



*SUB-AREA PROFILES, 1990*

**FIRST HILL/  
CAPITOL HILL/  
MADISON PARK**

February 1993





## THE FIRST HILL/ CAPITOL HILL/ MADISON AREA PROFILE

The First Hill/ Capitol Hill/ Madison sub-area is located in the central part of the city and forms a wedge shape from the Montlake Cut and Union Bay into the Downtown area. It is Generally bounded by Interstate 5 on the west, Madison on the Southeast, Yesler to the far south and Lake Washington on the east. It consists of 2,425 gross acres and is home to approximately 42,500 people. It includes a variety of areas such as the University Arboretum and the large collection of hospitals adjacent to downtown. The following highlights present a summary of the Area. The subsequent tables and maps provide a much more detailed picture of the area.

### Demographics

- The area has a smaller share of children and a higher proportion of population in the middle age groups:
  - 8.5 percent of the population is less than 15 years old compared to 15 percent citywide.
  - 61.4 percent of the population is between the ages of 16 and 44 compared to 53.4 percent citywide.
- The area has an overall lower share of people of color than is generally found citywide:
  - 81 percent of the population is White compared to 75 percent citywide.
  - 11 percent of the population is African-American compared to ten percent citywide.
  - just 5.4 percent of the population is Asian Pacific Islander compared to almost 12 percent citywide.
- Residents of this area tend to have higher levels of formal education than is found citywide:
  - 47.6 percent of the people aged 25 and over have at least a bachelors degree compared to 38 percent citywide.
  - 9.2 percent of the people aged 25 and over have less than a high school education compared to 13.6 percent citywide.
- The people in this area tend to be more mobile -- Just 34.4 percent of the population aged 5 and over lived in the same house in 1990 as they did in 1985 compared to 44 percent citywide.
- Households in this area tend to be smaller than are found citywide
  - on average 1.66 people live in each household compared to 2.09 citywide.
  - 57.8 percent of the households are single person households.

### Housing

- The First Hill/ Capitol Hill/ Madison area has a higher share of renter occupied units than is found citywide -- almost 68 percent of the housing units are renter occupied compared to 48.6 percent citywide.
- The area has a much lower proportion of single family housing units than is found citywide -- just 21 percent of the units in the area are single family compared to 53 percent citywide.
- The median values of owner occupied housing units is substantially higher at \$261,963 compared to \$137,884.
- Median rents are lower at \$396 compared to \$425.

- The age of the housing stock tends to be older than the city as a whole -- 53.4 percent of the housing units were built prior to 1940 compared to 36 percent citywide.

### Employment

- This area had a slightly higher unemployment rate than was true for the city as a whole in 1990 -- 5.4 percent of the labor force was unemployed compared to 4.9 percent citywide.
- Workers in this area were much less likely to drive alone to work and more likely to walk to work:
  - just 44 percent of the workers drove alone to work compared to 58.7 percent citywide.
  - 20.8 percent of the workers rode the bus to work compared to 15.6 percent citywide.
  - 18.3 percent of the workers walked to work compared to 7.2 percent citywide.

### Income

- Incomes in this area are generally higher than is found in the rest of the city. One exception is median household income which is slightly lower due to smaller household sizes:
  - Median household income was \$23,089 compared to \$29,353 citywide.
  - Median family income was \$46,501 compared to \$39,860 citywide
  - Per Capita Income was \$23,669 compared to \$18,308 citywide.
- Overall the population was slightly more likely to live in poverty than the city as a whole -- 16.3 percent of the population lived in poverty compared to 12.4 percent citywide.
- Children are less likely to live in poverty in this area -- 11.3 percent of the children aged less than 18 lived in poverty compared to 15.7 percent citywide.

### Jobs

- The distribution of jobs in this area is not wildly different from that in the city as a whole -- there is a slightly higher share of retail and other service jobs and a lower share of manufacturing, wholesale trade and utilities jobs:
  - 16.4 percent of the jobs are in retail compared to 14.1 percent citywide.
  - 68.8 percent of the jobs are in government, finance, insurance and real estate compared to 60.8 percent citywide.

### Land Use

- The area has a relatively high concentration of land zoned for multi-family development -- 21.5 percent of the gross land area is zoned for multi-family compared to 11 percent citywide.
- Land use indicates a larger amount of land used as open space than is found in the city as a whole -- 24 percent of the land is in open space compared to 10 percent citywide (this is attributable to the Arboretum located in this area).

