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First 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

Home to several private schools, medical centers and iconic churches, First Hill is also the closest center of residential density to the Central Business District, with Downtown skyscrapers just on the other side of Interstate 5.

Recent developments on First Hill include expansions of three major hospital campuses (Harborview, Swedish and Virginia Mason) and the addition of Polyclinic's new office at 7th and Madison. Having earned the nickname "Pill Hill" due to the high concentration of medical related businesses, First Hill is a major center for Seattle's healthcare community.

Residential units continue to add to housing in the First Hill neighborhood as well. In 2009, Skyline at First Hill, a 27-story assisted living facility was completed. A 17-story 237-unit apartment tower, 1200 Madison, is presently under construction.

Neighborhood Highlights

- First Hill has the highest number of residents among Downtown neighborhoods and the second highest residential density after Capitol Hill.
- Outside of the SoDo Census tract, First Hill has the largest average household size (2.06 persons per household).
- Per capita and household incomes are the second lowest among Downtown neighborhoods.
- First Hill is the only neighborhood to see employment gains (12 percent) between 2000 and 2010.
- One in five street-level businesses in First Hill are restaurants, bars and cafes and one in seven are professional services (including medical services). Although the total number of street-level businesses has remained flat since 2007, there was a five percent year-over-year increase in 2011.
- The pedestrian count at Madison & Minor show an increase since counts began in 2007, specifically during holiday (December) counts.

Demographics

| | 2000 | 2011 |
|-----------------------------|----------|----------|
| Population | 12,371 | 13,201 |
| Total Housing Units | 6,307 | 6,932 |
| Occupied Housing Units | 5,949 | 6,413 |
| Owner Occupied Units | 10% | 10% |
| Family* Households | 16% | 16% |
| Average Household Size | 2.08 | 2.06 |
| Income | | |
| Per Capita Income | \$22,652 | \$26,858 |
| Average Household Income | \$37,133 | \$45,666 |
| Median Household Income | \$25,041 | \$31,826 |
| Education (Age 25+) | | |
| Associates Degree or Higher | 34% | 41% |
| Age | | |
| Female Median Age | 35.4 | 37.2 |
| Male Median Age | 34.1 | 36.3 |

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 | 4,057 | 1,719 |
| Manufacturing | 1,316 | 0 |
| Retail & Services | 16,216 | 21,674 |
| Wholesale Trade, Transportation & Utilities | 0 | 116 |
| Education | 987 | 988 |
| Government | 8,602 | 10,883 |
| Total | 31,178 | 35,380 |

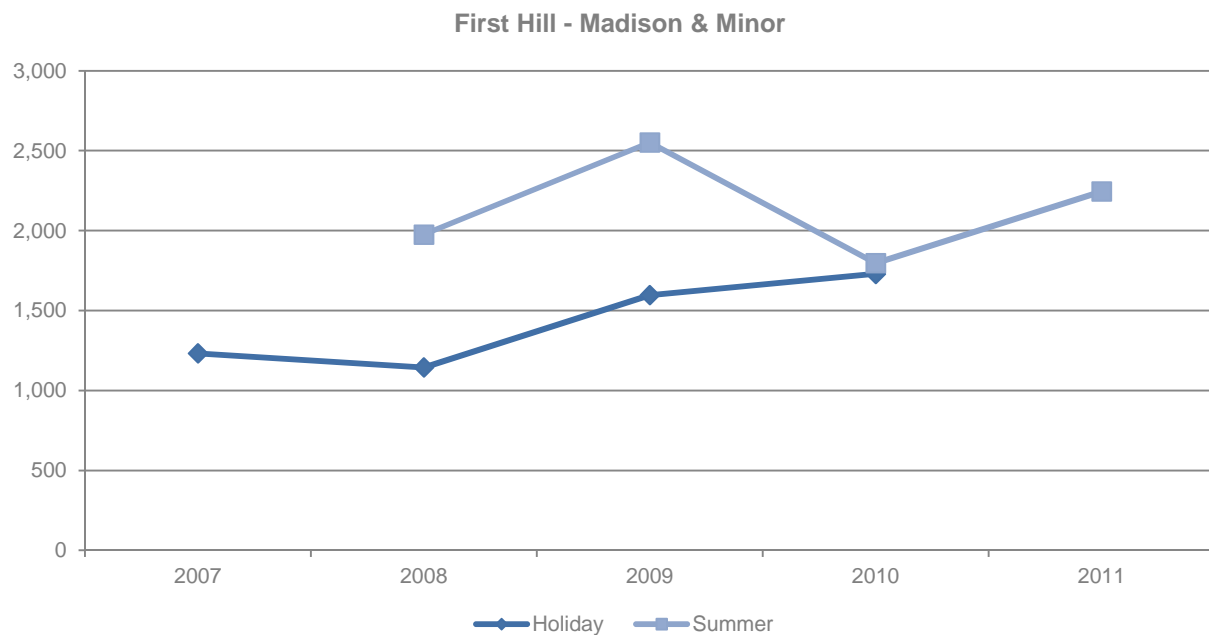
Source: Covered Employment Estimates from the Puget Sound Regional Council. Estimates are based on those employees covered by state unemployment insurance. To create comparable categories between 2000 and 2010, retail and services were combined.

Street Level Businesses

| | 2007 | 2011 |
|--------------------------------------|------------|------------|
| Education | 10 | 10 |
| Government | 2 | 0 |
| Housing | 128 | 126 |
| Industrial | 1 | 2 |
| Retail | 59 | 61 |
| Merchandise & Gifts | 21 | 22 |
| Clothing & Accessories | 14 | 14 |
| Arts-related | 1 | 2 |
| Other Retail | 23 | 23 |
| Services | 217 | 221 |
| Restaurants, Bars, Cafes | 73 | 79 |
| Professional Services | 58 | 57 |
| Personal Services | 20 | 24 |
| Other Services | 66 | 61 |
| Total Street Level Businesses | 417 | 420 |

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.