CITY OF SEATTLE • PLANNING DEPARTMENT

CENSUS 90

SUB-AREA PROFILES, 1990

FIRST HILL/ CAPITOL HILL/ MADISON PARK

February 1993

CURRENT PLANNING RESEARCH BULLETIN NUMBER 53.E

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

TOTAL	42,507
Share of Total City	8.2%

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

			Share of City Total
TOTAL	42,507	100.0%	8.2%
UNDER 5	1,399	3.3	4.8
5 - 15	2,216	5.2	4.6
16 - 24	6,563	15.4	9.3
25 - 34	11,238	26.4	10.0
35 - 44	8,332	19.6	8.9
45 - 64	6,705	15.8	7.9
65 - 84	5,007	11.8	7.2
85 +	1,047	2.5	11.3

P5. SEX
(UNIVERSE: PERSONS)

		PCT	Share of City Total
TOTAL	42,507	100.0%	8.2%
MALE	22,175	52.2	8.8
FEMALE	20,332	47.8	7.7

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

			Share of City Total
TOTAL	42,507	100.0%	8.2%
WHITE	34,471	81.1	8.9
BLACK	4,617	10.9	8.9
AMERICAN INDIAN, ESKIMO OR ALEUT	620	1.5	8.5
ASIAN OR PACIFIC I	2,286	5.4	3.8
OTHER RACE	513	1.2	7.0
HISPANIC ORIGIN (OF ANY RACE)	1,534	3.6	8.4

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

		Pct.
Total	32,289	
Less than 9th grade	990	3.1%
9th to 12th grade, no diploma	1,955	6.1
High school graduate/equivalenc	4,832	15.0
Some college, no degree	7,138	22.1
Associate degree	1,986	6.2
Bachelor's degree	9,250	28.6
Graduate or professional degree	6,138	19.0

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

Total	41,193	
Lived in same house	14,170	34.4%
Lived Diff. House -- Same County	13,555	32.9
Different County	11,911	28.9
Same State	3,095	7.5
Different State	8,816	21.4
Lived abroad	1,557	3.8

H4. HOUSEHOLDS

TOTAL	23,880	
Share of Total City	10.1%	
PERSONS IN HOUSEHOLDS		39,610
PERSONS PER HOUSEHOLD		1.66

P16. HOUSEHOLD SIZE AND TYPE
(UNIVERSE: HOUSEHOLDS)

		PCT.
TOTAL	23,880	
1 PERSON:	13,803	57.8
MALE HOUSEHOLDER	6,700	28.1
FEMALE HOUSEHOLDER	7,103	29.7
2 OR MORE PERSONS:	10,077	42.2
FAMILY HOUSEHOLDS:		
MARRIED COUPLE FAMILY:		
WITH RELATED CHILDREN	1,557	6.5
NO RELATED CHILDREN	3,114	13.0
OTHER FAMILY:		
MALE HOUSEHOLDER,		
NO WIFE PRESENT:		
WITH RELATED CHILDRE	157	0.7
NO RELATED CHILDREN	287	1.2
FEMALE HOUSEHOLDER,		
NO HUSBAND PRESENT:		
WITH RELATED CHILDRE	655	2.7
NO RELATED CHILDREN	561	2.3
NONFAMILY HOUSEHOLDS:	3,746	15.7
MALE HOUSEHOLDER	2,209	9.3
FEMALE HOUSEHOLDER	1,537	6.4

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

		PCT
TOTAL IN GROUP QUARTERS	2,897	100.0%
PERSONS LIVING IN INSTITUTIONS: CORRECTIONAL INSTS, NURSING HOMES, HOSPITALS, ETC.	2,429	83.8
OTHER PERSONS IN GROUP QUARTERS: COLLEGE DORMITORIES, MILITARY QUARTERS EMERGENCY SHELTERS FOR HOMELESS, ETC.	468	16.2

P27. HOUSEHOLD SIZE
(UNIVERSE: HOUSEHOLDS)

		Pct.
1 PERSON	13,803	57.8%
2 PERSONS	6,820	28.6
3 PERSONS	1,736	7.3
4 PERSONS	967	4.0
5 PERSONS	371	1.6
6 PERSONS	108	0.5
7+ PERSONS	75	0.3

FAMILIES

TOTAL	6,331	
Share of Total City	5.6%	
PERSONS IN FAMILIES		16,750
PERSONS PER FAMILY		2.65

