

## Neighborhood Demographic Profiles

The five year estimates from the American Community Survey\* along with 2010 Census data allow us to take a look at the demographic characteristics of Bellevue's individual neighborhood areas. Please note that the boundaries of these demographic analysis areas do not match exactly with the City's Neighborhood Enhancement Planning areas due to limitations in Census tract geographies. Each neighborhood area is made up of one or more Census tracts.

Below are maps showing demographic characteristics of Bellevue's neighborhood areas in comparison to one another. Links on the left bring you to demographic profiles for individual neighborhood areas. Each neighborhood area profile compares the demographic, social, economic and housing characteristics of the population and households within the neighborhood area to the characteristics of the city as a whole.

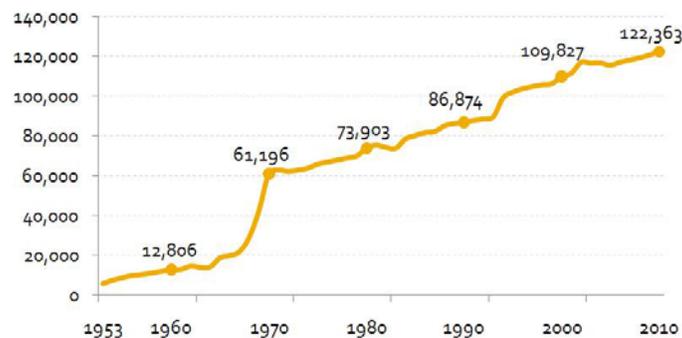
*\*Please note that estimates from the American Community Survey have margins of error and differences between estimates for neighborhood areas may not be statistically significant.*

## Population and Housing

### Population Growth

From 2000 to 2010, Bellevue's population increased by 11.4 percent through a combination of annexation and new development to reach 122,363, up from 109,827 in 2000. Bellevue remained the fifth most populous city in Washington State behind Seattle (608,660), Spokane (208,916), Tacoma (198,397) and Vancouver (161,791).

**Bellevue Population 1953-2010**

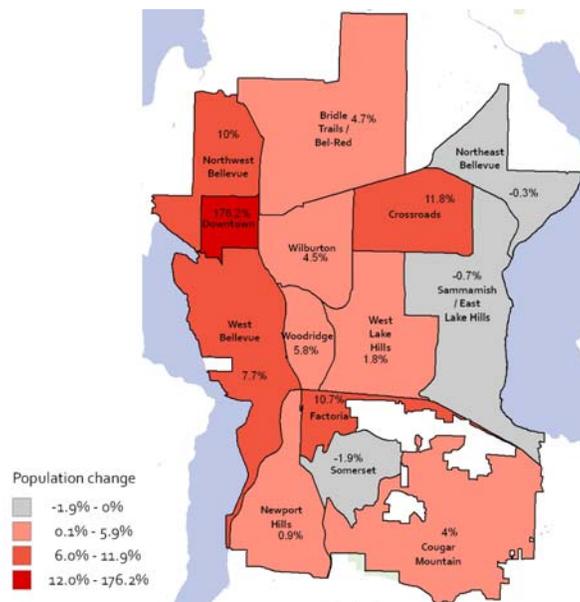


Annexation was responsible for 2.5 percent of Bellevue's growth, and due to annexation, Bellevue's rate of growth was slightly higher than that of King County's as a whole, which increased by 11.2 percent. However, Bellevue grew slower than Washington State, which increased by 14.1 percent. Surrounding cities such as Issaquah, Renton, Sammamish and Newcastle, had faster rates of growth due mostly to annexation. In Bellevue itself, annexation of the West Lake Sammamish area in 2001 brought in over 1,000 housing units

and an additional 2,400 in population.

Downtown Bellevue was the fastest growing neighborhood in Bellevue increasing by over 4,500 people to reach 7,147, an increase of 176 percent. Downtown's population today is even higher since inventory in a number of new buildings has continued to be absorbed. Once all existing residential buildings in Downtown Bellevue are occupied, the downtown population is expected to be over 10,000.

Relative to other neighborhood areas in Bellevue, Crossroads, Factoria and West Bellevue grew relatively fast, increasing by 11.8, 10.7, and 10.0 percent respectively. In contrast, population within the Somerset, Sammamish/East Lake Hills, and Northeast Bellevue neighborhood areas declined 1.9, 0.7 and 0.3 percent respectively.



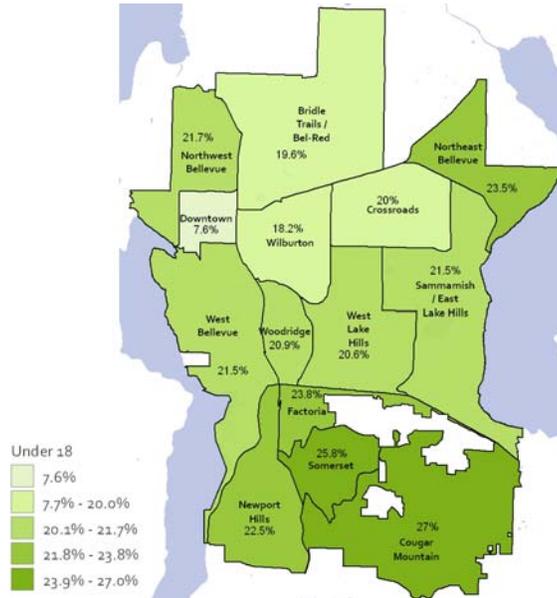
## Children

From 2000 to 2010 the number of children in Bellevue increased by over 2,800, or 12 percent. This increase was slightly faster than Bellevue's rate of growth for the overall population resulting in a slight increase in the proportion of Bellevue's population comprised of children. This slight increase ran counter to State and County trends where the proportion of children declined by 2.2 percent and 1.1 percent respectively.

