

POPULATION AND GROWTH

Population is the most basic piece of information derived from the decennial Census as well as the most essential measure that cities need in order to plan in an effective way. As noted in the Introduction to this volume, population counts are based on responses to the Census short form questionnaire and are among the first data released from the Census. Patterns related to population change and distribution influence, and are influenced by, virtually every other aspect of our communities. This is true both at the broadest geographic levels and at the neighborhood level. Local population trends vary in their expression within Bellevue by neighborhood, as highlighted in this volume of our report.

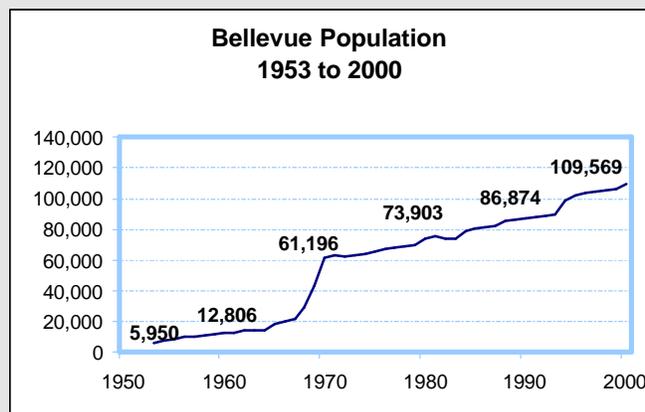
Population Growth and Density

This first of the two maps in this chapter shows population growth in Bellevue by census tract between 1990 and 2000. The second is a more detailed map showing year 2000 population density in Bellevue by census block.

HIGHLIGHTS FROM VOLUME 1: CITYWIDE & REGIONAL TRENDS

Population and Growth

- Bellevue's population of 109,569 placed it as the fifth most populous city in Washington State and the second most populous city in King County after Seattle.
- Bellevue's population grew by 26.1 percent between 1990 and 2000. Without annexations, Bellevue's rate of growth was about half of this, or 13.2 percent, during this time period. (Since Bellevue's incorporation in 1953, annexations have also contributed about half of the city's total population growth.) Given the static county boundaries between 1990 and 2000, Bellevue's 13.2

