

# FIRST HILL/ CAPITOL HILL

URBAN CENTER PROFILE



**Seattle**  
Office of Planning &  
Community Development



# 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 First Hill/Capitol Hill Urban Center. We will use the information developed through these three tasks to refine our work plan for the work ahead.



# 2020 SNAPSHOT



**45,193**

▲ 33% from 2010



**51,454**

▲ 12% from 2010



**34,127**

▲ 34% from 2010

**57%**

Of Gross Square Footage is Residential

**34 MILLION**

Sq.ft of Floor Area

Most Residential Floor Area\*

**LR - HR**

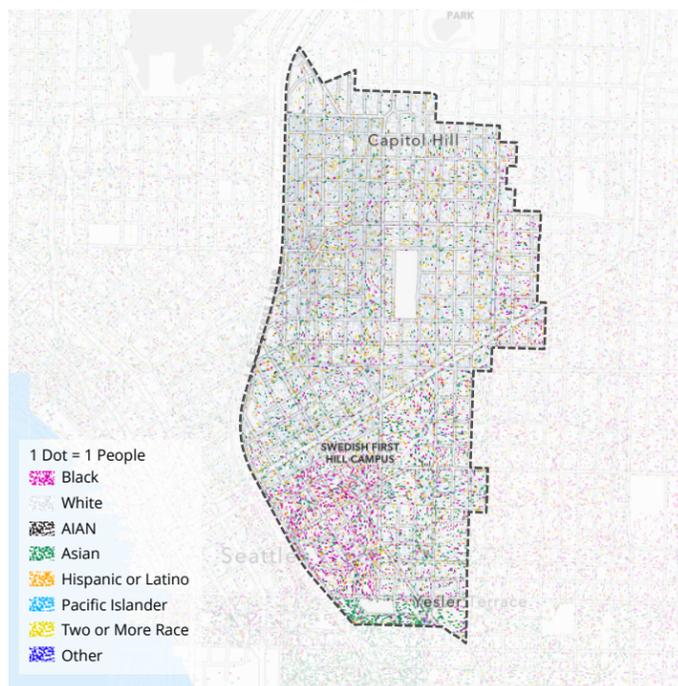
Zoning Categories