Cougar Mountain remained the neighborhood area with the largest number and highest percentage of children with over 4,000 children comprising 27 percent of the population. However, Cougar Mountain also experienced the largest decrease in the number of children since 2000 of 240, a decline of six percent. Sammamish/East Lake Hills and Northeast Bellevue also experienced decreases in the number of children, declining by five and one percent respectively.

Downtown Bellevue, in contrast, remained the neighborhood area with the smallest

number and smallest percentage of children with 544 children comprising 7.6 percent of the population. However, Downtown also witnessed the largest percent increase in the number of children of 335 percent. Crossroads witnessed the largest numeric increase adding 709 children to reach a total of 3,313 children, an increase of 27 percent. Northwest Bellevue, West Bellevue and Bridle Trails also witnessed large increases of 389, 331 and 187 children respectively.

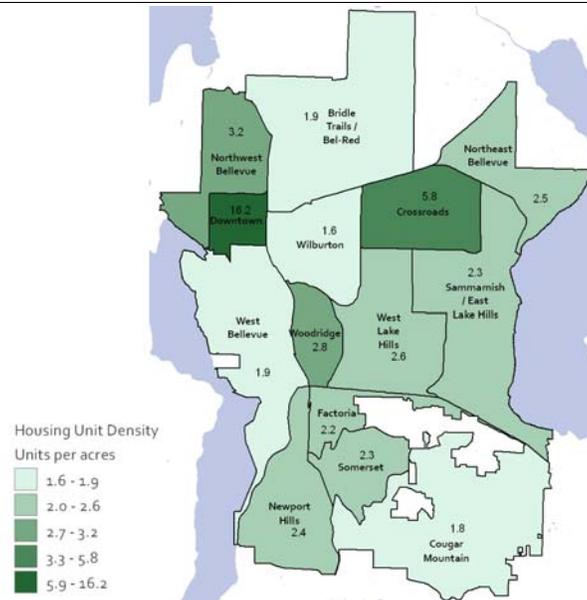


### ***Housing Unit Density***

From 2000 to 2010, the number of housing units in Bellevue increased by 7,248 units going from 48,396 to 55,551, an increase of nearly 15 percent, faster than population growth. Downtown Bellevue again was the fastest growing neighborhood area in Bellevue, representing over 67 percent of newly added units in the city. Downtown added nearly 4,900 units to its existing 2,259 units to reach 7,151 units, an increase of 216 percent. Downtown's unit count is even higher today since Avalon Towers, with 396 units was completed after the 2010 Census count.

Bellevue's average housing unit density is 2.7 units per acre or 3,812 people per square mile. Downtown is Bellevue's densest neighborhood with over 16 units per acre, while West Bellevue, Bridle Trails, Cougar Mountain and Wilburton have densities averaging less than 2 units per acre.

Over the next two decades Downtown and Bel-Red are projected to incorporate the bulk of new residential development within the City.

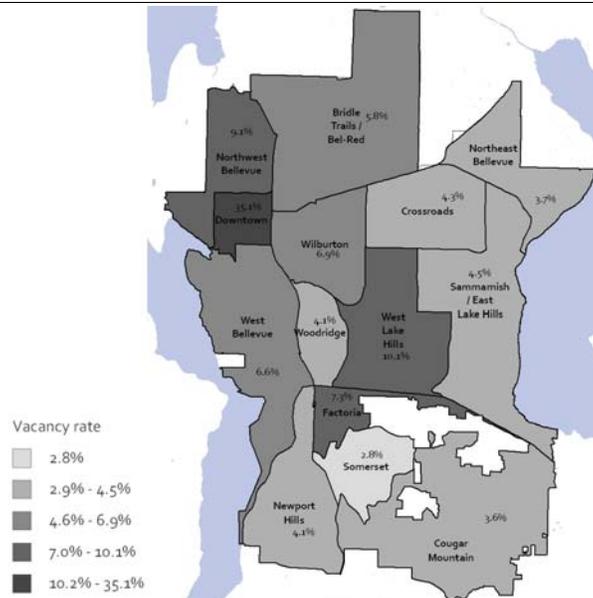


### ***Housing Unit Vacancy***

Since housing grew faster than population, residential vacancy rates in 2010 were up to 9.4 percent from 5.3 percent in 2000. Bellevue’s vacancy rate was high compared to other jurisdictions, King County and the State as a whole.

The area that contributed the most to Bellevue’s high rate was downtown , which alone had a residential vacancy rate of 35 percent. This was due in large part to projects that were completed in 2009 and remained unsold or unleased on April 1st. Downtown’s residential vacancy rate today is much lower.

Other neighborhood areas with relatively high residential vacancy rates last April were West Lake Hills, Northwest Bellevue and Factoria with rates of 10.1, 9.1 and 7.3 percent respectively. Neighborhood areas with low residential vacancy rates were Somerset, Cougar Mountain and Northeast Bellevue with rates of 2.8, 3.6 and 3.7 percent respectively.



### Bellevue's Increasing Racial/Ethnic Diversity

In 2010, minorities comprised 40.8 percent of Bellevue's population, up from 28.3 percent in 2000 and 14.7 percent in 1990. In terms of overall number, minority populations within Bellevue increased by nearly 62 percent from 2000 to 2010.