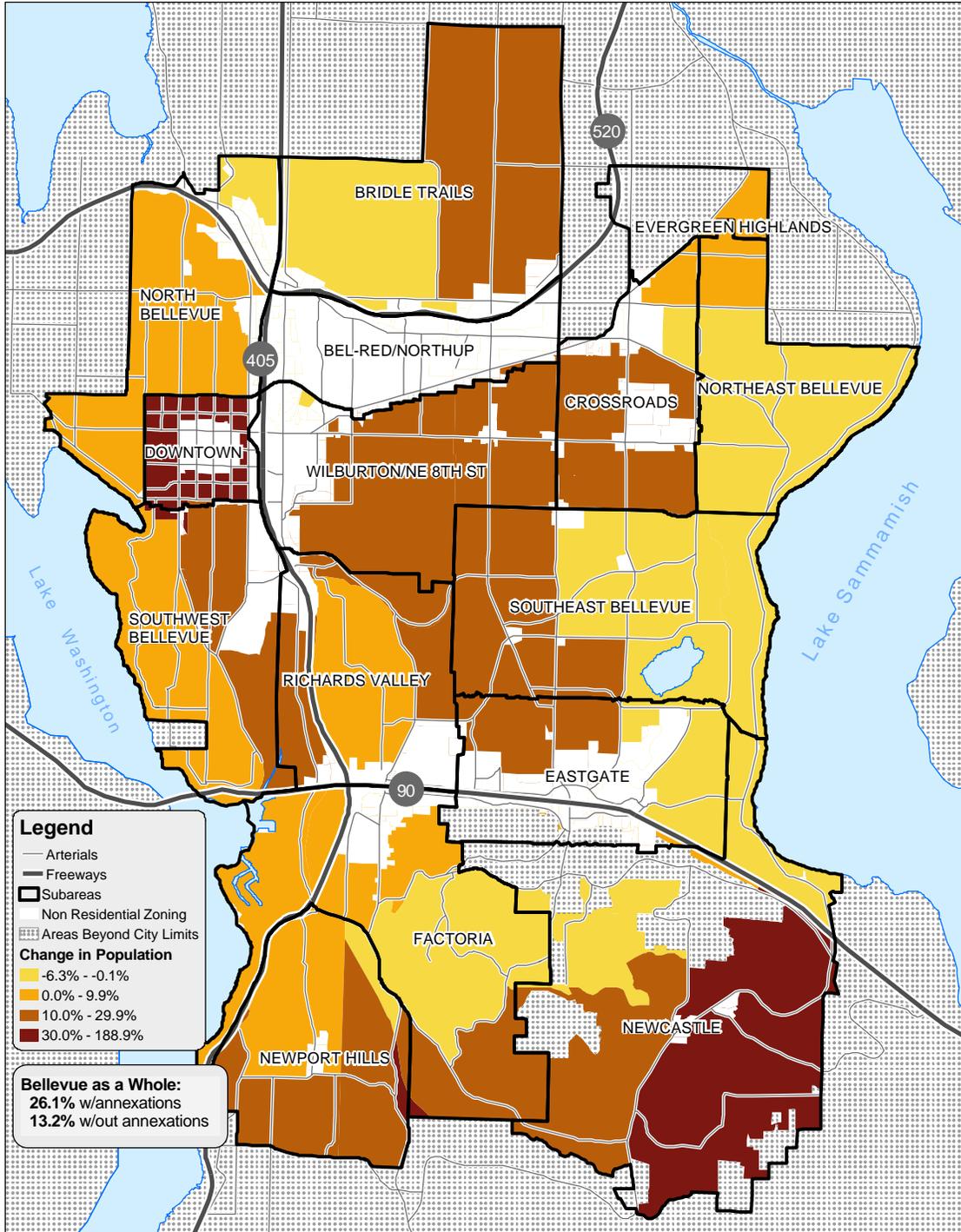


percent "real" rate of population growth was somewhat lower than the 15.2 percent rate of population growth in the county as a whole.

	Population 1990	Population 2000	Population Change (%) 1990-2000	
King County	1,507,305	1,737,034	15.2%	
BELLEVUE	86,874	109,569	26.1% Total Change	13.2% Change Without Annexations

- Bellevue's rate of population increase will likely slow in the future as only a small fraction of the City's ultimate potential annexation area remains to be annexed.
- Within the Puget Sound region the numbers of residents in traditional population centers such as Seattle have been growing more slowly than other places. In the 1990s, Bellevue's population increased more quickly than Seattle's, but less rapidly than the population in cities and towns on the eastern and southern fringes of King County.

Percentage Change in Population Bellevue by Census Tract: 1990-2000



Population Growth

Bellevue as a Whole – Change from 1990 to 2000

- Bellevue's total population grew by 26.1 percent in the 1990s from a total of 86,874 in 1990 to 109,569 in 2000.
- Between 1990 and 2000 annexations increased the area of the city by 4.7 square miles to 30.7 square miles.¹ New population brought into the city by these annexations accounted for about half of the population growth in the 1990s.²
- Without counting annexations, Bellevue's population grew at a "real" rate of 13.2 percent, between 1990 and 2000.³

Bellevue by Neighborhood – Change from 1990 to 2000

As is the case for the other trend maps in this report, the adjacent map on population growth is based on tract-level data. As discussed in the introduction, tracking change between 1990 and 2000 requires use of 1990 tracts to maintain a constant geographic base.⁴ With the geographic base held constant, the mapped data reflect changes in population without respect to an area's annexation status. (Appendix B includes a table showing 1990 and 2000 population figures for each 1990 census tract wholly or partly in Bellevue.)

- The very highest rates of population growth between 1990 and 2000 occurred in the southeast corner of the Newcastle subarea (Tract 250.02, of which Lakemont is a part), where the population rose by 189 percent, and in Downtown (Tract 238.02), where the population increased 119 percent. The census tract corresponding to Downtown grew from 1,182 to 2,588 residents during this time and was among the top 10 fastest growing in King County. The tract of which the southeast portion of the Newcastle subarea is part, was the second fastest growing in the entire county, increasing from 3,766 to 10,880 residents. However, it is important to note that a significant portion of this geographically extensive tract lies outside Bellevue.
- The second highest population growth category applies to the southern part of the city running across the three subareas south of I-90, the eastern portion of the Bridle Trails subarea, and several neighborhoods within the middle of the city. Within this second highest growth category, the southernmost areas generally tended to have higher rates of growth (ranging from 19 percent to 26 percent) than did others (ranging from 10 percent to 16 percent).

¹ Annexations from 1990 to 2000 included the vast majority of land in the Newcastle subarea; the part of the Factoria subarea including the Factoria mall; parts of the Newcastle subarea; and Enatai, which is now a small part of the southwest Bellevue subarea located between Beaux Arts and I-90. Annexations that have occurred since the 2000 Census include the West Lake Sammamish annexation, which overlaps several subareas, along with smaller pockets of land south of I-90.

² See map in Appendix A showing annexations that occurred between 1990 and 2000 and since the 2000 Census was conducted.