Large range of Housing Typologies

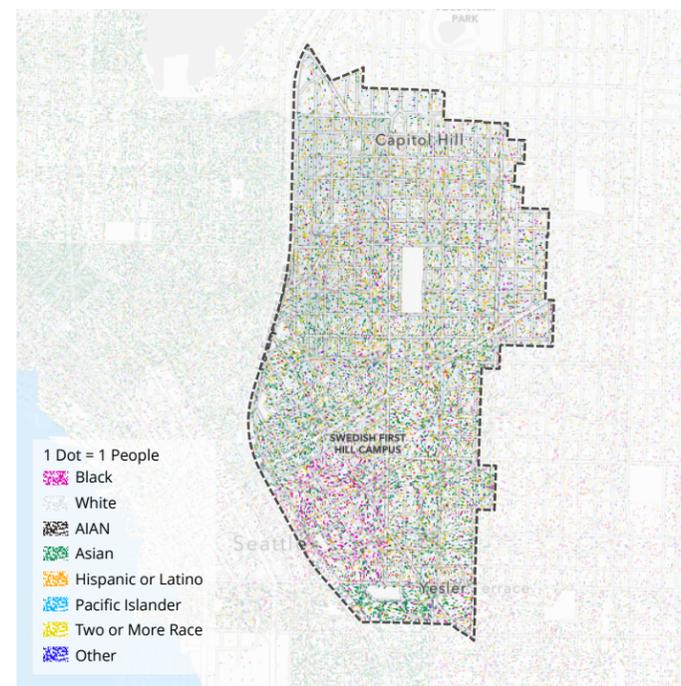
\*As compared to other Urban Centers

# RACIAL DISTRIBUTION

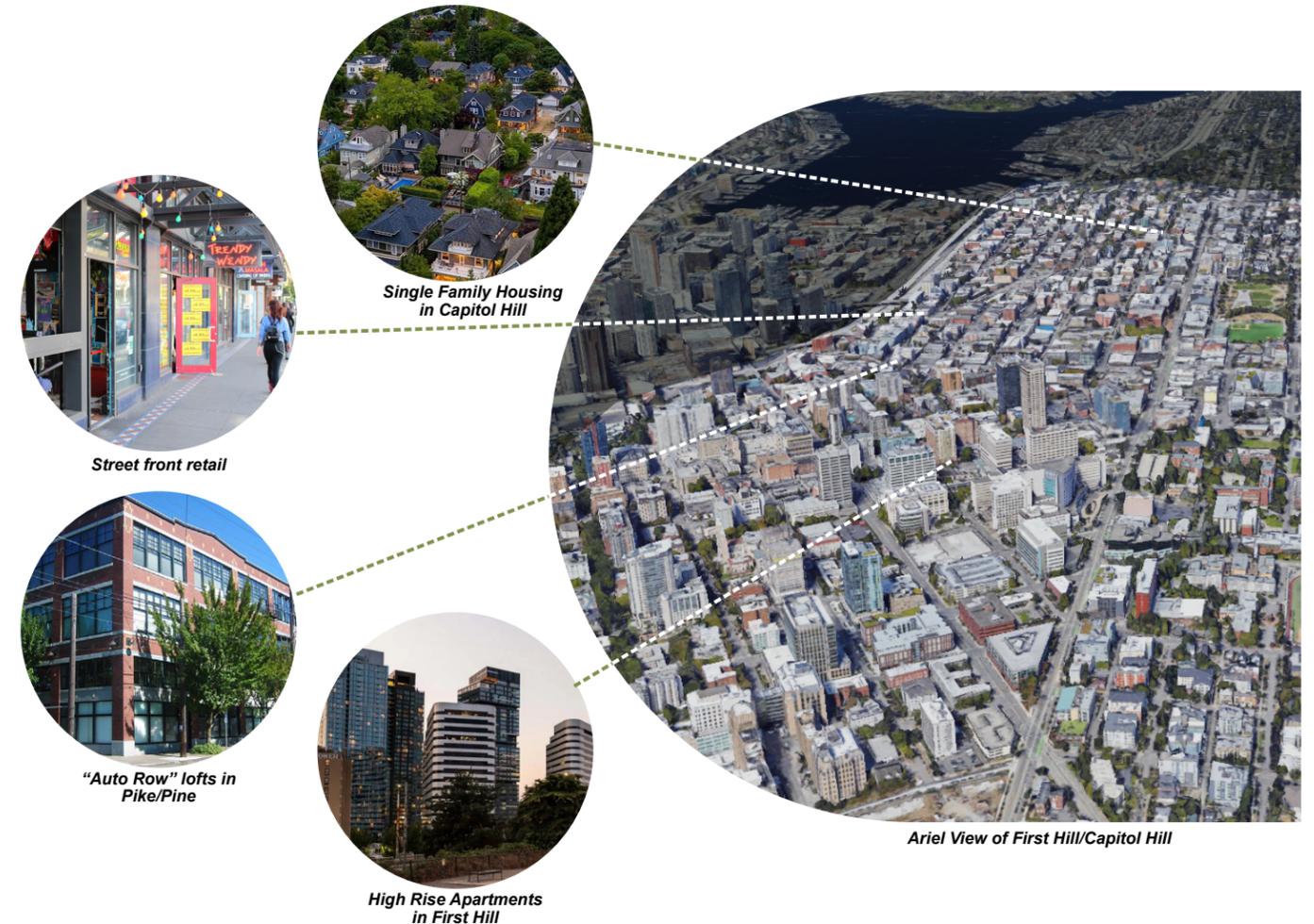
2010



2020



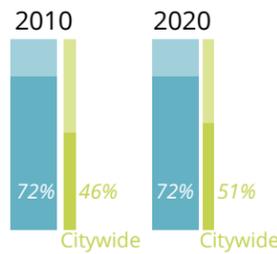
- First Hill/Capitol Hill’s racial distribution is comparable to the rest of the city and has almost mirrored the city’s trends over the past 10 years.
- The proportion of the population who are Asian alone has increased moderately and is dispersed evenly around the neighborhoods.
- The proportion of the population who are Black alone has decreased moderately and have maintained their density in First Hill.