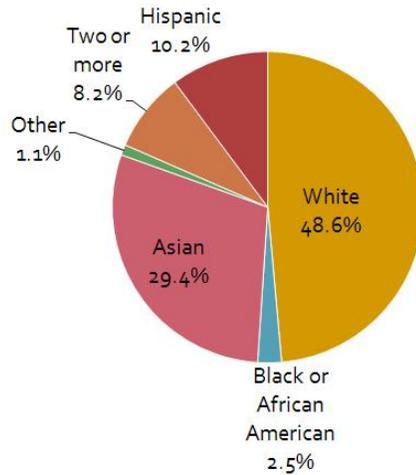


Race/ethnic distribution of Bellevue's population

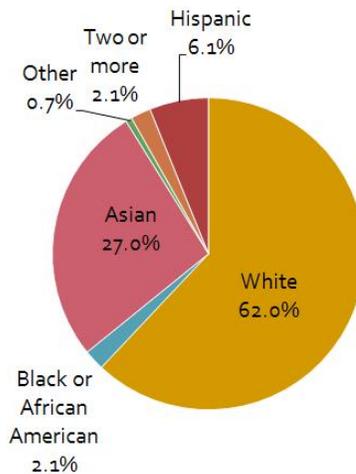


under the age of 18 versus 38 percent of Bellevue's adult population. Children of two or more races comprise a much larger proportion of Bellevue's youth as well as Hispanic or Latino children.

### Race/ethnicity of Bellevue's Population Under 18 years



### Race/ethnicity of Bellevue's Population 18 years and over

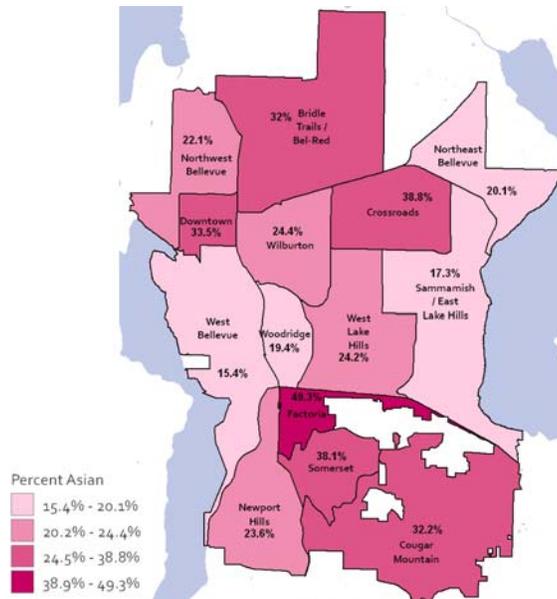


### ***Bellevue's Asian Population***

Asians are by far the predominant minority group in Bellevue representing 27.5 percent of Bellevue's population, the highest percentage of any city in Washington State.

In 2010, Bellevue's Asian population was 33,659 up from 19,011 in 2000, an increase of 77.1 percent. This represented Bellevue's largest increase and fastest rate of growth. Bellevue's Asian population increased at a faster rate than Asian populations in the State (49.2 percent), King County (50.2 percent), and Seattle (13.9 percent).

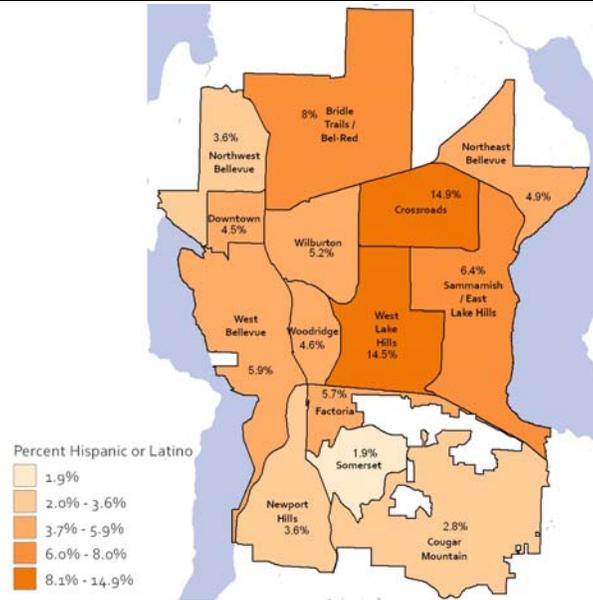
In Factoria Asians are nearly the majority comprising 49.3 percent of the population, and in Crossroads and Somerset, Asians represent over 38 percent of the population.



### ***Bellevue's Hispanic and Latino Population***

Bellevue's Hispanic and Latino population also increased rapidly going from 5,827 in 2000 to 8,545 in 2010, an increase of 46.6 percent. Although Bellevue's Hispanic and Latino population increased significantly between 2000 and 2010, larger percent increases were experienced in Washington State (71.2 percent), King County (81.0 percent), Kirkland (66.6 percent) and Redmond (66.0 percent).