## Density

- This area tends to be much more dense than the city as a whole:
  - There are 18 persons per gross acre compared to 10 citywide.
  - There are 11 housing units per gross acre compared to five citywide
  - There are 19 jobs per gross acre compared to nine citywide

## CHANGE 1980 - 1990

The First Hill/ Capitol Hill/ Madison Park area experienced a slight amount of change over the decade between 1980 and 1990. The area experienced a slight increase in population and households and a slight decrease in the number of families. The average household size in the area decreased slightly over the decade and the numbers of people living alone increased slightly.

## Population

- Population increased by 4.1 percent compared to 4.5 percent citywide.
  - The population under the age of 5 decreased by two percent between 1980 and 1990.
  - The population aged 65 years and over increased by almost 20 percent during the decade.
  - There was a four percent increase in the White population between 1980 and 1990.
  - The number of people of color increased by just under three percent during the decade.

## Households

- The number households increased by 4.2 percent compared to 7.9 percent citywide.
  - The average number of persons per household decreased from 1.71 in 1980 to 1.66 in 1990 while the average decreased citywide from 2.15 to 2.09.
  - There was a five percent decrease in married couple families between 1980 and 1990 compared to just a 2 percent increase citywide.
  - The number of people living alone increased by just 3.5 percent during the 1980's compared to a 13 percent increase citywide.

## Housing Units

- Housing Units increased by 5.9 percent compared to 8.3 percent citywide.
  - There was just over a one percent increase in renter occupied housing units and a thirteen percent increase in owner occupied housing units between 1980 and 1990.
  - There was a six percent increase in housing units in multi-family structures and just a one percent increase in 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 3.3 percent between 1990 and 2010 compared to 5 percent growth for the city as a whole.
- The number of households is expected to grow by just 8 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 = CAPITOL HILL

