



Citywide and Downtown Total Employment Estimates

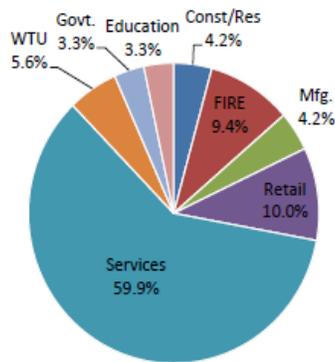
City of Bellevue Total Employment Estimates: 2000-2010

Sector	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Const/Res	7,640	7,239	6,070	6,190	5,951	6,290	7,772	8,479	8,480	7,275	5,518
FIRE	12,930	13,440	12,694	13,612	14,520	14,296	15,809	15,905	14,859	13,266	12,309
Mfg.	7,617	6,403	6,578	6,514	6,403	6,501	6,698	5,890	6,057	5,897	5,529
Retail	16,315	15,695	14,741	14,539	13,791	14,129	14,801	14,399	14,403	12,872	13,024
Services	71,126	71,876	65,954	66,692	65,260	68,062	71,744	78,589	83,289	82,466	78,018
WTU	9,835	9,014	8,918	9,007	9,201	9,136	9,180	9,195	9,465	9,069	7,268
Govt.	3,779	4,094	4,057	4,065	4,094	4,032	3,728	3,989	4,141	4,420	4,365
Education	3,814	3,894	4,094	3,824	3,804	4,127	4,281	4,285	4,646	4,233	4,307
Total	132,242	130,780	121,842	122,928	121,010	124,716	131,418	135,351	139,761	131,464	130,908

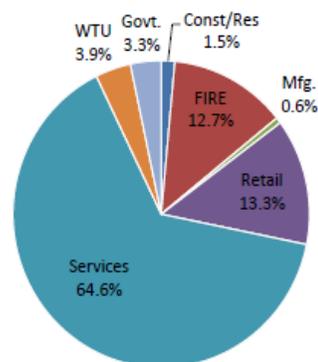
Downtown Bellevue Total Employment Estimates

Sector	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Const/Res	789	835	932	889	713	745	1,008	969	924	788	625
FIRE	5,595	6,042	5,380	5,644	5,757	6,229	7,554	7,313	6,884	5,976	5,422
Mfg.	583	379	227	224	261	239	264	252	244	235	260
Retail	5,628	5,575	5,439	5,363	5,126	5,645	6,322	6,010	5,924	5,293	5,675
Services	19,482	19,407	17,029	16,625	16,227	17,840	20,262	21,636	22,142	21,807	27,483
WTU	1,460	1,331	1,349	1,437	1,350	1,347	1,406	1,525	1,736	1,596	1,641
Govt.	505	564	545	522	504	505	1,434	1,479	1,375	1,414	1,420
Total	34,042	34,133	30,901	30,704	29,938	32,550	38,250	39,184	39,229	37,109	42,525

Citywide 2010 Employment by major sector



Downtown Bellevue 2010 Employment by major sector



Major sector categories combine NAICS categories as follows:

- Construction and Resources (Const/Res): 11, 21, 23
- Finance, Insurance and Real Estate (FIRE): 52, 53
- Manufacturing: 31-33
- Retail: 44, 45
- Services: 51, 54-56, 61 (private-sector portion), 62, 71, 72, 81
- Wholesale Trade, Transportation, and Utilities (WTU): 22, 42, 48, 49

In all tables, public sector employment is reported separately as follows:

- Education: NAICS 61 (public-sector portion)
- Government: All public-sector jobs regardless of industry, excepting NAICS 61

KEY FINDINGS

CITYWIDE TRENDS

With two recessions, this past decade has sometimes been referred to as the lost decade and that holds true for job growth within the City of Bellevue. Between 2000 and 2010, employment in Bellevue went from an estimated 132,242 to 130,908, a decline of 1,334 employees or a drop of one percent. The decade began with a drop in employment of 8.5 percent from 2000 to 2004, then rebounded between 2004 to 2006 with an increase of 8.6 percent. Upward growth continued from 2006 to 2008 with another increase of 6.3 percent before falling 5.9 percent between 2008 and 2009 and another 0.4 percent between 2009 and 2010.

Even with overall job loss in the city, the service sector witnessed substantial employment growth over the decade, increasing by about 6,900 employees or nearly 10 percent. Government and education were the only other sectors to have gains in employment, though at a much smaller scale. The government sector gained 586 employees, an increase of nearly 16 percent and the education sector gained 493 employees for an increase of almost 13 percent.

In contrast, the retail sector witnessed the largest decline in employment over the decade, decreasing by nearly 3,300 employees or 20 percent. The wholesale trade, transportation, and utilities (WTU) sector followed, losing over 2,500 employees, at a higher percentage loss of 26 percent. Close behind was the construction and resource sector, which lost over 2,100 employees, at the highest percentage loss of nearly 28 percent. The manufacturing sector followed, losing nearly 2,100 employees for a decline of 27 percent. The finance, insurance, and real estate (FIRE) sector also witnessed a decline over the decade, but at a much lower scale. It lost just over 600 employees, a decline of nearly five percent.

DOWNTOWN BELLEVUE TRENDS

Over the course of the past decade, Downtown Bellevue saw employment growth of nearly 8,500 jobs or a 25 percent increase. Most of this growth was in the form of new jobs being added to the city, including Microsoft's addition of nearly 3,600 jobs to Downtown Bellevue in 2009. It should also be noted, however, that some of Downtown's growth was at the expense of other areas of the city. For example, Expedia moved their entire employee base from Eastgate to Downtown in the latter half of the decade.

The two recessions over the past decade resulted in large fluctuations in Downtown job numbers. During the first recession Downtown witnessed an even more dramatic decline in employment than the city as a whole, losing over 4,000 jobs, a drop of over 12 percent. However, it then rebounded twice fold adding over 8,300 jobs between 2004 and 2006, an increase of 28 percent. Growth continued from 2006 to 2008, but at a much slower rate increasing by almost three percent. During 2008, Downtown employment dropped five percent before increasing by over 15 percent in 2009.

The service sector was again the best performer increasing by just over 8,000 employees during the decade, an increase of 41 percent. Downtown also witnessed strong growth in the government sector with the move of City Hall to its current Downtown location in February 2006. In contrast to citywide trends, both the WTU sector and the retail sector saw gains in employment over the decade, albeit relatively small gains. WTU gained 181 jobs, an increase of 12 percent and retail gained 47 jobs, a one percent increase.

The manufacturing sector lost the largest number (323) and highest percentage (55 percent) of jobs in Downtown Bellevue over the decade. It was followed by the FIRE sector, which lost 173 jobs, a decline of three percent, and the construction and resource sector which lost 164 jobs, a decline of 21 percent.

PROJECTIONS

Projections of future employment are difficult to make in the middle of economic instability. The Conway-Pedersen forecast shows employment growth within the Puget Sound region picking up in 2011 and gaining more strength through 2015, then slowing down but remaining positive between 2015 and 2021. Past regional forecasts have predicted that Downtown Bellevue would capture nearly six percent of the region's employment growth. Currently, there are no reasons to assume otherwise. The biggest questions lie in the pace of regional employment growth and whether areas outside of Downtown will exceed, maintain or decline in their current share of employment growth.