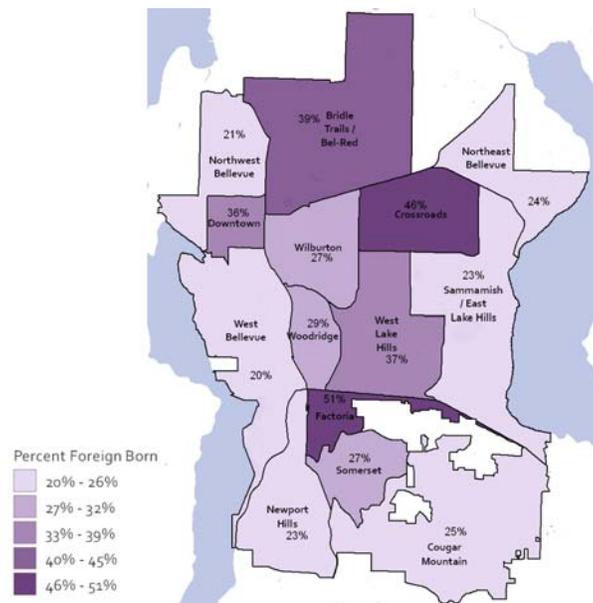
Hispanics and Latinos went from comprising 5.3 percent of Bellevue's population in 2000 to comprising 7.0 percent in 2010. Neighborhood areas with the largest number and proportion of Hispanics and Latinos were Crossroads and West Lake hills.



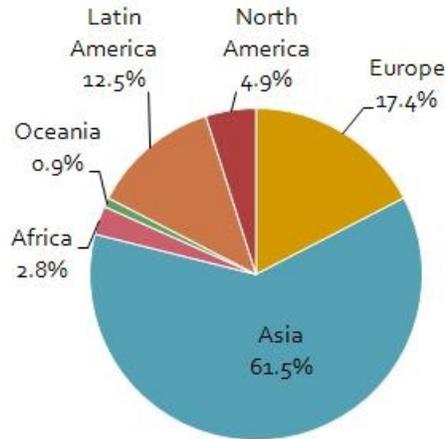
### ***Bellevue's Foreign Born Population***

During 2005-2009, Bellevue had the 2nd highest number and 16th highest percentage of foreign born residents out of Washington state's 281 incorporated cities. Tukwila and SeaTac were the only cities in King County with higher percentages.

It was estimated that during 2005-2009 the majority of residents in Factoria were born in a foreign country. Other neighborhoods that had a higher than average proportion of foreign born residents were Downtown, West Lake Hills, Bridle Trails, and Crossroads.



**World region of birth of Bellevue's foreign born population**

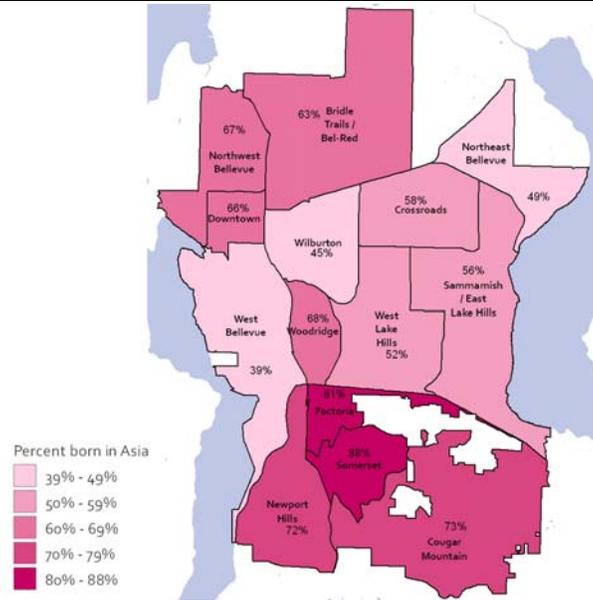


***Bellevue's Foreign born population from Asia***

Nearly 62 percent of Bellevue's foreign born population were from Asia, yet in some neighborhoods that percentage was even higher especially in areas south of I-90 where Asians comprised 70 to 80 and in the case of Somerset almost 90 percent of the foreign born population living in those areas.

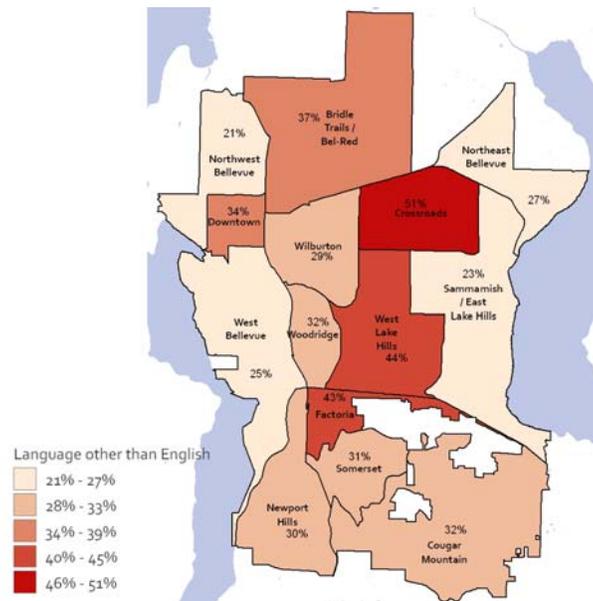
People born in China comprised about a third of Bellevue's foreign born population from Asia, people from India about a quarter, and people from Korea about 12 percent. People from Japan, Vietnam and Iran together comprised another 15 percent combined and the remaining 15 percent were born in other Asian countries.

Asian countries include eastern Asian countries such as China, Japan and Korea, Southeastern Asian countries such as Vietnam, Thailand, the Philippines and Cambodia, South central Asian countries such as India, Iran and Pakistan, and Western Asian countries such as Armenia, Israel, and Turkey.