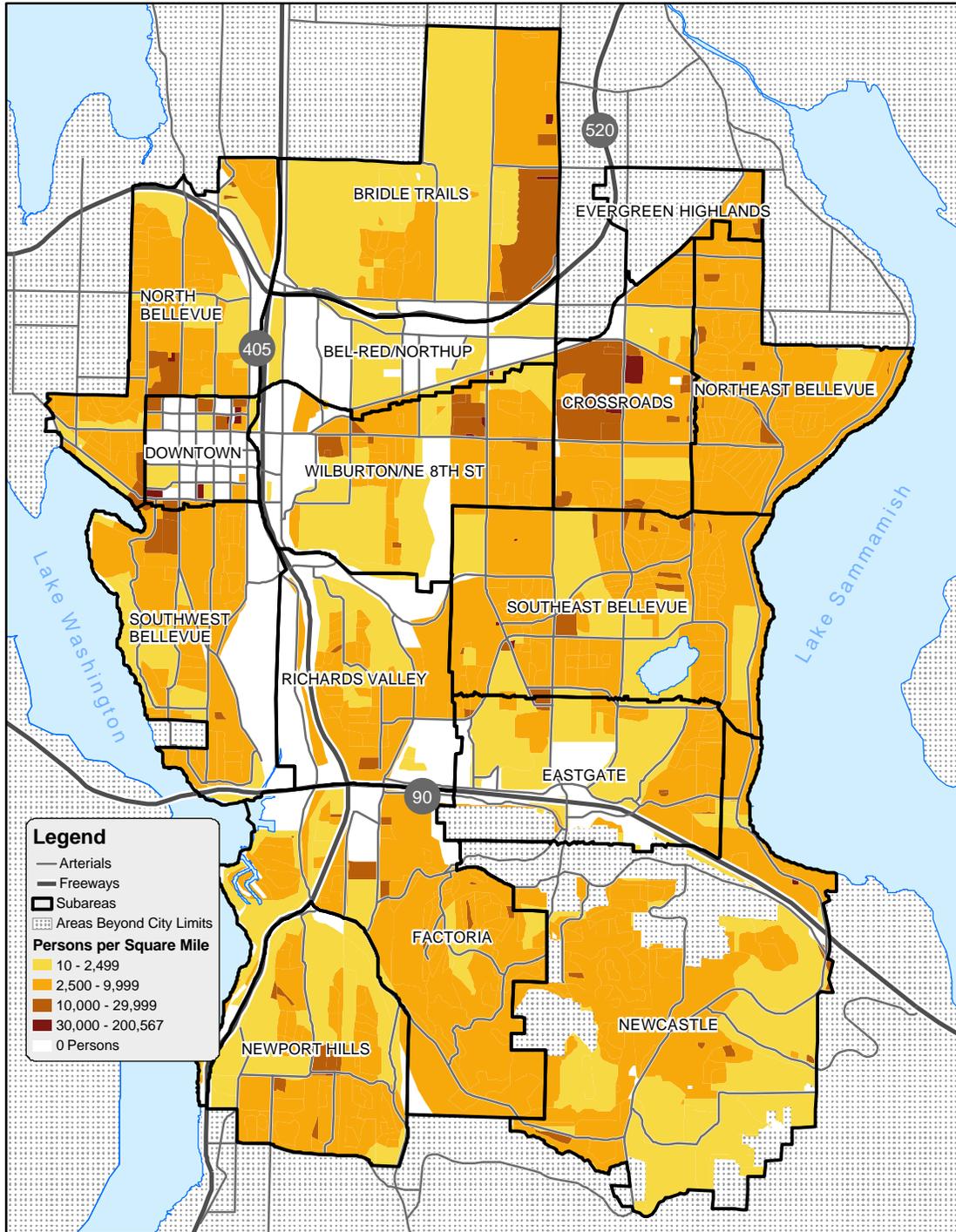
³ Bellevue's population as of April 2003 is estimated at 116,400³ and its area is estimated at 31.4 square miles. As of 2003, only a small fraction of the area within the city's ultimate potential annexation area remains to be annexed.

⁴ Bellevue contains several census tracts that were split between 1990 and 2000. For example, in 1990 the census tracts that included the southernmost parts of Bellevue extended significantly further south than do the areas covered in the 2000 tracts.

- While population increased in most Bellevue neighborhoods, population actually decreased in portions of several subareas in the city bordering Lake Sammamish; the western part of the Bridle Trails subarea (which includes the Cherry Crest neighborhood); and interior parts of the Factoria and Newcastle subareas (including those containing Somerset and Whispering Heights neighborhood associations). The greatest decrease (-6.3 percent) took place in Northeast Bellevue.

