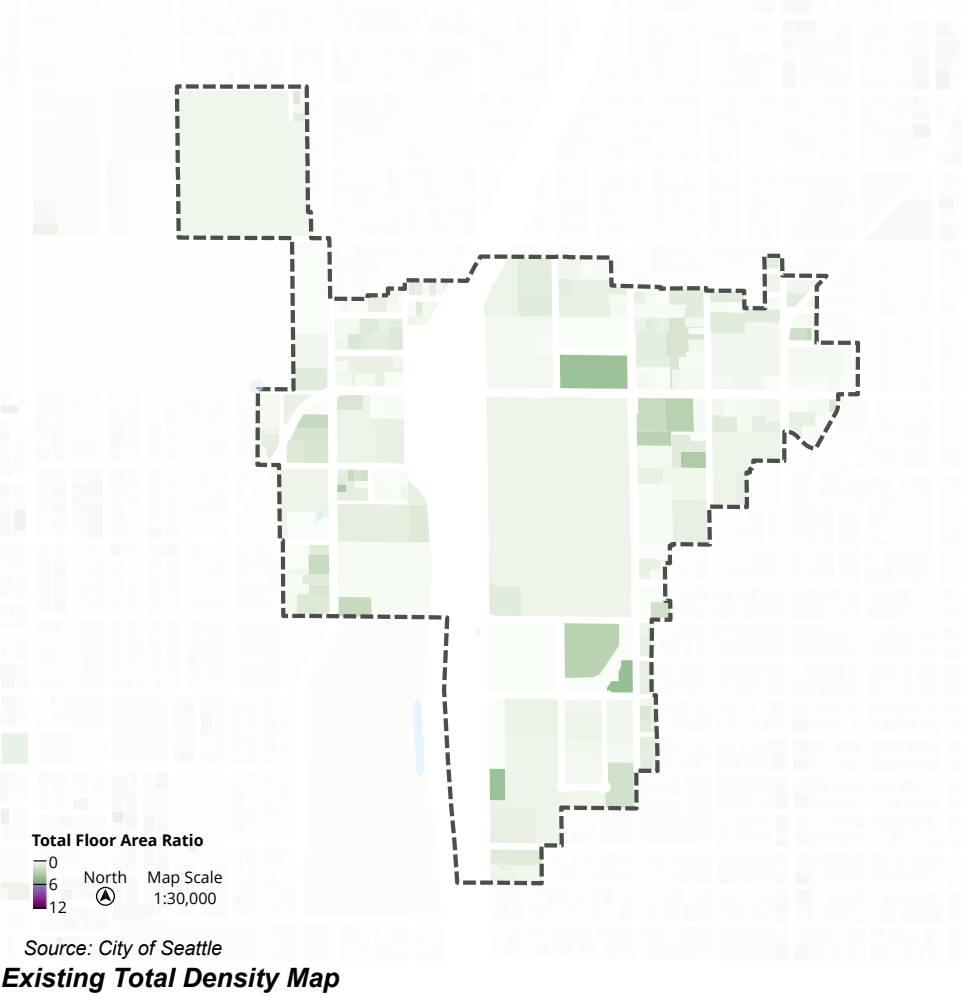
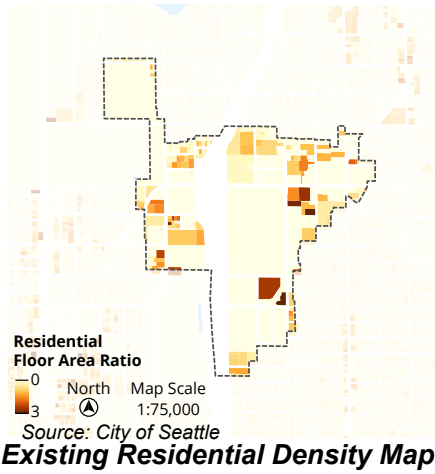
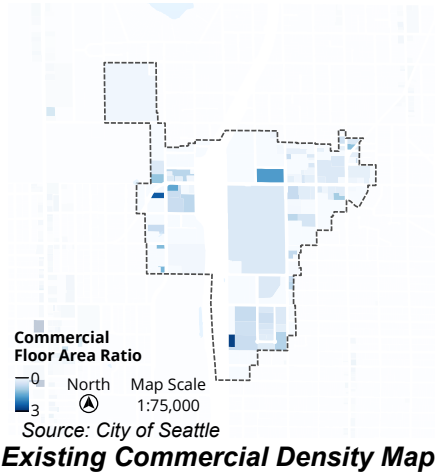
EXISTING LAND USE