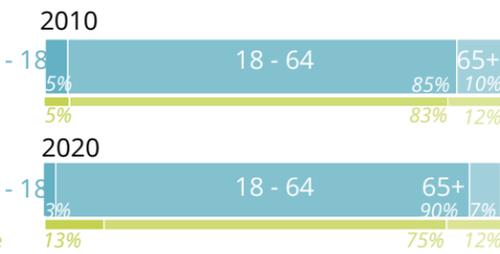
## RESIDENTS IN 2020

45,193 ▲ 33% from 2010

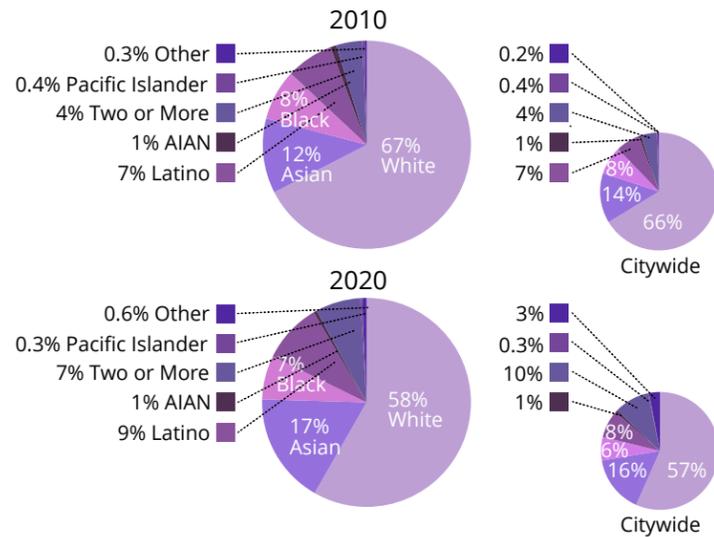
### Under 18 Population: % POC



### Age



### Race



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

### Preliminary Observations

- First Hill/Capitol Hill's racial distribution is comparable to the rest of the city and has almost mirrored the city's trends over the past 10 years.
- The proportion of the population who are Asian or Latino alone has increased moderately, and the proportion of the population who are Black alone has decreased moderately. The proportion of multi-racial population has increased moderately as well.
- The proportion of youth that are POC is increasing faster in First Hill/Capitol Hill than citywide. However, the rate has remained constant in the past decade.
- The population of First Hill/Capitol Hill has grown at an incredible rate in the last 10 years.
- First Hill/Capitol Hill has a relatively high proportion of working - age adults and considerably lower proportion of youth as compared to the city.
- First Hill/Capitol Hill has about the same proportion of seniors as the rest of the city.
- All data shown and trends implied here may differ substantially between Urban Center Neighborhood Areas.

## HOUSING UNITS IN 2020

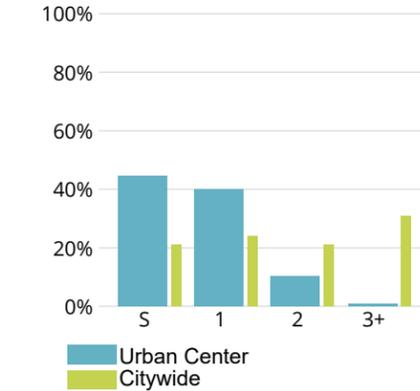
34,127 ▲ 34% from 2010

### Average Household Size



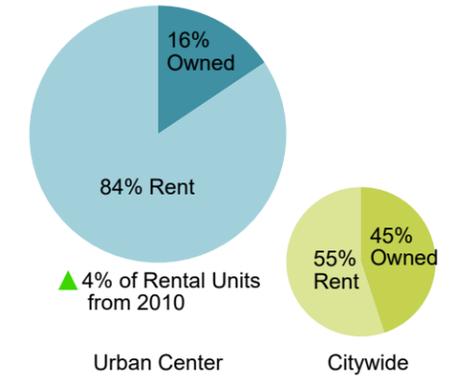
Source: 2010 Decennial Census, 2020 Decennial Census

### Units by Number of Bedrooms



Source: King County

### Units by Tenure



Source: 2016-2020 American Community Survey

### Preliminary Observations

- The average household size is significantly lower than citywide, likely due to a lower proportion of families with children.
- There are a higher proportion of smaller units, especially studio to 1 bedroom compared to citywide. This is consistent with the smaller average household size.
- The percentage of owned units is significantly lower as compared to citywide.

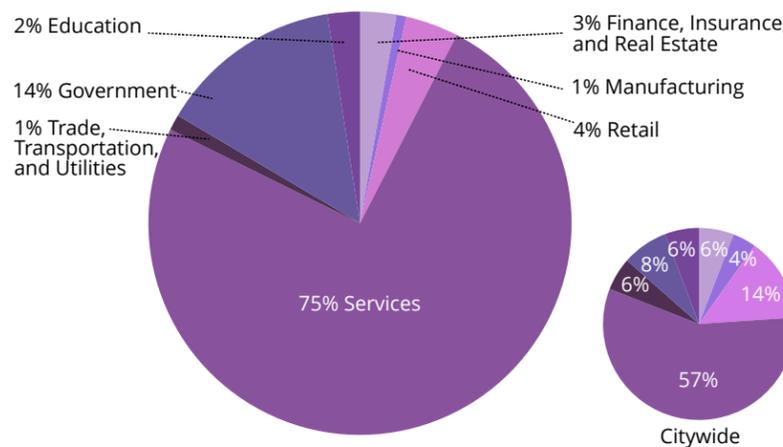
### Displacement Risk

- Driving Factor
- Driving Factor
  - Driving Factor
- Mitigating Factors
- 5257 affordable units
  - Mitigating Factor

## JOBS IN 2020

51,454 ▲ 12% from 2010

### Jobs by Sector



Source: Washington State Employment Security Department

### Preliminary Observations

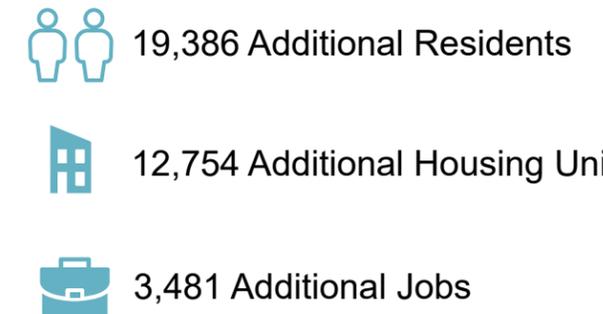
- First Hill/Capitol Hill's economy has a greater focus on government and professional services relative to the rest of the city. The service sector primarily includes medical centers and hospitals.
- Job growth has been somewhat slower than housing growth. The jobs to homes ratio has improved.
- All data shown and trends implied here may differ substantially between Urban Center Neighborhood Areas.