P1/4. PERSONS		P11/12. PERSONS BY AGE		P5. SEX		P6/8/10. RACE AND HISPANIC ORIGIN		P1/4. PERSONS		P16. HOUSEHOLD SIZE AND TYPE		P23. Family Type and Age of Children	
(UNIVERSE: PERSONS)		(UNIVERSE: PERSONS)		(UNIVERSE: PERSONS)		(UNIVERSE: PERSONS)		(UNIVERSE: PERSONS)		(UNIVERSE: HOUSEHOLDS)		(UNIVERSE: Own children under 18 years)	
TOTAL	42,507	100.0%	Share of City Total	8.2%	TOTAL	42,507	100.0%	Share of Total City	23,880	10.1%	Share of Total City	6,331	5.6%
UNDER 5	1,399	3.3		4.8	MALE	22,175	52.2		13,803	57.8	Under 3 years	699	
5 - 15	2,216	5.2		4.6	FEMALE	20,332	47.8		6,700	28.1	3 and 4 years	277	
16 - 24	6,563	15.4		9.3					7,103	29.7	5 years	129	
25 - 34	11,238	26.4		10.0					10,077	42.2	6 to 11 years	211	
35 - 44	8,332	19.6		8.9							12 and 13 years	165	
45 - 64	6,705	15.8		7.9							14 years	349	
65 - 84	5,007	11.8		7.2							15 to 17 years		
85 +	1,047	2.5		11.3									
P11/12. PERSONS BY AGE (UNIVERSE: PERSONS)		P5. SEX (UNIVERSE: PERSONS)		P6/8/10. RACE AND HISPANIC ORIGIN (UNIVERSE: PERSONS)		P1/4. PERSONS (UNIVERSE: PERSONS)		P16. HOUSEHOLD SIZE AND TYPE (UNIVERSE: HOUSEHOLDS)		P23. Family Type and Age of Children (UNIVERSE: Own children under 18 years)		FAMILIES (UNIVERSE: PERSONS, HOUSEHOLDS, AND FAMILIES)	
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WHITE	34,471	81.1		8.8	WHITE	34,471	81.1		13,803	57.8		699	
BLACK	4,617	10.9		7.7	BLACK	4,617	10.9		6,700	28.1		277	
AMERICAN INDIAN, ESKIMO OR ALEUT	620	1.5		8.5	AMERICAN INDIAN, ESKIMO OR ALEUT	620	1.5		7,103	29.7		129	
ASIAN OR PACIFIC I	2,286	5.4		3.8	ASIAN OR PACIFIC I	2,286	5.4		10,077	42.2		211	
OTHER RACE	513	1.2		7.0	OTHER RACE	513	1.2					165	
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H4. HOUSING UNITS		TOTAL		25,650		10.3%		AVERAGE PERSONS PER OCCUPIED HOUSING UNIT		POPULATION IN HOUSING UNITS		39,610		1.66	
Share of Total City		TOTAL		UNITS		PCT		Year Built		Total		Units		%	
H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY (UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)															
OWNER OCCUPIED	6,484	25.3	93.1	1989 to March 1990	420	1.6	1.6	1989 to March 1990	420	1.6	1.6	1.6	1.6	1.6	1.6
RENTER OCCUPIED	17,396	67.8	25.3	1985 to 1988	744	2.9	2.9	1985 to 1988	744	2.9	2.9	2.9	2.9	2.9	2.9
VACANT	1,770	6.9	6.9	1980 to 1984	1,096	4.3	4.3	1980 to 1984	1,096	4.3	4.3	4.3	4.3	4.3	4.3