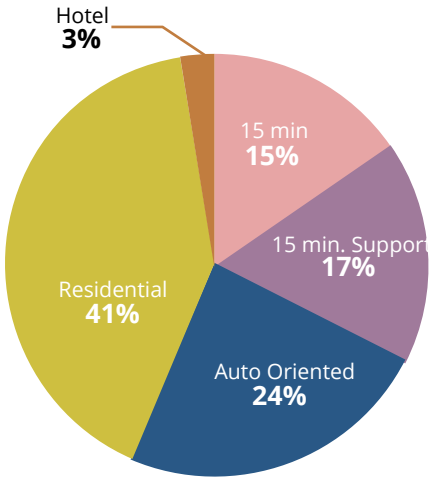
- The Northgate Urban Center is centered around the Northgate Transit Center.
- The Urban Center has many large-footprint developments. They include mixed use transit oriented development, medical centers, apartment complexes etc.
- Thornton Creek which is part of the Cedar River Lake Washington watershed is located in the east of the Urban Center. There are designated ECAs along the watershed area as well as along I-5 Corridor.



EXISTING DENSITY AND FLOOR AREA USE



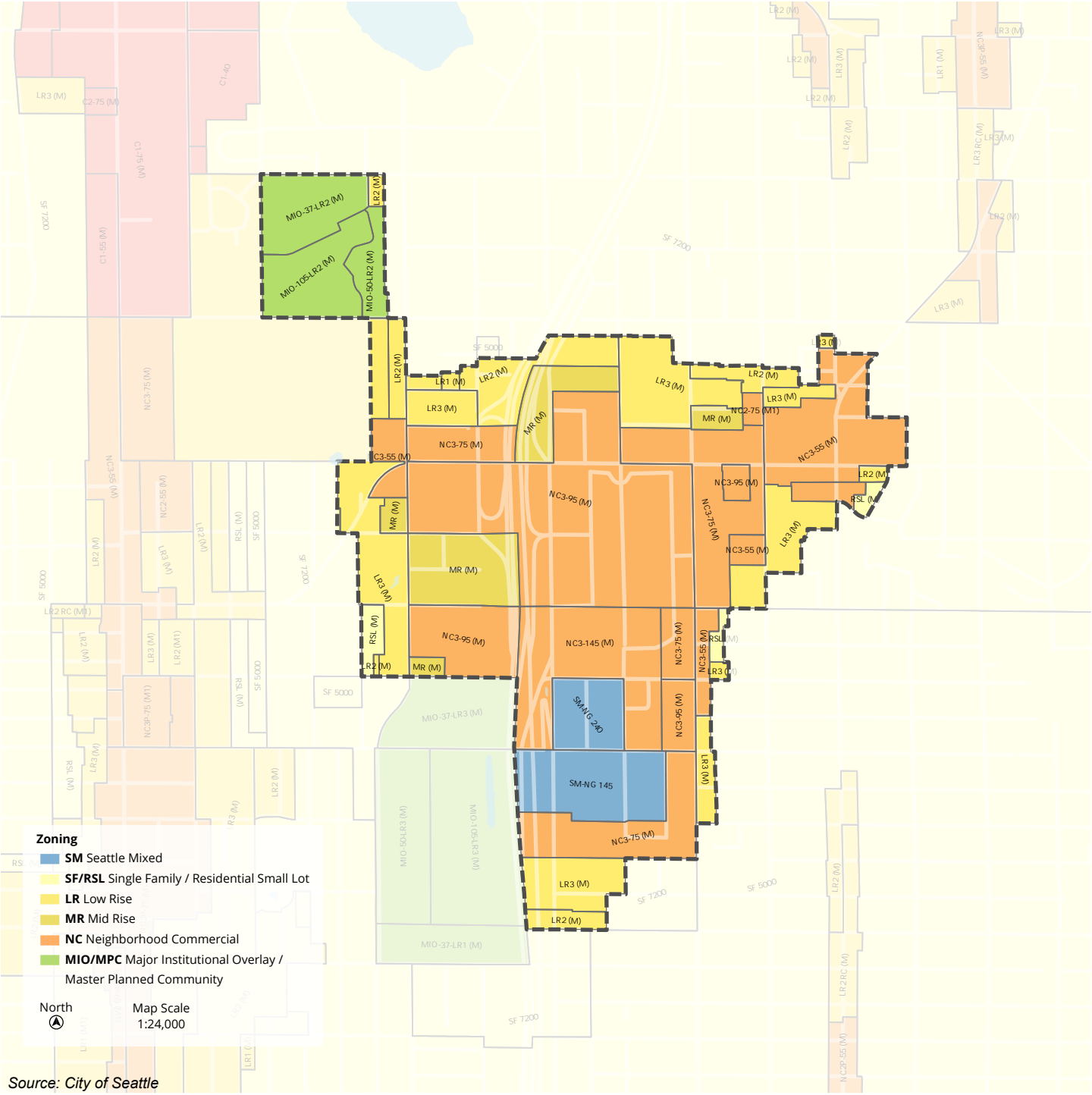
Floor Area of Uses Within Structures (Gross Square Footage)



Total: 11.7 Million Sft

- Northgate Urban Center has the lowest intensity of development amongst all the Urban Centers.
- Residential is the largest land-use within the Urban Center. It is concentrated within the mid-rise mixed use developments and the apartment complexes.
- Retail and services land uses are almost a quarter of total floor area which is the highest share amongst all the Urban Centers.

