

## **EXECUTIVE SUMMARY**

### **Population and Growth**

**Most census tracts in Bellevue added population in the 1990s; however, growth rates varied widely, with the population of Downtown and some areas south of Interstate 90 more than doubling while the population in some tracts decreased.**

The very highest rates of population growth in Bellevue occurred in census tracts located in the southeastern part of the Newcastle subarea and in the Downtown subarea. These were also some of the most rapidly growing tracts in all of King County. Most census tracts in Bellevue, however, had more modest growth rates; and some, particularly along Lake Sammamish, had population decreases of up to 6.3 percent. Bellevue's *total* citywide population grew by 26.1 percent in the 1990s to almost 110,000 in 2000; without annexations the city's growth was about half of that (13.2 percent).

**While most parts of Bellevue had moderate population densities, densities varied substantially by neighborhood. In addition, the population density in the city overall has been increasing.**

Bracketing the range of densities are large parts of both the Bridle Trails and the Newcastle subareas, which had the smallest population densities and areas in Crossroads, Downtown, and the part of Bridle Trails subarea with multifamily housing, which had the highest.

### **Household and Age Characteristics**

**While average household size in Bellevue continued to decline in the 1990s, there also continued to be wide variation in household sizes by neighborhood.**

The city's highest average household sizes in 2000 were south of Interstate 90 where most of the land is zoned single-family and a relatively large proportion of households include children. The lowest average household size was in Downtown. While parts of the Crossroads subarea had some of the highest percentages of households with one person, some portions of Crossroads had relatively large family sizes, including some areas where one-person households were common. Household size correlated not just with housing types but also with other population characteristics such as race, ethnicity, and age.

**In Bellevue as a whole, the number of one-person households increased more quickly than the number of households overall. Some of the greatest percentage increases in one-person households occurred in neighborhoods where larger households were the norm.**

Downtown and Crossroads, which continued to have some of the largest concentrations of one-person households, actually had a decrease in the *percentage contribution* that one-person households made to overall household composition. At the same time, subareas with relatively large household sizes—such as Newport Hills and Newcastle—had some of the greatest proportional increases in one-person households.

## **Household and Age Characteristics (continued)**

**The percentage of persons who are seniors increased substantially between 1990 and 2000, both in Bellevue as a whole and in almost all neighborhoods except Downtown.**

While the Downtown census tract remained, by far, the census tract with the highest proportion of seniors in the city, the percentage contribution of seniors to the overall population in Downtown actually decreased by almost 11 percentage points from 54.3 percent in 1990 to 43.5 percent in 2000.

## **Race, Ethnicity, and Nationality**

**Bellevue's increased racial diversity was distributed throughout the community.**

In 2000, 28.2 percent of Bellevue residents identified themselves as being a race other than White<sup>1</sup> or being Hispanic or Latino. This racial diversity was spread throughout Bellevue, as several parts of the city had populations in which 25 percent or more of all residents are members of a racial minority and/or are of Hispanic or Latino ethnicity.

**In the year 2000 many neighborhoods had sizable Asian populations, while Hispanics and Latinos tended to be more concentrated in certain parts of the city.**

Between 1990 and 2000 both the number of residents in Bellevue who were Asian and the number who were Hispanic/Latino more than doubled. Asians comprised about 19 percent of the city's population in 2000, while Hispanics comprised 5.3 percent. Maps of these populations show many areas throughout the city in which Asian persons were 15 percent or more of the population. Areas in which 10 percent or more of persons were Hispanic or Latino were fairly limited, but there were several neighborhoods, mostly in the central portion of Bellevue, where the Hispanic/Latino proportion of the population was greater than the proportion in the city as a whole.

**Bellevue's foreign-born population increased substantially between 1990 and 2000, not just in the city as a whole but also across the city's neighborhoods.**

The percentage of foreign-born residents in Bellevue grew from 13.3 percent of city residents in 1990 to 24.5 percent in 2000. The foreign-born population was spread throughout the city, and there were many parts of the city in 2000 where 20 percent or more of all of the residents had been born outside of the United States. In addition, between 1990 and 2000, the foreign-born population grew at a faster rate than the total population in every census tract in the city.

**The number and percentage of Bellevue residents who speak a language at home other than English also increased substantially throughout the city between 1990 and 2000.**

Of all Bellevue residents 5 years of age and older in 2000, 26.9 percent spoke a language at home other than English in 2000. This was an increase from 13.6 percent in 1990. This population was distributed throughout the city, and there were some parts of the city where more than 50 percent of residents five years of age and older spoke a language at home other than English. Similar to trends for the foreign-born population, the population who spoke a language at home other than English grew at a faster rate than total population in every census tract in Bellevue.

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<sup>1</sup> This figure includes the small percentage of Bellevue's residents who were White in combination with another race or races.