## CAPACITY IN 2020

25 Additional Activity Units per Acre\*  
Total Activity Units per Acre:130

### Preliminary Observations

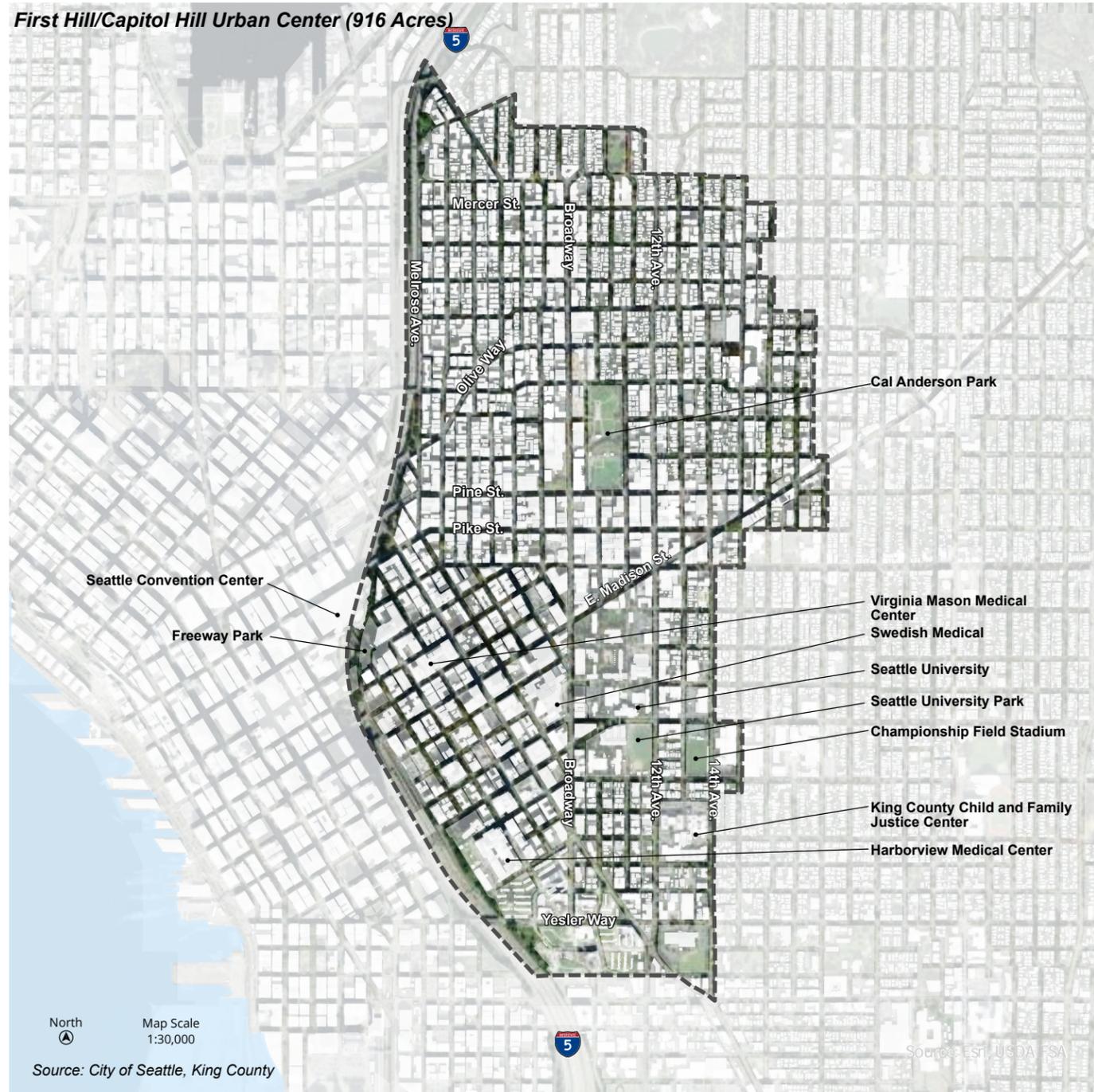
- 19% of the zoned capacity is available for development.
- The activity units are calculated on the basis of current zoning. While calculating future development capacity of any region, scenarios with various up-zoned/ down-zoned parcels should be taken into consideration.