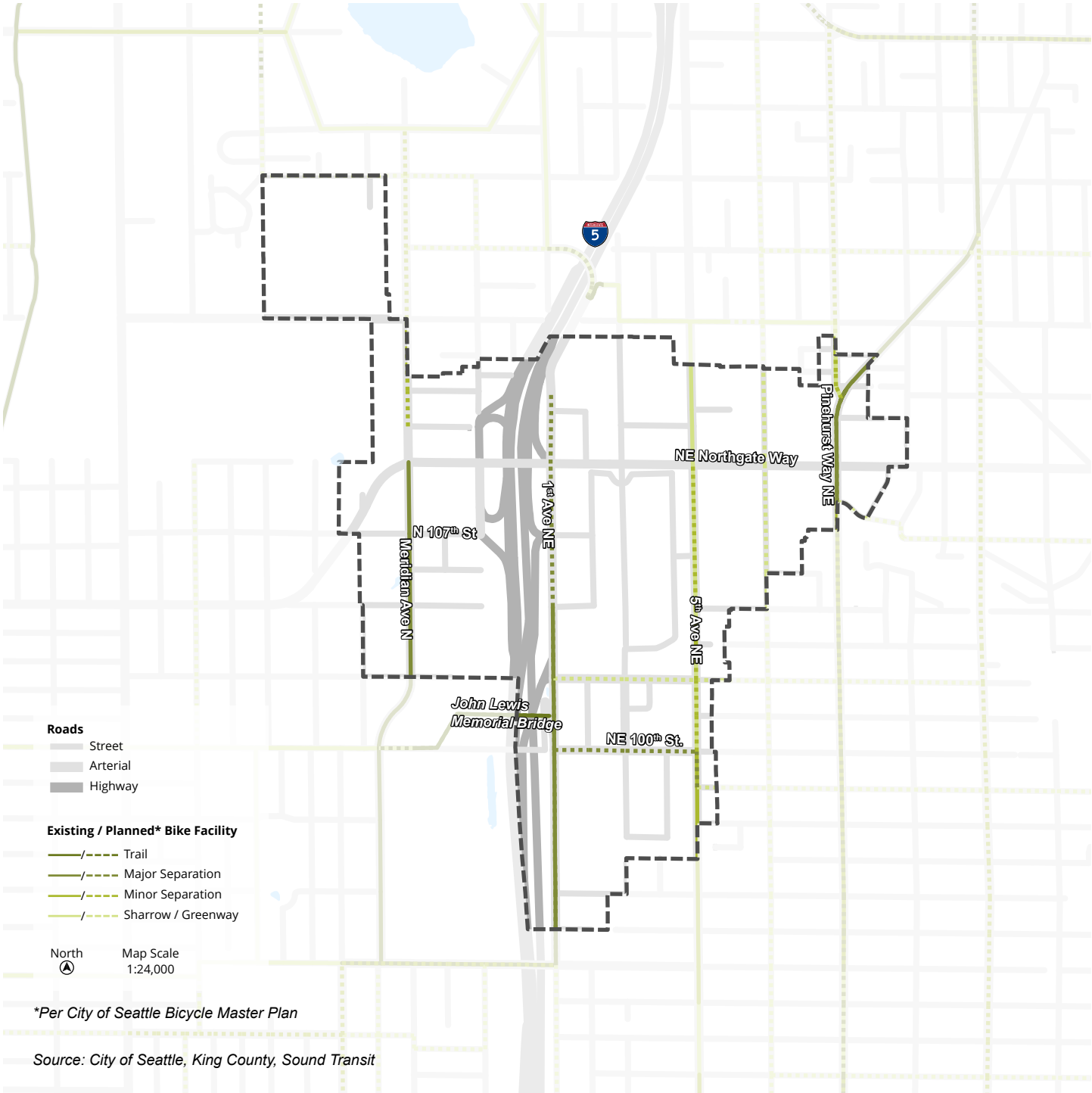
ZONING



- The Urban Center was up-zoned in 2007 in anticipation for transit oriented development. The Northgate transit center and surrounding areas are zoned as Neighborhood Commercial or Seattle Mixed. These zones encourage denser, mixed use developments.
- Residential zoning varies from low rise multi-family to mid rise multi-family.