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Persons Per Square Mile Bellevue by Census Block: 2000

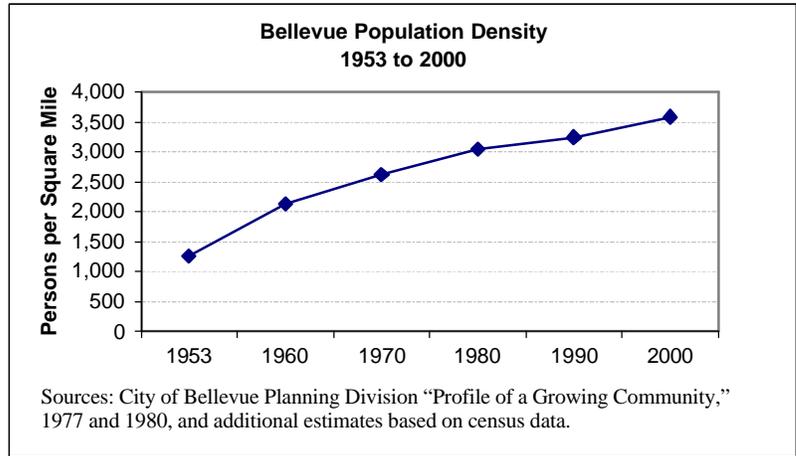


Population Density

The Census Bureau derives population density by dividing the total number of residents by the number of square miles of land in a specified geographic area.

Bellevue as a Whole – 2000

- In 2000, Bellevue's population density was about 3,564 persons per square mile. This is based on the 2000 census population count of 109,569 persons and the land area of 30.75 square miles that the Census Bureau calculated for Bellevue.



- Bellevue's population density has been increasing since the city's incorporation, as the chart to the right indicates. The rate of increase in population density has generally been slowing, although density increased somewhat faster in the 1990s than in the 1980s.
- Population density for Bellevue as a whole will likely continue to increase into the first few decades of the millennium. This will occur as the remaining vacant land in the city—especially in the Newcastle subarea, which has a significant portion of this remaining vacant land—is developed. Population density will also increase as residential redevelopment to higher densities occurs in areas where allowed by the city's land development policies and zoning regulations.

Bellevue by Neighborhood – 2000

The map on the preceding page shows population density (persons per square mile of land area) at the census block level. This allows for more precision in portraying density and reveals variations in population density within as well as between neighborhoods.⁵

Mapping down to this level also helps isolate residential areas from non-residential areas.⁶ It should be noted that the isolation of residential from non-residential areas accomplished at the block level yields population densities at the block level that are much higher than the overall density calculated for Bellevue as a whole. The density figure for the city as a whole should therefore not be compared with the block level data in the adjacent map.

- Blocks falling into the city's very highest density category are found in Downtown multi-use and residential zoning and in locations where high density multifamily housing (R-20 or R-30) is located. Small pockets of very high density are found in several subareas, but the only blocks in this category with *substantial* populations are found in Crossroads, in Downtown, and in the eastern portion of the Bridle Trails subarea that is zoned for multifamily housing.

⁵ This is the only map in this report where information is mapped at the block level. One square mile is the equivalent of approximately 640 acres, so to determine population per acre, divide by 640.

- Blocks falling into the second highest density category are also predominately found where multifamily housing is located. These areas are concentrated in Crossroads, in the eastern portion of the Bridle Trails subarea, and in and around Downtown, but are also found in smaller pockets throughout Bellevue.

There are also some scattered blocks in single-family neighborhoods that fall into the second highest density category. Many high-density areas in single-family areas, including those in the Lake Hills Area skirting the Crossroads and Southeast Bellevue subareas, tend to have a larger than average proportion of households with 4 or more persons per household. This is in contrast to areas of high-density in many multifamily neighborhoods, such as those in Downtown and parts of Crossroads and Bridle Trails where one-person households are disproportionately common.

- Almost two-thirds (66.2 percent) of Bellevue's population—as well as just over half (50.1 percent) of Bellevue's land area—is in blocks characterized by population densities in the second lowest category. Substantial parts of all subareas except Downtown fall into this category. Most, but not all of the blocks in this category, are located on land zoned for single-family housing.
- Large parts of both the Bridle Trails subarea and the Newcastle subarea fall into the lowest population density category. The large single-family lots characterizing the majority of Bridle Trails and parts of Newcastle are key factors in determining population densities in these areas. The concentration of much of the city's remaining vacant land in Newcastle is also a major factor in the lower densities seen in that subarea.