				1970 to 1979	1,343	5.2	5.2	1970 to 1979	1,343	5.2	5.2	5.2	5.2	5.2	5.2
				1960 to 1969	4,270	16.6	16.6	1960 to 1969	4,270	16.6	16.6	16.6	16.6	16.6	16.6
				1950 to 1959	2,207	8.6	8.6	1950 to 1959	2,207	8.6	8.6	8.6	8.6	8.6	8.6
				1940 to 1949	1,869	7.3	7.3	1940 to 1949	1,869	7.3	7.3	7.3	7.3	7.3	7.3
				Before 1940	13,704	53.4	53.4	Before 1940	13,704	53.4	53.4	53.4	53.4	53.4	53.4
H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS															
		Persons		Per Unit		PCT		H31/32/33. Bedrooms		(Universe: Housing units)					
OCCUPIED	39,610	1.7	100.0%												
OWNER OCCUPIED	14,310	2.2	36.1												
RENTER OCCUPIED	25,300	1.5	63.9												
H23A/23B/23C. VALUE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)															
		MEDIAN VALUE		\$261,963											
H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)															
		MEDIAN VALUE		\$396											
H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)															
		TOTAL UNITS		PCT		VACANT UNITS		PCT		OCCUPIED UNITS		PCT		OCCUPIED UNITS	
SINGLE FAMILY	5,393	21.0%	163	9.2%	5,230	21.9%	4,373	67.4%	857	4.9%	13,425	2.57	13,425	2.57	
1, DETACHED	5,193	20.2	151	8.5	5,042	21.1	4,289	66.1	753	4.3	13,052	2.59	13,052	2.59	
1, ATTACHED	200	0.8	12	0.7	188	0.8	84	1.3	104	0.6	373	1.98	373	1.98	
MULTI FAMILY	19,971	77.9	1,593	90.0	18,378	77.0	2,026	31.2	16,352	94.0	25,782	1.40	25,782	1.40	
2	550	2.1	45	2.5	505	2.1	119	1.8	386	2.2	1,012	2.00	1,012	2.00	
3 OR 4	910	3.5	45	2.5	865	3.6	81	1.2	784	4.5	1,402	1.62	1,402	1.62	
5 TO 9	1,696	6.6	122	6.9	1,574	6.6	126	1.9	1,448	8.3	2,403	1.53	2,403	1.53	
10 TO 19	4,439	17.3	265	15.0	4,174	17.5	428	6.6	3,746	21.5	5,972	1.43	5,972	1.43	
20 TO 49	7,349	28.7	575	32.5	6,774	28.4	532	8.2	6,242	35.9	9,215	1.36	9,215	1.36	
50 OR MORE	5,027	19.6	541	30.6	4,486	18.8	740	11.4	3,746	21.5	5,778	1.29	5,778	1.29	
MOBILE HOME OR TRAILER	3	0.0	0	0.0	3	0.0	2	0.0	1	0.0	25,782	1.40	25,782	1.40	
OTHER	283	1.1	14	0.8	269	1.1	83	1.3	186	1.1	1,012	2.00	1,012	2.00	
TOTAL	25,650	100.0%	1,770	100.0%	23,880	100.0%	6,484	100.0%	17,396	100.0%	39,610	1.66	39,610	1.66	

CHANGE 1980 - 1990 (UNIVERSE: HOUSING UNITS)

Units 1980 24,223 1990 25,650 Change 1,427 5.9%

H43/44. AGGREGATE AND AVERAGE NUMBER OF PERSONS (UNIVERSE: PERSONS IN OCCUPIED HOUSING UNITS)