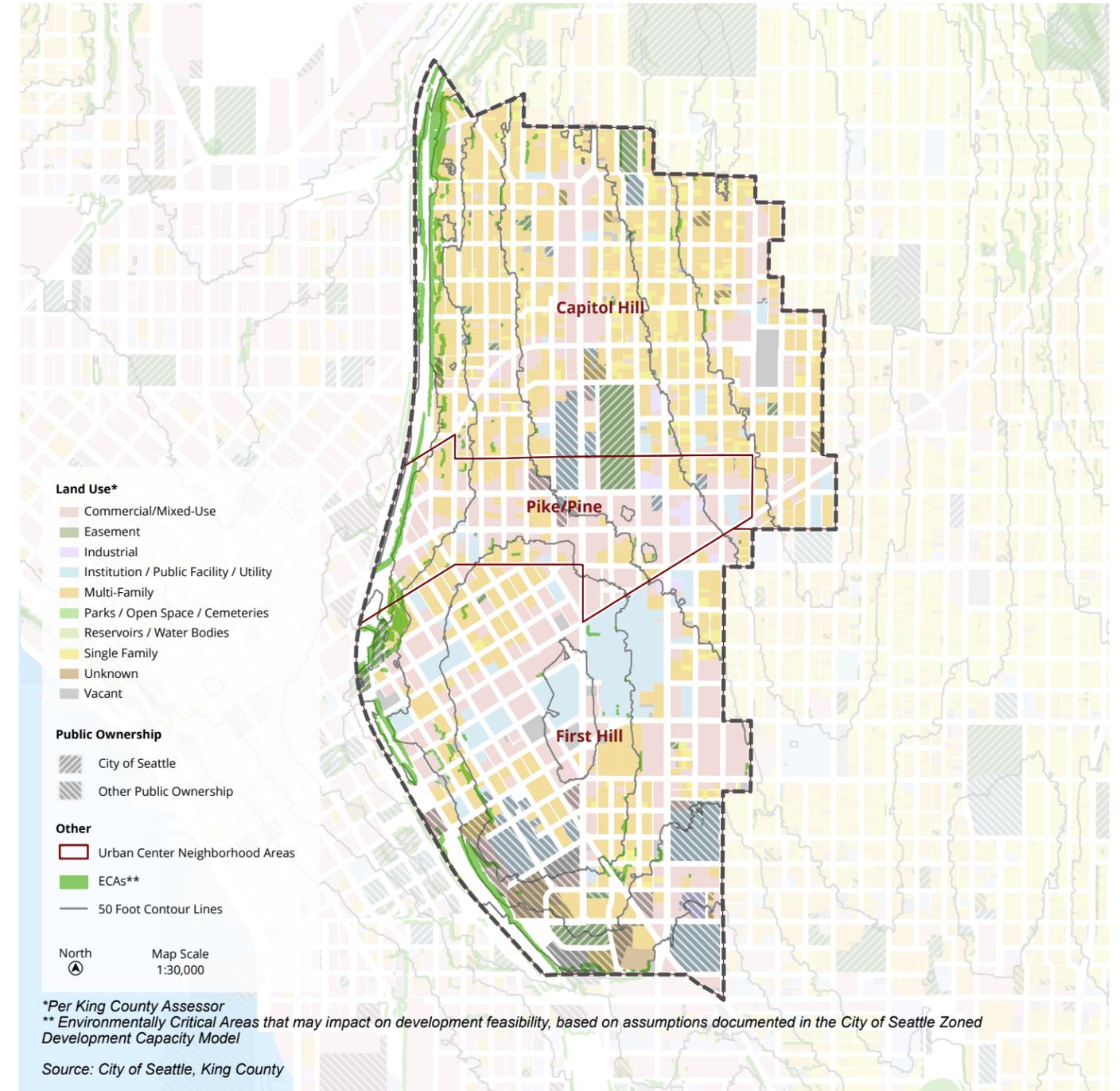
Source: City of Seattle Zoned Capacity Model 2020

\*Potential Additional Activity Units Based on Current Zoning  
PSRC defines an activity unit as equal to one resident or one job.