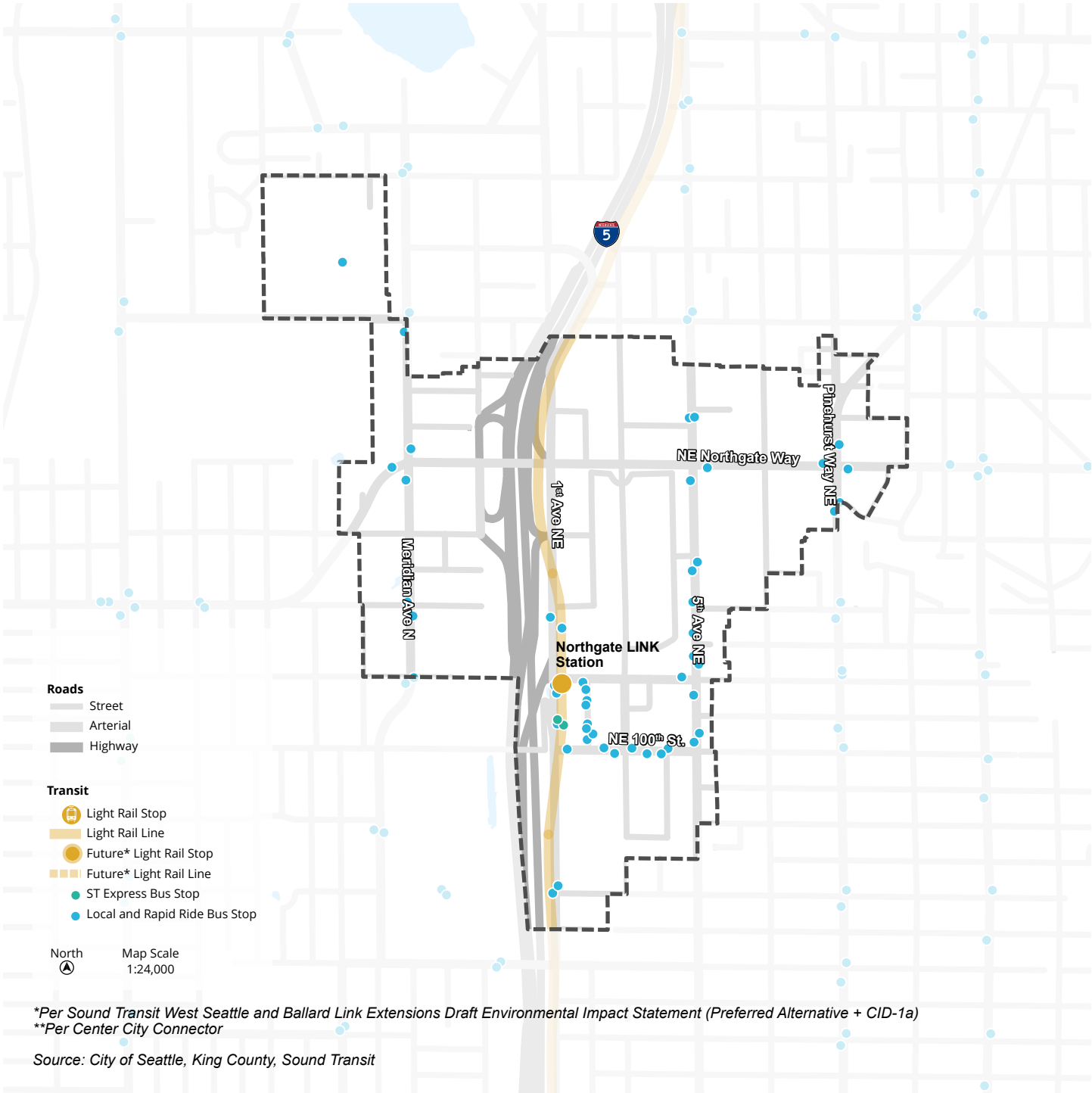


BICYCLE MOBILITY



- The protected bike lane network runs along the main corridors. Due to lack of through street network, the network has limited reach within the neighborhood.
- A prominent bike connection is the John Lewis Memorial Bridge which is an overpass for pedestrians and bicycles crossing I-5, connecting at the mezzanine level of Northgate station to the North Seattle College campus and Licton Springs neighborhood.

TRANSIT MOBILITY



- The Northgate Transit Center is a light rail and bus station. It is the northern terminus of Line 1 on light rail system. It has four bus bays served by 22 routes. The station also has parking for around 1,500 vehicles.