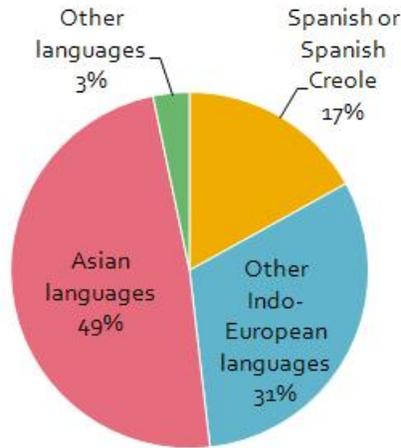


### Languages Spoken at Home other than English

One third of Bellevue's population speaks a language other than English at home, yet in some neighborhoods, such as Crossroads, the percentage is as high as 51 percent.

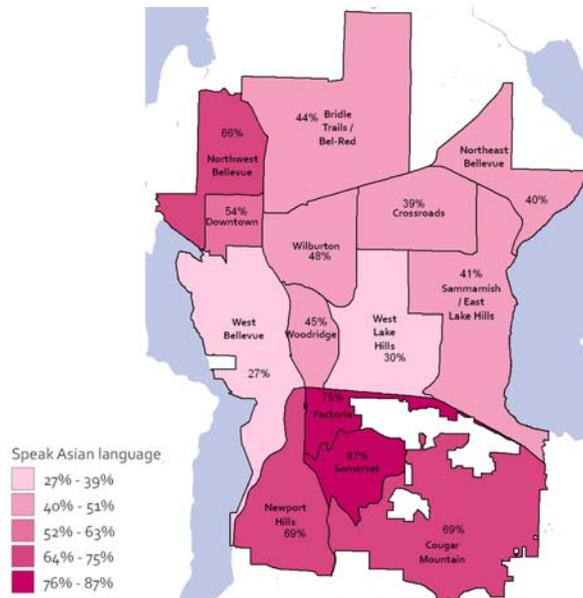


Distribution of languages spoken at home other than English



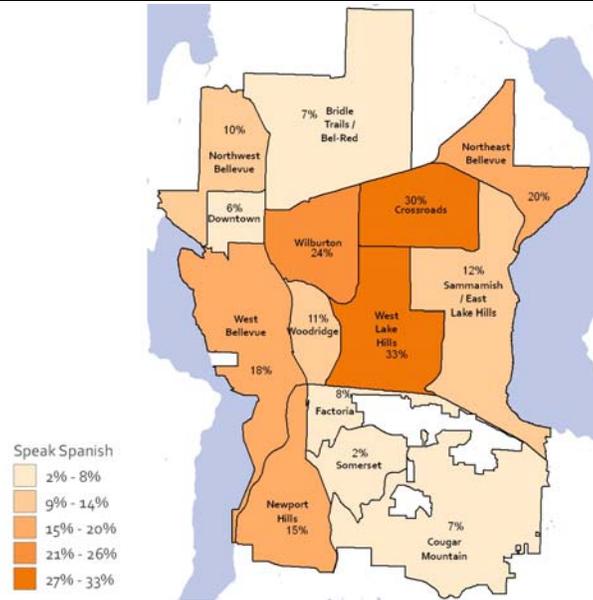
### ***Asian Languages Spoken in Bellevue***

Asian languages comprise the majority of languages spoken at home in Bellevue other than English, with Chinese, Korean, Hindi, Japanese, Vietnamese, Persian and other Asian languages comprising over 50 percent. About 16 percent of Bellevue’s residents overall speak an Asian language at home, yet in Factoria and Somerset that figure could be higher than 27 percent.



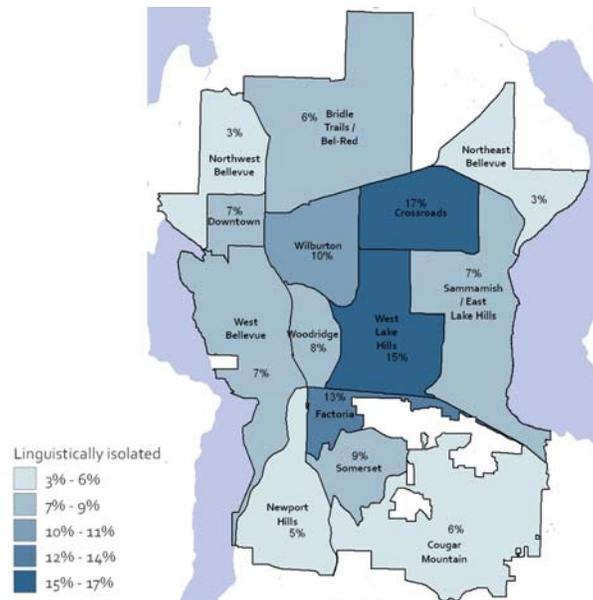
### ***Spanish Spoken in Bellevue***

About six percent of Bellevue’s population speaks Spanish at home, yet in Crossroads and West Lake Hills about 30 percent speak Spanish at home.



***Linguistically Isolated Households in Bellevue***

In 2005-2009, about 8 percent of Bellevue's households had no one over the age of 14 who spoke English "very well." These households are considered linguistically isolated. Crossroads and West Lake Hills had the highest estimated percentages of linguistically isolated households.