## REFERENCE MAP



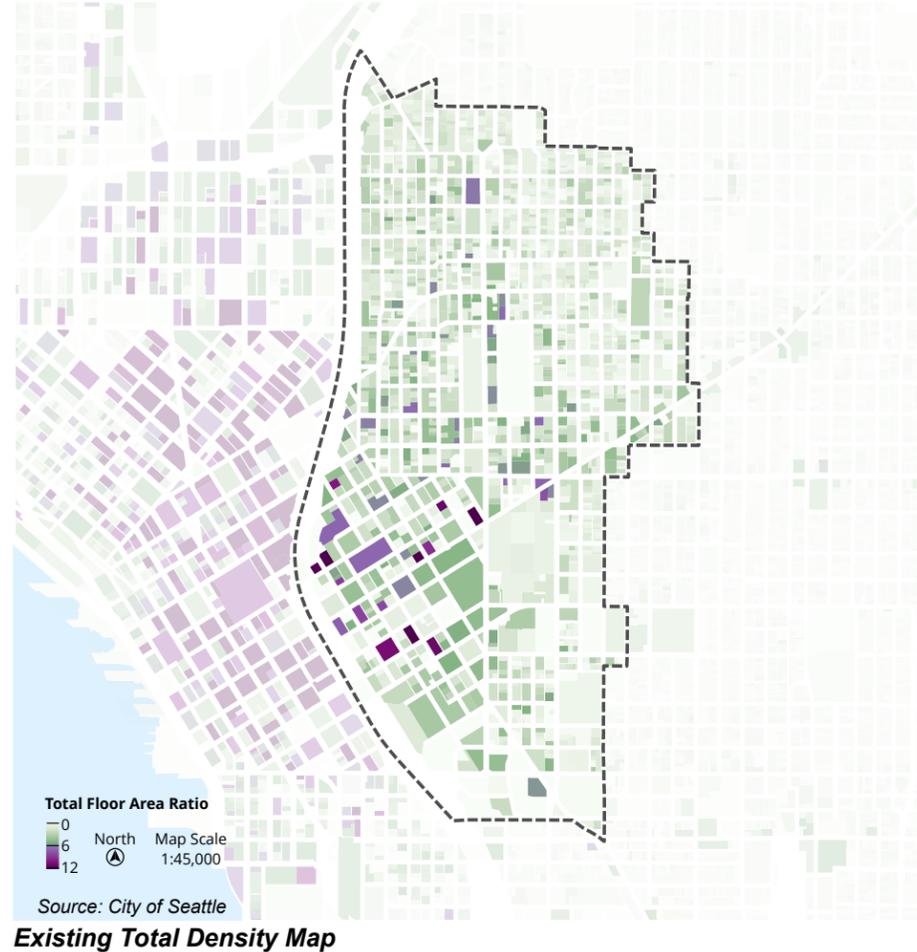
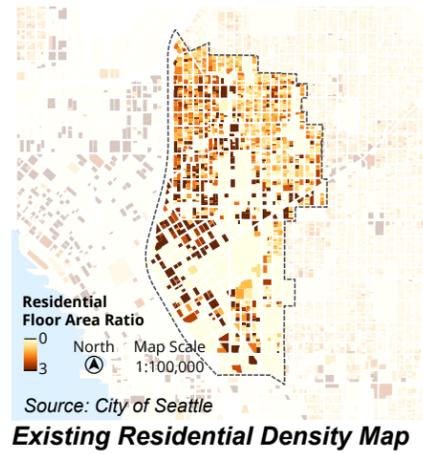
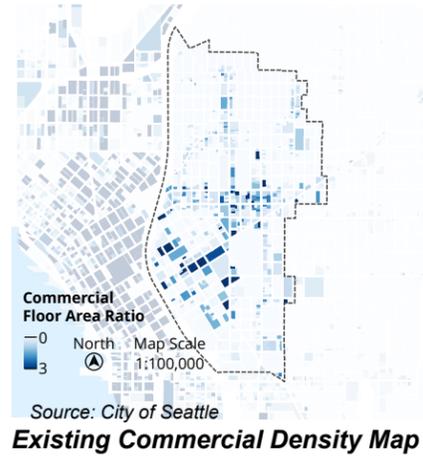
## EXISTING LAND USE



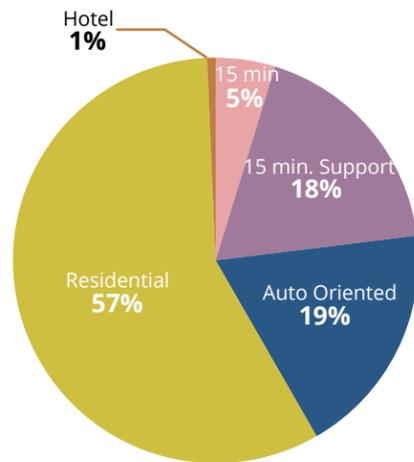
- First Hill/Capitol hill is the second largest Urban Center, and contains three distinct Urban Center Neighborhood Areas which each have their own history and trajectory.
- The three Neighborhood Areas each have a distinct mix of land uses and densities for those different land uses.
- Capitol Hill is primarily residential with a retail corridor and some institutions. Pike/Pine is primarily residential mixed use over retail, while First Hill is primarily

- medical and educational campuses with high density residential uses and some retail along corridors.
- Most of the ECAs are along the I-5 corridor.
- The area in and around Yesler Terrance, comprising the south of the First Hill Neighborhood Area, contains an abundance of public land, including a hospital, affordable housing, an elementary school, community centers, parks, and a juvenile court and detention center.