SINGLE FAMILY 13,425 Average Persons 2.57  
 1, DETACHED 13,052 2.59  
 1, ATTACHED 373 1.98

MULTI FAMILY 25,782 Average Persons 1.40  
 2 1,012 2.00  
 3 OR 4 1,402 1.62  
 5 TO 9 2,403 1.53  
 10 TO 19 5,972 1.43  
 20 TO 49 9,215 1.36  
 50 OR MORE 5,778 1.29

MOBILE HOME OR OTHER 4 Average Persons 1.33  
 TOTAL 399 1.48  
 TOTAL 39,610 1.66

RENTER OCCUPIED UNITS

OWNER OCCUPIED UNITS



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

District = CAPITOL HILL

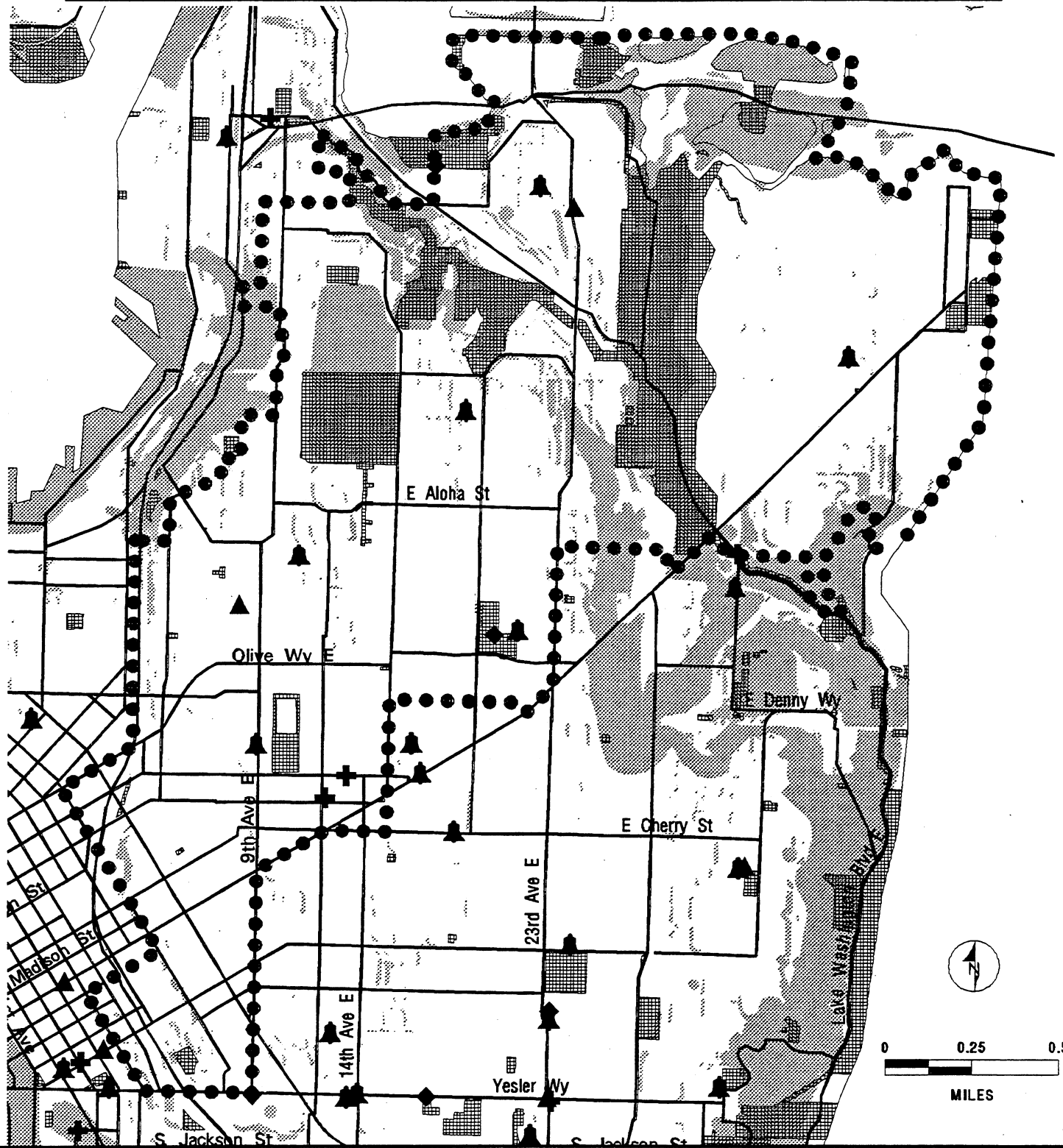
P70/71/72. Employment Status (Universe: Persons 16 years and over)		MEDIAN INCOME, 1989		POVERTY STATUS IN 1989	
In Armed Forces	Civilian Labor Force	Median Household Income	Median Family Income	All persons for whom poverty status is determined*	Below poverty level
Employed	Unempl. Rate				
23	25,405	\$23,089	\$46,501	40,174	6,560
12	13,702			36,164	6,038
11	11,703			5,622	769
Share of Employed City Residents 8.9%				3,915	443
Share of Unemployed City Residents 9.9%				1,333	2,582
P45/46/47/48. Place of Work (Universe: Workers 16 years and over)				240	23,368
				5,233	
Worked in Washington State:					
Worked in King County	23,942				6,301
Worked in Seattle	20,683				5,512
Worked outside of Seattle	4,197				2,385
Out of Seattle - In County	3,259				299
Worked outside of King	771				1,061
Worked outside of WA.	167				160
P49. Means of Transportation to Work (Universe: Workers 16 years and over)					
Car, truck, or van:					
Drove alone	11,002				1,128
Carpooled	1,994				324
Public transportation:					
Bus or trolley bus	5,177				623
Subway or elevated	17				249
Railroad	0				196
Ferryboat	44				128
Taxicab	74				
Motorcycle	122				
Bicycle	648				
Walked	4,946				
Other means	155				
Worked at home	1,101				
Total workers	24,880				
P50/51. Travel Time to Work (Universe: Workers 16 years and over)					
Did not work at home:					
0 - 19 minutes	12,146				16.3%
20 - 39 minutes	9,498				16.7%
40 - 59 minutes	1,469				13.7%
60 - 89 minutes	471				11.3%
90 or more minutes	195				15.2%
Worked at home	1,101				9.3%
Mean travel time to work	20 minutes				22.4%