## **Economic Characteristics**

**Census data show that Bellevue adults in 2000 were highly educated, and increasingly so. While the proportion of the population that is college-educated grew throughout the city, educational attainment levels continued to vary by neighborhood in a pattern that correlated strongly with incomes.**

Between the 1990 and 2000 censuses, the proportion of Bellevue residents age 25 and older with a bachelor's degree increased by about 8.5 *percentage points* from 45.6 percent to 54.1 percent. All of the tracts in the city experienced at least a modest increase in the percentage of their residents who had earned a college degree, although areas with higher incomes continued to have higher levels of educational attainment than most other areas.

**While incomes were generally much higher in Bellevue than in the nation and King County, there was a great deal of variation within Bellevue in both 1999 incomes and in the rate at which incomes changed between 1989 and 1999.**

The large majority of neighborhoods in Bellevue (as is true for the city as a whole) had per capita incomes that were higher than in King County generally. In 1999 the highest per capita and median incomes in the city were largely found in Bridle Trails, along the lakes, and south of Interstate 90. Most, but not all, Bellevue census tracts saw at least some increase in per capita income after inflation. Downtown had the greatest increase in per capita income (in addition to the greatest increase in the percentage of the population with a college degree).

**At 5.7 percent, the overall share of Bellevue's residents with 1999 incomes below the poverty level was lower in Bellevue than in King County and the nation; however, some Bellevue neighborhoods had poverty rates of 10 percent or more.**

The Census counted 6,162 Bellevue residents, or 5.7 percent of the population, with 1999 incomes falling below poverty. Most subareas within the city had at least a pocket of blocks where 10 percent or more of residents were poor. However, poverty rates of 10 percent or higher were mainly concentrated in the Southeast Bellevue subarea, in and around the south part of the Downtown subarea, in the eastern part of the Bridle Trails subarea, and in portions of the Factoria subarea.

**In Bellevue labor force participation rates in 2000 were 58.7 percent for females compared to 76.6 percent for males, both of which were lower than respective 1990 rates.**

Men's labor force participation rates as measured in 2000 varied from 53.1 percent to 94.3 percent on a neighborhood basis and were correlated closely with the proportion of residents in a neighborhood who were of traditional working age (a figure which went down in the city as a whole between 1990 and 2000). Women's labor force participation rates in 2000 ranged from 29.9 percent to 90.1 percent and were lower than men's in almost every neighborhood. On a neighborhood level, women's labor force participation patterns appeared to be correlated with several variables in addition to age characteristics, including—but not limited to—the percentage of households with children.

## **Housing and Residential Patterns**

### **Rates of owner-occupancy varied throughout the city.**

In the year 2000, 61.5 percent of Bellevue households lived in owner-occupied housing, but this rate varied considerably throughout the city. Many neighborhoods had owner-occupancy rates of at least 85 percent, while in others the rate was less than 40 percent.

### **Residential mobility was high in some parts of Bellevue during the 1990s.**

In Bellevue as a whole, less than half (45.0 percent) of Bellevue householders lived in the same residence in 1995 as they did in 2000. In some parts of the city, fewer than 30 percent of householders lived in the same place of residence in 1995 and 2000. Householders who had been in their residence for longer than five years were more common in neighborhoods where single-family detached housing units made up a large proportion of housing and where at least 80 percent of housing was built prior to 1990.

### **Median housing values and rents varied widely throughout Bellevue neighborhoods.**

Both the median value of owner-occupied housing units and median rent were higher in Bellevue than in King County as a whole. Yet there was fairly wide variation within Bellevue in housing values and rents. Neighborhoods in central Bellevue tended to have less expensive housing, while parts of the Bridle Trails and North Bellevue subareas, neighborhoods along Lake Washington and Lake Sammamish, and areas south of Interstate 90 tended to have more expensive housing.

### **A substantial proportion of renters paid 30 percent or more of their household income for housing in many parts of the city.**

In Bellevue as a whole, 39 percent of renters paid 30 percent or more of their household income for housing (based on 1999 data). There were several parts of Bellevue where at least 40 percent of renters paid 30 percent or more of their income for housing. These areas were distributed throughout the city and covered a wide range of neighborhoods with regard to income and housing cost characteristics. There were fewer areas in the city where 40 percent or more of *homeowners* paid 30 percent or more of their income for housing costs.

## **Transportation**

### **Commuting mode choices varied throughout the city.**

In Bellevue as a whole there was a decrease between 1990 and 2000 in the proportion of working Bellevue residents who commuted via single-occupant vehicle (SOV) from 77.4 to 74.0 percent. The SOV share of commuting ranged from 55 percent to 90 percent in different neighborhoods throughout the city. SOV rates were correlated with the percentage of workers using other modes of transportation to get to work (such as public transit, carpooling, and walking) and also with the proportion of workers working at home, a percentage which remained fairly small but grew between 1990 and 2000.

### Transportation (continued)

There are a number of areas in Bellevue with concentrations of households that did not have a vehicle.

There were several neighborhoods in the city where at least 10 percent of households did not have a vehicle available in 2000. These included Downtown Bellevue, where approximately 17 percent of households did not have a vehicle. In addition, a growing percentage of households in Bellevue had only one vehicle. Areas in which over half of the households had just one or no vehicle were also spread throughout the city, although these areas were typically *not* located in neighborhoods that were affluent or had large household sizes.