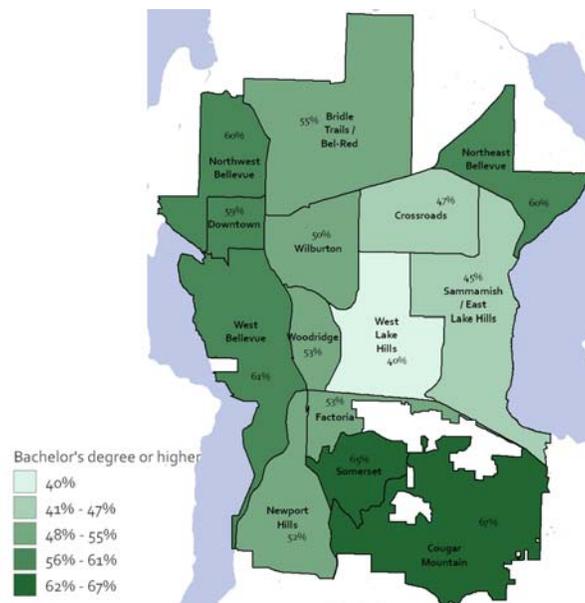
As indicated by Bellevue's youth, immigration, and US population projections, it is anticipated that Bellevue's population will continue to diversify racially and ethnically over the coming decades. This increasing diversity enriches Bellevue, turning it into a globally connected cosmopolitan city with a wide variety of businesses, art, restaurants, entertainment, knowledge and skills.

One example of this comes from recently released data from the 2007 Economic Census on Asian owned businesses, which showed that from 2002 to 2007 the number of Asian owned businesses within Bellevue grew by 58 percent such that in 2007 Asian owned businesses comprised 16 percent of businesses in Bellevue, up from 11 percent in 2002. Today in 2011, that figure is likely much larger.

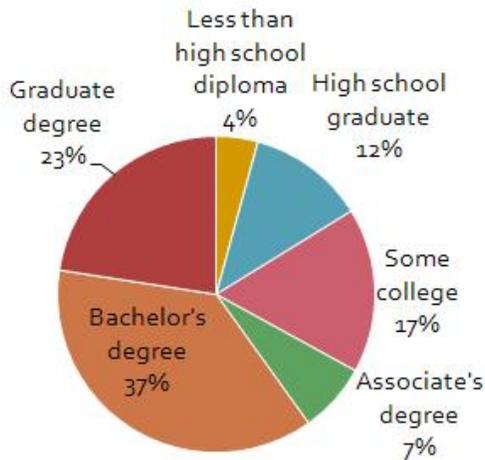
## Educational Attainment of Bellevue Residents 25 years and older

### *Bachelor's degree or higher*

The percentage of Bellevue's residents 25 years and older with a Bachelor's degree or higher has continued to increase over the decades, going from 46 percent in 1990 to 54 percent in 2000 to about 60 percent in 2005-2009. Bellevue ranked 13th in Washington State out of the state's 281 incorporated cities. Cougar Mountain, Somerset and West Bellevue had the highest percentages of residents 25 years and older with a bachelor's degree or higher.

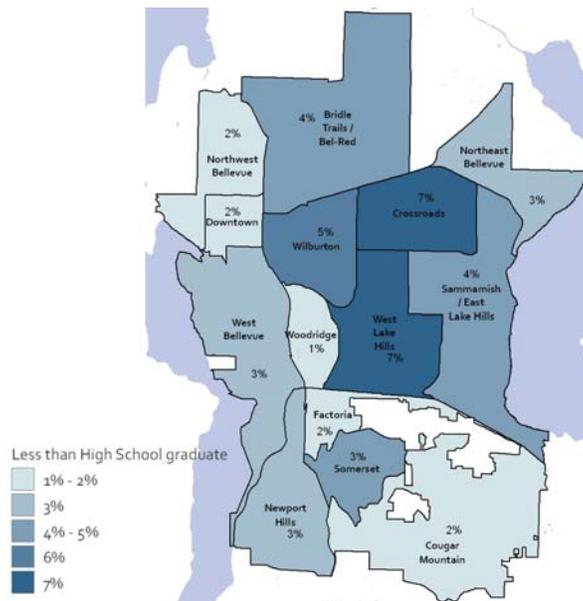


**Distribution of educational attainment of Bellevue's residents 25 years and older**



### ***Without a High School Diploma***

Bellevue also had one of the lowest percentages of residents 25 years and older without a high school diploma in the state at about four percent, yet some neighborhoods had percentages as high as about seven percent.