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

In married-couple family:	
Under 3 years	699
3 and 4 years	277
5 years	129
6 to 11 years	812
12 and 13 years	211
14 years	165
15 to 17 years	349
In other family:	
Male householder, no spouse:	
Under 3 years	43
3 and 4 years	29
5 years	0
6 to 11 years	68
12 and 13 years	26
14 years	5
15 to 17 years	49
Female householder, no spouse:	
Under 3 years	177
3 and 4 years	46
5 years	62
6 to 11 years	264
12 and 13 years	111
14 years	25
15 to 17 years	127

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

	1980	1990	Change	Pct Change
Persons	40,822	42,507	1,685	4.1%
Households	22,914	23,880	966	4.2
Families	6,787	6,331	-456	-6.7

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

District = CAPITOL HILL

H4. HOUSING UNITS

TOTAL	25,650
Share of Total City	10.3%

H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY
(UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)

	UNITS	PCT
TOTAL	25,650	100.0%
OCCUPIED	23,880	93.1
OWNER OCCUPIED	6,484	25.3
RENTER OCCUPIED	17,396	67.8
VACANT	1,770	6.9

H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS

	Persons	Per Unit	PCT
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

AVERAGE PERSONS PER OCCUPIED HOUSING UNIT

POPULATION IN HOUSING UNITS	39,610
Persons per Unit	1.66

H25/26/27. Year Structure Built by Tenure
(Universe: Housing units)

Year Built	Total Units	%
1989 to March 1990	420	1.6
1985 to 1988	744	2.9
1980 to 1984	1,096	4.3
1970 to 1979	1,343	5.2
1960 to 1969	4,270	16.6
1950 to 1959	2,207	8.6
1940 to 1949	1,869	7.3
Before 1940	13,704	53.4

H31/32/33. Bedrooms
(Universe: Housing units)

	Total Units	%
No bedroom	4,888	19.1
1 bedroom	10,656	41.5
2 bedrooms	5,325	20.8
3 bedrooms	2,303	9.0
4 bedrooms	1,673	6.5
5+ bedrooms	808	3.1
Total housing units	25,653	100.0%

CHANGE 1980 - 1990
(UNIVERSE: HOUSING UNITS)

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

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

	Aggregate Persons	Average Persons
SINGLE FAMILY	13,425	2.57
1, DETACHED	13,052	2.59
1, ATTACHED	373	1.98
MULTI FAMILY	25,782	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	4	1.33
OTHER	399	1.48
TOTAL	39,610	1.66

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	5,393	21.0%	163	9.2%	5,230	21.9%	4,373	67.4%	857	4.9%
1, DETACHED	5,193	20.2	151	8.5	5,042	21.1	4,289	66.1	753	4.3
1, ATTACHED	200	0.8	12	0.7	188	0.8	84	1.3	104	0.6
MULTI FAMILY	19,971	77.9	1,593	90.0	18,378	77.0	2,026	31.2	16,352	94.0
2	550	2.1	45	2.5	505	2.1	119	1.8	386	2.2
3 OR 4	910	3.5	45	2.5	865	3.6	81	1.2	784	4.5
5 TO 9	1,696	6.6	122	6.9	1,574	6.6	126	1.9	1,448	8.3
10 TO 19	4,439	17.3	265	15.0	4,174	17.5	428	6.6	3,746	21.5
20 TO 49	7,349	28.7	575	32.5	6,774	28.4	532	8.2	6,242	35.9
50 OR MORE	5,027	19.6	541	30.6	4,486	18.8	740	11.4	3,746	21.5
MOBILE HOME OR TRAILER	3	0.0	0	0.0	3	0.0	2	0.0	1	0.0
OTHER	283	1.1	14	0.8	269	1.1	83	1.3	186	1.1
TOTAL	25,650	100.0%	1,770	100.0%	23,880	100.0%	6,484	100.0%	17,396	100.0%

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)

	In Armed Forces	Civilian Labor Force Employed	Unempl.	Rate	Not In Labor Force
Total	23	25,405	1,456	5.4%	11,974
Male	12	13,702	858	5.9%	5,764
Female	11	11,703	598	4.9%	6,210

Share of Employed City Residents 8.9%
Share of Unemployed City Residents 9.9%

P45/46/47/48. Place of Work
(Universe: Workers 16 years and over)

Worked in Washington State:		Pct.
Worked in King County	23,942	96.2%
Worked in Seattle	20,683	83.1
Worked outside of Seattle	4,197	16.9
Out of Seattle - In County	3,259	13.1
Worked outside of King	771	3.1
Worked outside of WA.	167	0.7