## EXISTING DENSITY AND FLOOR AREA USE



### Floor Area of Uses Within Structures (Gross Square Footage)

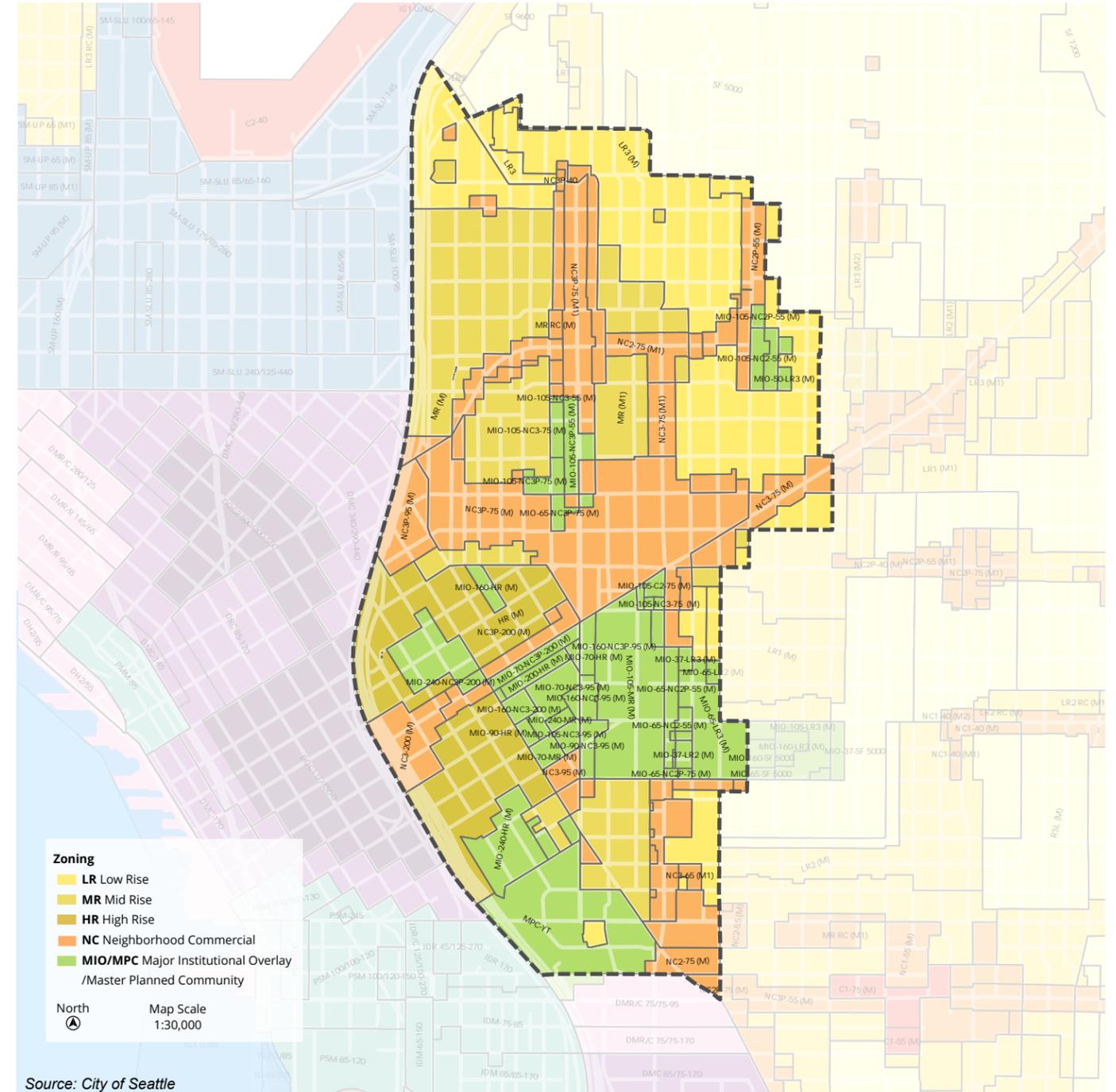


**Total: 59.2 Million Sft**

Source: Quarterly Housing Report Dashboard

- The Capitol Hill neighborhood is mostly mid-scale residential, with mixed use retail as well as office and other institutional uses clustered around Broadway Ave. There is also a smaller mixed use retail cluster along 12th ave. There is a modest increase in density along Broadway near the light rail station.
- The Pike/Pine neighborhood consists of a corridor of medium-to-higher density mixed use over a substantial amount of entertainment, dining, and shopping focused retail, with residential uses being the primary and office uses a secondary upper floor use.
- The First Hill neighborhood's residential towers make it the highest density residential neighborhood in Seattle, with new housing in Yesler Terrace to the south adding to this density. Dense, multi block medical and educational campuses comprise most of the rest of the floor area. There are retail corridors along Madison Ave and Broadway, but the use is less prominent than in other Neighborhood Areas.
- Residential floor area accounts for 57% of total gross square footage and is highest for residential land use as compared to other Urban Centers.

## ZONING



- First Hill/Capitol Hill has primarily three zoning categories; residential, Neighborhood commercial and Major institutional Overlay.
- Residential is zoned for low to high rise.
- Neighborhood Commercial zoning (NC1 to NC3) allows for mixed uses of varying intensities. This zoning helps protect smaller businesses while allowing for growth.