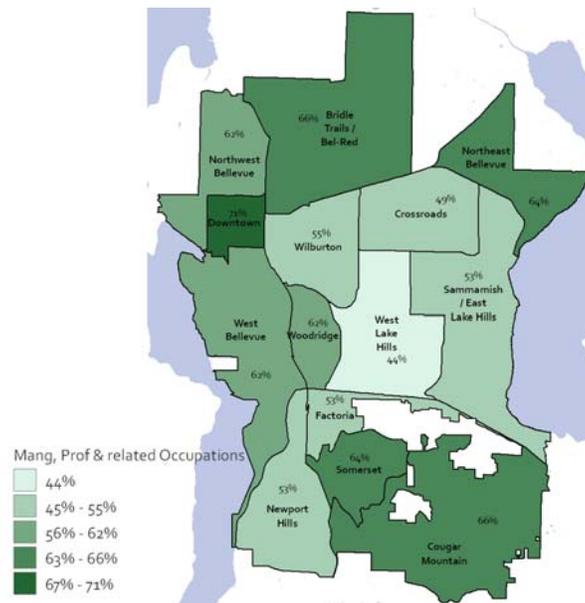
### **Occupations, Income and Poverty**

#### ***Occupations of Bellevue's Residents***

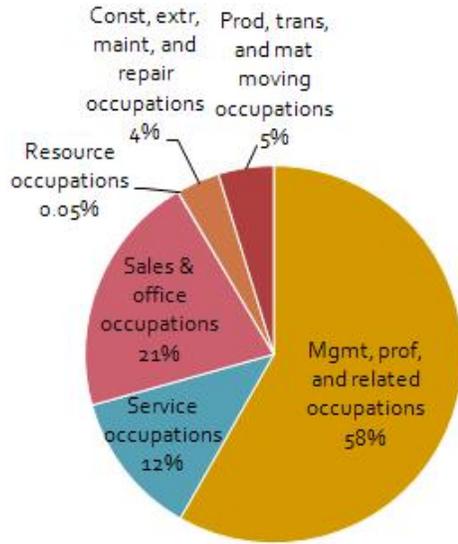
Correlated with educational achievement, the percentage of Bellevue's civilian employed population who work in management, professional and related occupations has also continued to increase, going from 40 percent in 1990 to 53 percent in 2000 to about 58 percent in 2005-2009. Bellevue again ranked 13th in Washington State out of the state's

281 incorporated cities for having one of the highest percentages employed in these occupations.

Downtown, Bridle Trails and Cougar Mountain had the highest percentages of population employed in management, professional and related occupations, upwards of 66 percent, whereas West Lake Hills had the lowest percentage with about 44 percent. Newport Hills and northwest Bellevue had the highest percentages of population employed in sales and office occupations, upwards of 24 percent, and West Lake Hills, Factoria and Crossroads had the highest percentages of population employed in service occupations, upwards of 20 percent.

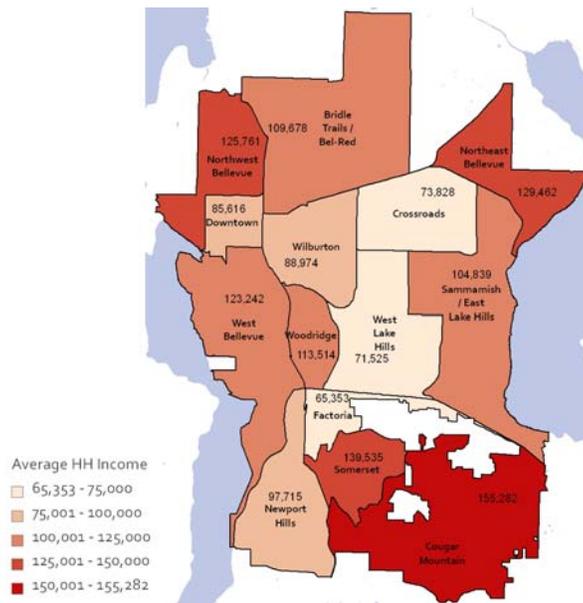


**Occupational distribution of Bellevue's civilian employed residents**



### Average Household Incomes

Bellevue’s average household income of about \$106,300 was the 17th highest in Washington State in 2005-2009 out of Washington’s 281 incorporated cities. The Cougar Mountain neighborhood area had the highest average household income of about \$155,000, whereas the Factoria area had the lowest average household income of about \$65,000.

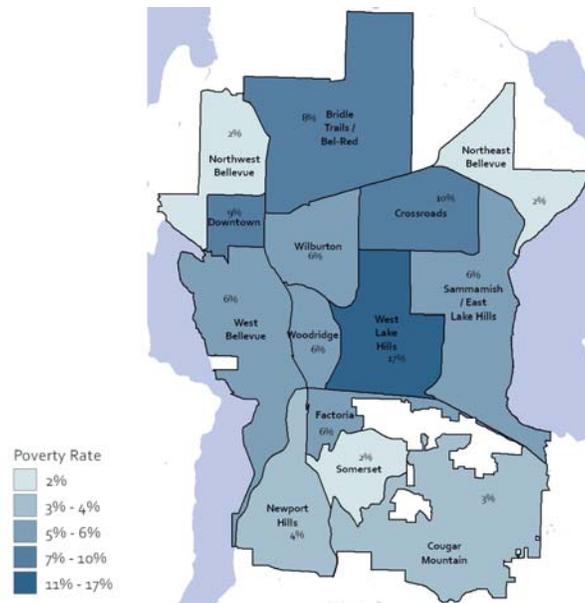


### Individuals in Poverty

Bellevue ranked 223rd out of the state’s 281 incorporated cities for having one of the

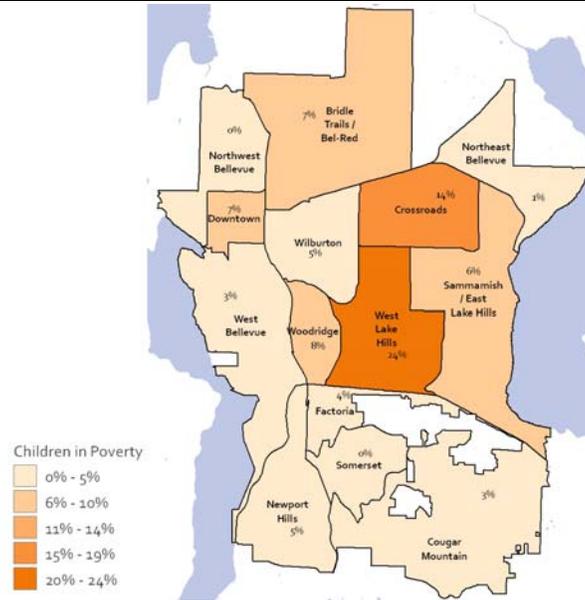
lowest poverty rates at about 6.6 percent. Poverty rates were lowest in the Somerset, Northeast Bellevue and Northwest Bellevue neighborhood areas with less than about three percent in poverty. The poverty rate was highest in West Lake Hills where about 17 percent of individuals were in poverty. Other neighborhood areas with relatively high rates of poverty compared to other areas in Bellevue were Crossroads and Downtown.

