Green Lake/ Wallingford

Area: 043

Area Information

http://en.wikipedia.org/wiki/Green_Lake_(Seattle)

King County

Department of Assessments

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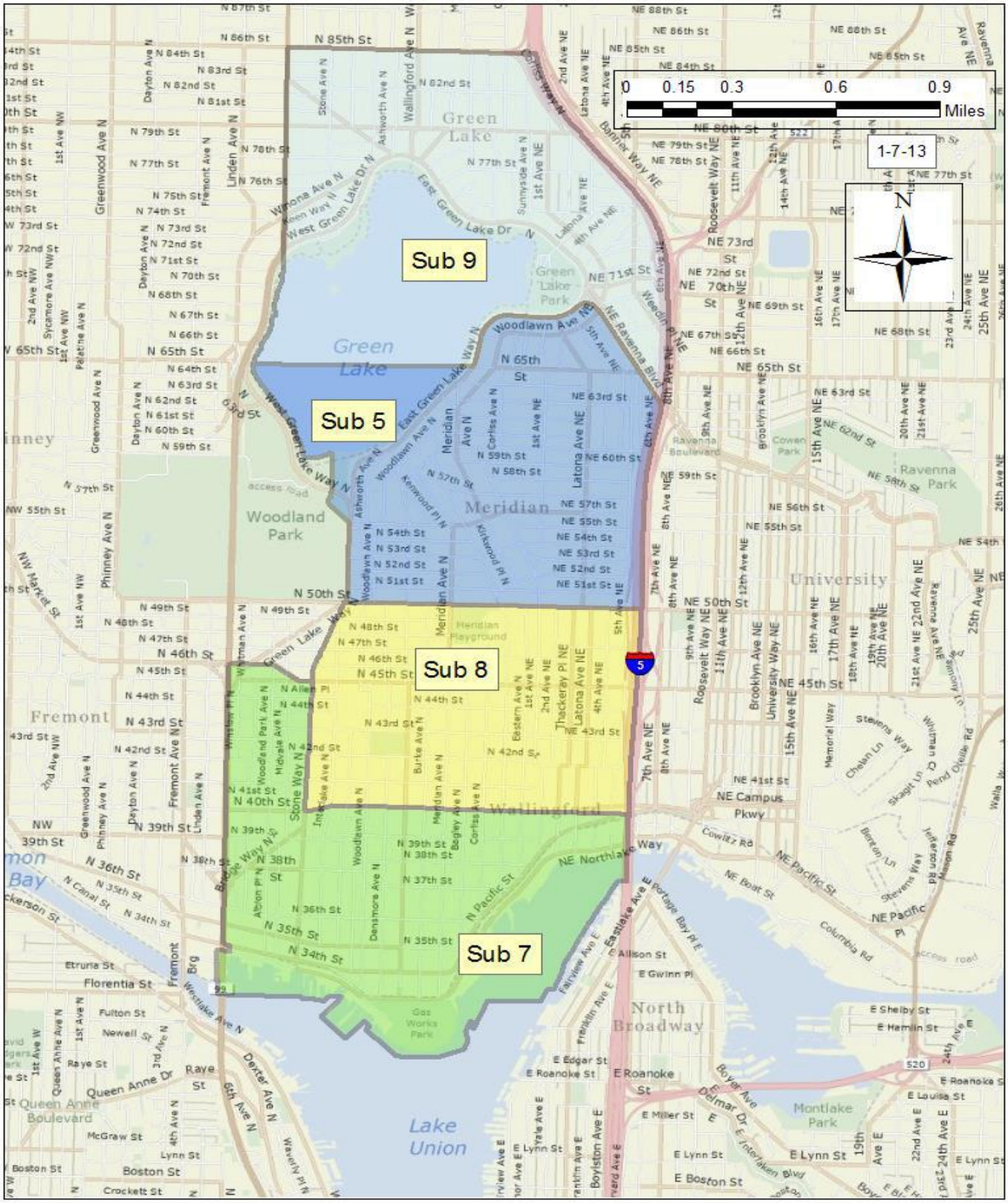
Area 043 - Overview Map



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Area Information
Area 043 – Green Lake/ Wallingford

Area 43 is located north of downtown Seattle and its eastern boundary sits along Interstate 5. It includes the city neighborhoods of Wallingford and Green Lake. Major attributes of this area are its close proximity to the downtown business core, waterfront recreation activities on Lake Union, Woodland Park Zoo, Woodland Park, Green Lake, University of Washington, and Seattle Pacific University. Green Lake is one of the most visited parks in Seattle. There is a paved walkway around the lake for walkers, bike riders, skaters, and joggers to use. It also includes areas for picnicking, an indoor swimming pool, indoor gymnasium, outdoor basketball courts, baseball fields, tennis courts, indoor live theatre, and soccer fields. There are restaurants and shops located within walking distance on North 45th Street and down by the Lake Union shoreline. Approximately 9% of the homes have some type of view ranging from the Seattle Skyline, Lake Union, Green Lake, Mountain, or territorial. Approximately 98% of the parcels are improved in this area.