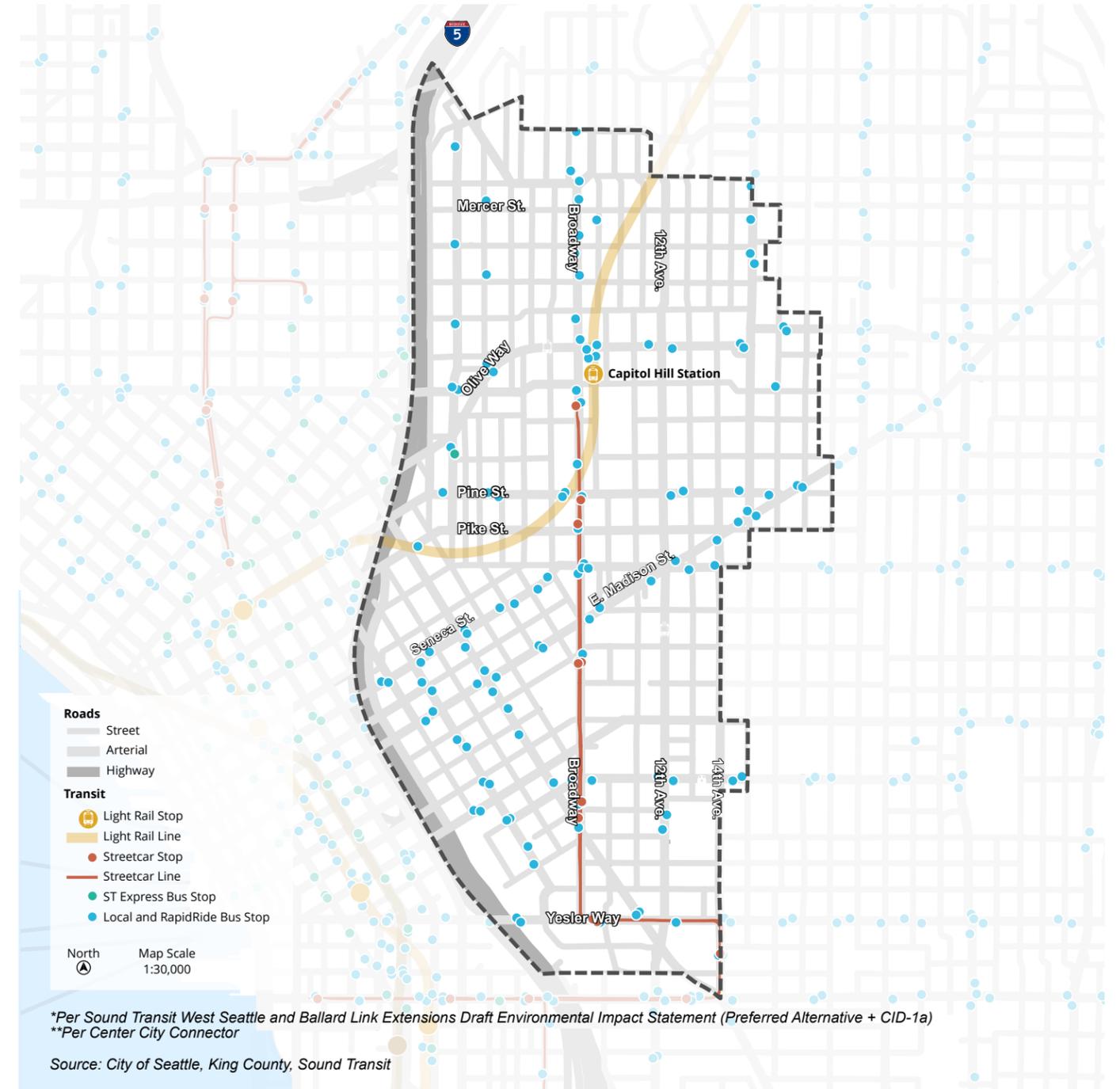
- The Pike/Pine Area is specifically a NC3 zone which is a larger pedestrian-oriented shopping district that allows bigger retail centers and mid/high rise residential development on top of retail.
- The medical centers and government offices are within the Major Institutional Overlay.

## BICYCLE MOBILITY



- Most facilities run in the north / south direction. There is a gap in bike facilities along the east/west direction, which presents topographical challenges.
- The protected bike lane network is less dense as compared to the neighboring Downtown area.
- 'Melrose Promenade' is a community led project to make improvements on Melrose Avenue, a key bike and pedestrian connection for Capitol Hill and is under construction.

## TRANSIT MOBILITY



- Capitol Hill Station was built as part of the University Link Extension. Light rail trains serve the station twenty hours a day on most days. The station is also served by the First Hill Streetcar and several King County Metro bus routes at nearby stops, making it the main hub of transit access in this Urban Center.
- Local transit service mostly runs along the main corridors. First Hill area is served by both bus and streetcar.
- There is a gap in service in east of the Urban Center for north-south connections.