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

Car, truck, or van:		Pct.
Drove alone	11,002	44.2%
Carpooled	1,994	8.0
Public transportation:		
Bus or trolley bus	5,177	20.8
Subway or elevated	17	0.1
Railroad	0	0.0
Ferryboat	44	0.2
Taxicab	74	0.3
Motorcycle	122	0.5
Bicycle	648	2.6
Walked	4,546	18.3
Other means	155	0.6
Worked at home	1,101	4.4
Total workers	24,880	100.0%

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

Did not work at home:		Pct.
0 - 19 minutes	12,146	48.8%
20 - 39 minutes	9,498	38.2
40 - 59 minutes	1,469	5.9
60 - 89 minutes	471	1.9
90 or more minutes	195	0.8
Worked at home	1,101	4.4

Mean travel time to work 20 minutes

MEDIAN INCOME, 1989

Median Household Income	$23,089
Median Family Income	$46,501
Median Nonfamily Household Income	$18,971

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

Workers	Families	Mean Income
None	886	$53,973
1	1,608	$68,114
2	3,305	$70,972
3 or more	502	$101,376

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

	Mean income
Married-couple family:	
With own children	$107,151
No own children	$71,354
Other family:	
Male householder, no spouse:	
With own children	$43,682
No own children	$36,127
Female householder, no spouse:	
With own children	$23,803
No own children	$32,486

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

	Per Capita Income
All persons	$23,669
White	$24,974
Black	$13,817
Amer Ind	$15,460
Asian	$30,055
Other Race	$8,954
Hispanic	$39,739

POVERTY STATUS IN 1989

All persons for whom poverty status is determined*	40,174
Below poverty level	6,560
Persons 18 years and over	36,164
Below poverty level	6,038
Persons 65 years and over	5,622
Below poverty level	769
Related children under 18 years	3,915
Below poverty level	443
Related children under 5 years	1,333
Related children 5 to 17 years	2,582
Below poverty level	240
Unrelated individuals	23,368
Below poverty level	5,233
All Families	6,301
Below poverty level	512
With related children under 18 year	2,385
Below poverty level	299
With related children under 5 years	1,061
Below poverty level	160
Female householder families	1,128
Below poverty level	324
With related children under 18 year	623
Below poverty level	249
With related children under 5 years	196
Below poverty level	128

PERCENT BELOW POVERTY LEVEL

All persons	16.3%
Persons 18 years and over	16.7%
Persons 65 years and over	13.7%
Related children under 18 years	11.3%
Related children under 5 years	15.2%
Related children 5 to 17 years	9.3%
Unrelated individuals	22.4%
All families	8.1%
With related children under 18 years	12.5%
With related children under 5 years	15.1%
Female householder families	28.7%
With related children under 18 years	40.0%
With related children under 5 years	65.3%

* Poverty status is only determined for noninstitutionalized persons, etc.

District = CAPITOL HILL

SELECTED CHARACTERISTICS OF JOBS AND LAND USE, 1990
Puget Sound Regional Council and King County Assessor Data
Compiled by City of Seattle Planning Department

JOBS

TOTAL	45,437
Share of Total City	9.3%

JOBS IN SEATTLE
(UNIVERSE: JOBS)

			Share of City Total
TOTAL	45,437	100.0%	9.3%
Retail	7,443	16.4	10.8
Education	111	0.0	4.1
Government, Finance, Ins., Real Estate	31,282	68.8	10.6
Manufacturing, Wholesale Trade, Commun, Tr	6,601	14.5	5.5
University Enrollment	5,472	12.0	10.0

Source: Puget Sound Regional Council

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

TOTAL	2,425
Share of Total City	4.5%

LAND AREA BY ZONING
(Universe: Gross Acres)

			Share of City Total
TOTAL	2,425	100.0%	4.5%
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

TOTAL ASSESSED VALUATION
(Universe: Millions of Dollars)

TOTAL	$3,394
Share of Total City	8.5%
Land Assessed Valuation	$1,243
Share of Total City	6.9%
Improvements Assessed Valuation	$2,151
Share of Total City	9.9%

