



Downtown Seattle Association
 206-623-0340
 info@downtownseattle.org
 www.DowntownSeattle.com

Capitol Hill

2011 Neighborhood Profile

Neighborhood profiles provide a snapshot of data for Downtown Seattle neighborhoods. Each year the most recent available data is used for demographics, employment, street-level businesses and pedestrian counts. For demographics and employment, census tract level data is combined to provide the best approximation of neighborhood boundaries.



- Neighborhood Boundary
- Census Tract Boundary

The portion of Capitol Hill west of Broadway is included in the broader definition of "Downtown" Seattle used by the Downtown Seattle Association. This area is home to the densest census tract in Seattle (47,475 residents per square mile).

The main thoroughfare through Capitol Hill is Broadway, where most of the street-level businesses are located. Broadway is home to Seattle Central Community College, one of Seattle's largest education institutions. It is also the future home to Sound Transit's Capitol Hill light rail station.

Recently, East Pine Street, which connects the neighborhood with Downtown's Retail Core, has seen a number of new businesses and developments. Eleven new shops are located at the newly renovated Melrose Market alone. A mixed-use project at 514 East Pine is also under way, which will add 106 apartment units, and over 12,000 square feet of street-level retail.

Neighborhood Highlights

- Capitol Hill has the highest density among Downtown neighborhoods and is second only to First Hill for total number of residents.
- Capitol Hill is second only to Uptown in the percentage of residents with a college degree.
- With a median age for men at 35 and for women at 33, Capitol Hill has the youngest population Downtown.
- With a job loss of 23 percent, Capitol Hill saw the largest percent drop in employment among Downtown Seattle neighborhoods between 2000 and 2010.
- Sixty percent of street-level addresses inventoried in Capitol Hill were in the "Housing" category. Capitol Hill was the only neighborhood to have a majority of street-level addresses in this category. In addition, nearly half (44 percent) of housing inventoried in the street-level business database in 2011 was in Capitol Hill (this is based on the number of entrances at street level and not the total number of units).
- With 30 more street-level businesses in 2011 than in 2010, Capitol Hill saw the greatest year-over-year numeric increase Downtown. Restaurants, bars and cafes account for most of the increase.

Demographics

	2000	2011
Population	8,932	9,844
Total Housing Units	6,610	7,180
Occupied Housing Units	6,328	6,848
Owner Occupied Units	15%	16%
Family* Households	12%	12%
Average Household Size	1.41	1.44
Income		
Per Capita Income	\$29,538	\$35,294
Average Household Income	\$41,308	\$50,498
Median Household Income	\$33,407	\$40,791
Education (Age 25+)		
Associates Degree or Higher	60%	64%
Age		
Female Median Age	31.0	33.3
Male Median Age	32.8	35.4

Source: Demographic information was provided by The Nielsen Company, 2011. The U.S. Census Bureau defines "family" as "A group of two or more people who reside together and who are related by birth, marriage or adoption".

Employment

	2000	2010
Construction	0	0
Finance, Insurance, Real Estate	171	116
Manufacturing	363	0
Retail & Services	1,154	1,159
Wholesale Trade, Transportation & Utilities	0	16
Education	0	0
Government	60	51
Total	1,748	1,342

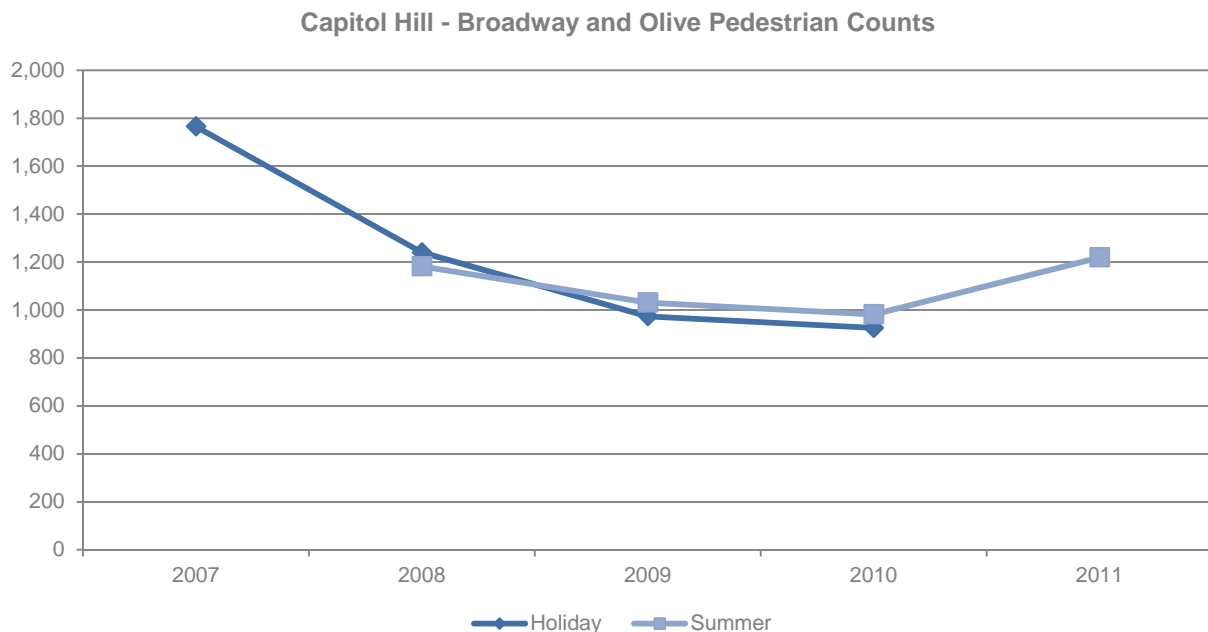
Source: Covered Employment Estimates from the Puget Sound Regional Council. Estimates are based on those employees covered by state unemployment insurance. To create comparable categories between 2000 and 2010, retail and services were combined.

Street Level Businesses

	2007	2011
Education	8	9
Government	2	2
Housing	346	353
Industrial	0	1
Retail	70	54
Merchandise & Gifts	26	21
Clothing & Accessories	20	17
Arts-related	6	3
Other Retail	18	13
Services	160	173
Restaurants, Bars, Cafes	79	94
Professional Services	30	27
Personal Services	24	27
Other Services	27	25
Total Street Level Businesses	586	592

Source: Metropolitan Improvement District 2011 Street Level Business Inventory (Includes businesses accessible from street level and select Downtown shopping centers). Comparable data are available for all Downtown neighborhoods since 2007.

Pedestrian Counts



Counts represent the sum of three shifts: 7:30 am to 9:00 am; 11:30 am to 1:00 pm; and 4:00 pm to 5:30 pm.

Note: the pedestrian count location for Capitol Hill is a site that is presently a construction station area for light rail.