\* 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 = CAPITOL HILL

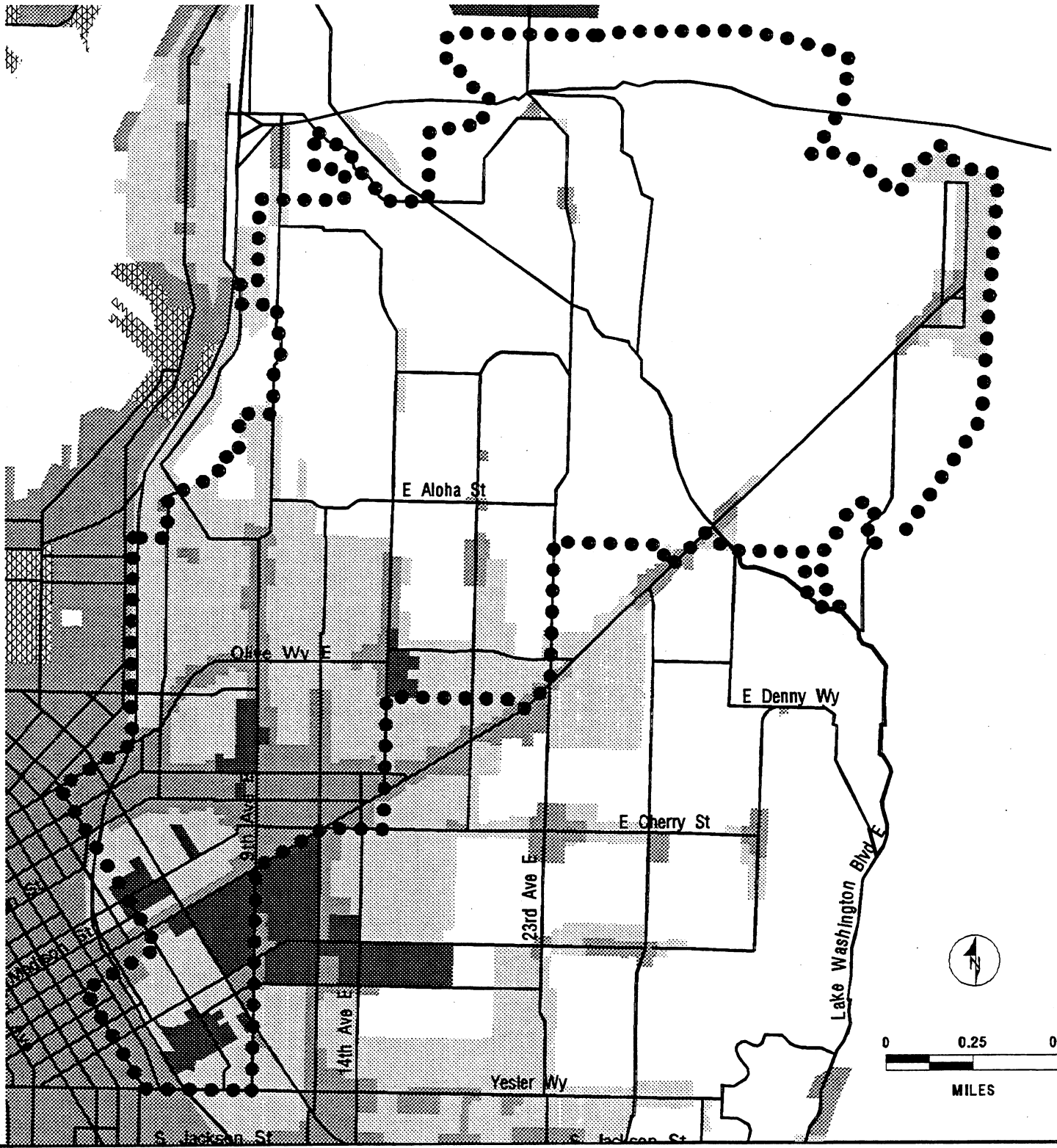
JOBS		TOTAL ASSESSED VALUATION (Universe: Millions of Dollars)		SELECTED DENSITY MEASURES	
TOTAL	45,437	Share of Total City	\$3,394	Average Persons per gross acre	18
Share of Total City	9.3%	Share of Total City	8.5%	Average Persons per net acre	25
<b>JOBS IN SEATTLE (UNIVERSE: JOBS)</b>					
TOTAL	45,437	Share of Total City	\$1,243	Average Households per gross acre	10
Retail	7,443	Share of Total City	6.9%	Average Households per net acre	14
Education	111	Share of Total City	\$2,151	Average Housing Units per gross acre	11
Government, Finance, Ins., Real Estate	31,282	Share of Total City	9.9%	Average Housing Units per net acre	15
Manufacturing, Wholesale				Average Number of Jobs per gross acre	19
Trade, Commun, Tr	6,601			Average Number of Jobs per net acre	27
University Enrollment	5,472		\$16.84		
Source: Puget Sound Regional Council					
<b>GROSS LAND AREA IN ACRES (Includes streets, fresh water, etc)</b>					
TOTAL	2,425	Share of Total City	1,699		
Share of Total City	4.5%		4.4%		
<b>LAND AREA BY ZONING (Universe: Gross Acres)</b>					
TOTAL	2,425	Share of Total City	Share of City Total		
Commercial	206	8.5%	4.6%		
Downtown	34	1.4%	4.1%		
Industrial	6	0.2%	0.1%		
Multi Family	522	21.5%	8.8%		
Single Family	1,583	65.2%	4.5%		
Major Institution	75	3.1%	7.2%		
<b>NET LAND AREA IN ACRES (Excludes: streets, fresh water, etc)</b>					
TOTAL	1,699	Share of Total City	Share of City Total		
Share of Total City	4.4%		4.4%		
<b>ESTIMATED LAND AREA BY USE (Universe: Net Acres)</b>					
TOTAL	1,699	100.0%	Share of City Total		
Commercial	144	8.5%	5.1%		
Community Fac.	79	4.6%	3.6%		
Industrial	15	0.9%	0.5%		
Residential	935	55.0%	4.3%		
Single Family	662	38.9%	4.3%		
Trans/Comm/Ut	13	0.8%	0.6%		
Vacant	90	5.3%	2.9%		
Open Space	414	24.3%	10.9%		
Other	6	0.4%	5.0%		
Source: King County Assessor Extract, 1991					










# First Hill/Capitol Hill District

- |   |                                 |   |                  |  |                           |
|---|---------------------------------|---|------------------|--|---------------------------|
|  | Environmentally Sensitive Areas |  | Public School    |   | Arterials                 |
|  | Parks                           |  | Police and Fire  |  | District Statistical Area |
|   |                                 |  | Library          |  |                           |
|   |                                 |  | Community Center |  |                           |





# First Hill/Capitol Hill District -- Zoning

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