Average Land Assessed Valuation per Parcel Square Foot	$16.84

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

TOTAL	1,699
Share of Total City	4.4%

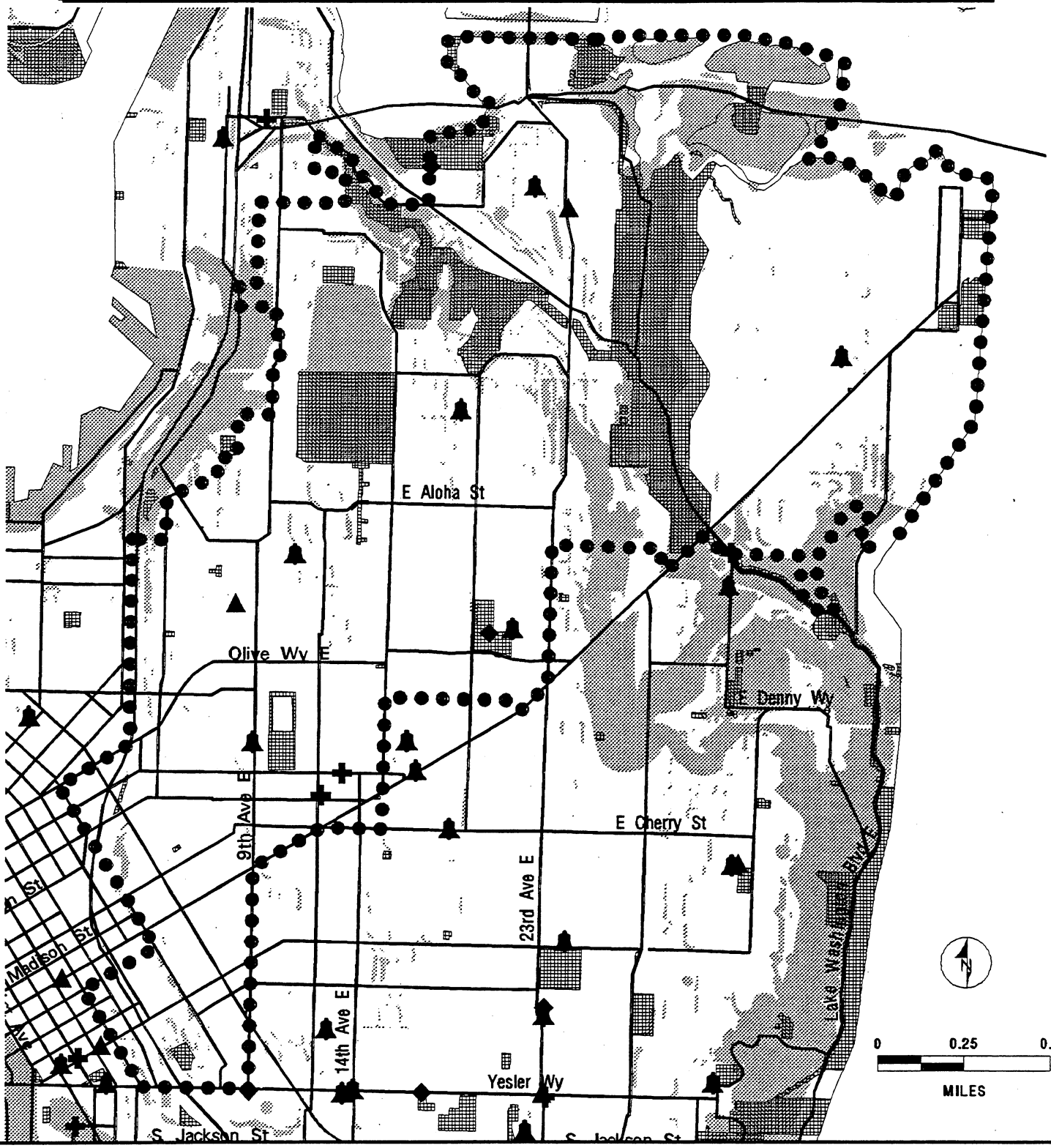
ESTIMATED LAND AREA BY USE
(Universe: Net Acres)

			Share of City Total
TOTAL	1,699	100.0%	4.4%
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

SELECTED DENSITY MEASURES

Average Persons per gross acre	18
Average Persons per net acre	25
Average Households per gross acre	10
Average Households per net acre	14
Average Housing Units per gross acre	11
Avergae Housing Units per net acre	15
Average Number of Jobs per gross acre	19
Average Number of Jobs per net acre	27



First Hill/Capitol Hill District

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

E Aloha St
Olive Wy E
E Denny Wy
E Cherry St
9th Ave E
23rd Ave E
14th Ave E
Lake Washington Blvd E
Yesler Wy
S Jackson St
E Jackson St
0 0.25 0.5
MILES

First Hill/Capitol Hill District -- Zoning

Single-Family

Multi-Family

Commercial and Downtown

Major Institution

Industrial

Arterials

District Statistical Area