Area 43 is influenced by its proximity to the Roosevelt underground Link Light Rail Station located in area 45 just east of this area. The station provides transportation to the University District, Northgate Shopping Mall, downtown Seattle and SeaTac Airport. Future projects are underway for expansion to other areas in King, Pierce and Snohomish Counties.

This part of the city was one of the first areas developed in Seattle. Approximately 71% of the houses were built before 1940 and about 71% of Area 43 is zoned for detached single family residences (SF 5000), with the remainding zoned for higher density residential and commercial use. The typical single family residence is grade 7 in quality, has 1,374 square feet of above grade living area, about 1,667 square feet of total living area, and is in average condition. The typical lot size is approximately 4,100 square feet. Since the late 1980's the remodel activity of existing single family homes in this area has been brisk. Construction of townhome style residences started in the early 1990's have also increased in numbers and continue to be relevant today. There are approximately 1,022 townhome improved parcels in this area and due to the city's desire to increase density in this community, the number continues to grow. Approximately 29% of the area is zoned to allow these higher density developments.

Area 43 is divided into four sub areas. Sub area 7 is located in the southerly portion of Area 43, generally south of North 40th Street but it also includes the area west of Stone Way North. The southern part has properties with views of the downtown skyline and Lake Union. Approximately 51% of sub area 7 is zoned SF 5000 for single family development. The western part of sub area 7 contains the majority of the higher density zonings. Townhomes and multiple unit improvements are common west of Stone Way North. Sub area 8 is located north of sub area 7 and south of sub area 5. Approximately 58% of the properties are zoned SF 5000. Sub area 5 is located southeast of Green Lake and north of NE 50th St. Other than the parcels facing the southeast shore of Green Lake, most parcels do not enjoy a lake view amenity. The vast majority (~94%) of sub area 5 is zoned SF 5000 for single family residences. Sub area 9 is located at the north end of Area 43 and includes the north end of Green Lake. Approximately 74% of the properties in this sub area are zoned SF 5000.

Area 43 has 6 Neighborhoods. Neighborhoods 1 and 2 are referred to as the Wallingford neighborhood while neighborhoods 3, 4, 5 & 6 make up the Green Lake neighborhood. Neighborhoods 1 & 3 form the heart of Area 43. Neighborhood 1 lies north of Lake Union, south of NE 50th Street, west of I-5, and east of Stone Way N. Neighborhood 2 is located west of Neighborhood 1, west of Stone Way North, east of Aurora Avenue North, south of East Green Lake Way North and north of Lake Union. Neighborhood 3 lies north of NE 50th Street, South of N 80th Street, west of I-5 and east of Aurora Avenue North.

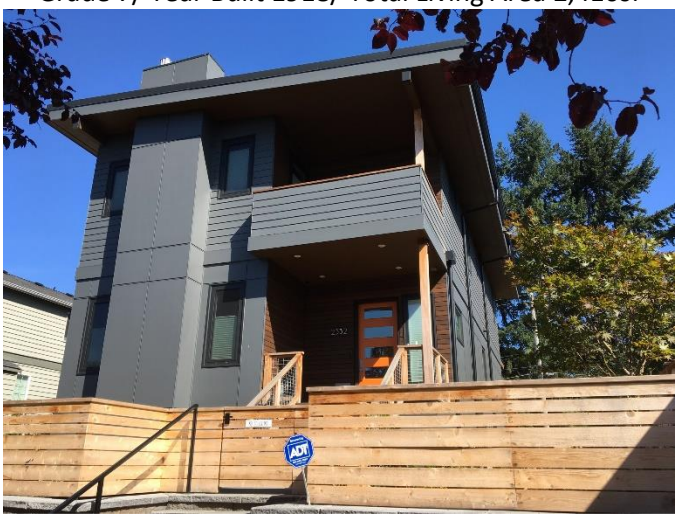
Neighborhood 4 is located at the far north end of Area 43, north of north 80th Street, west of I-5 and east of Stone Avenue North. Neighborhood 5 is located directly west of neighborhood 4.

Area 043 Housing Profile

Grade 6/ Year Built 1914/ Total Living Area 920sf

Grade 7/ Year Built 1918/ Total Living Area 2,410sf

Grade 8/ Year Built 1907/ Total Living Area 3,250sf



Grade 9/ Year Built 2016/ Total Living Area 3,640sf

Grade 10/ Year Built 2016/ Total Living Area 4,030sf

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration.
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain.
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.