The US Census Bureau's 2009 threshold for poverty was an annual income of just under 11,000 for a household of one and just under 22,000 for a household of four.



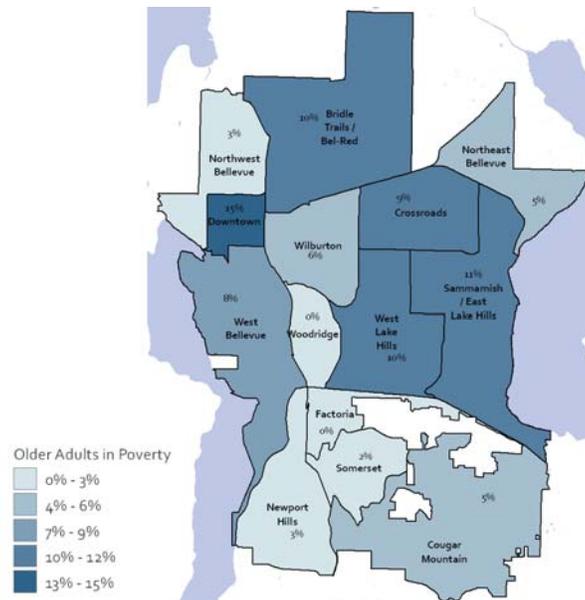
### ***Children in Poverty***

About 6.8 percent of children in Bellevue were in poverty in 2005-2009. In some neighborhood areas zero percent of children were in poverty, but in West Lake Hills it was estimated about 24 percent of children were in poverty. Crossroads had the largest estimated number of children in poverty.



### Older Adults in Poverty

About 7.2 percent of older adults in Bellevue, 65 years of age and older were in poverty during 2005-2009. Downtown had the highest percentage of older adults in poverty at about 15 percent, yet Sammamish/East Lake Hills had the largest estimated number of older adults in poverty.



### Housing Affordability

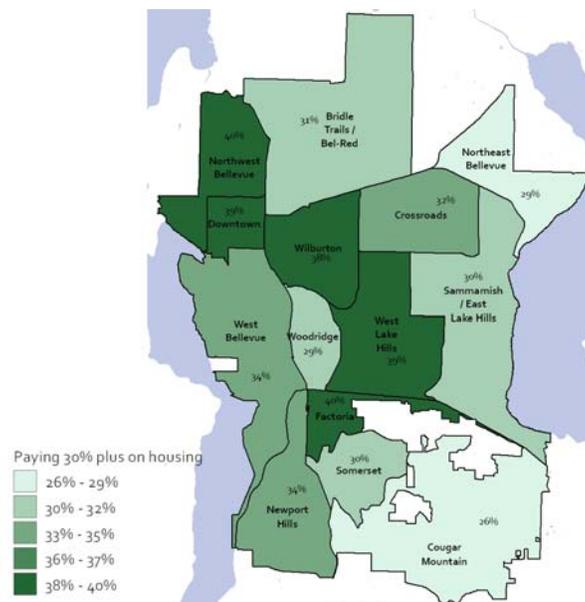
#### *Households paying 30 percent or more of their incomes on housing*

According to the U.S. Department of Housing and Urban Development, the generally

accepted definition of affordable housing is when a household pays no more than 30 percent of its annual income on housing.

About a third of Bellevue's households spent 30 percent or more of their incomes on housing in 2005-2009. This was a lower percentage than that in Seattle, King County and Washington State as a whole, yet still represents a significant proportion of Bellevue households.

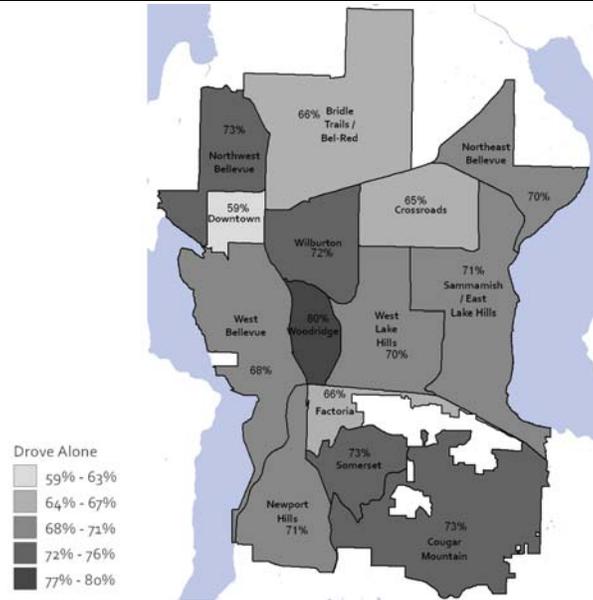
In an arc of neighborhood areas including Factoria, West Lake Hills, Wilburton, Downtown and Northwest Bellevue, about 39 to 40 percent of households spent 30 percent or more of their incomes on housing, whereas in Cougar Mountain, Northeast Bellevue and Wilburton less than 30 percent of households exceeded this threshold.



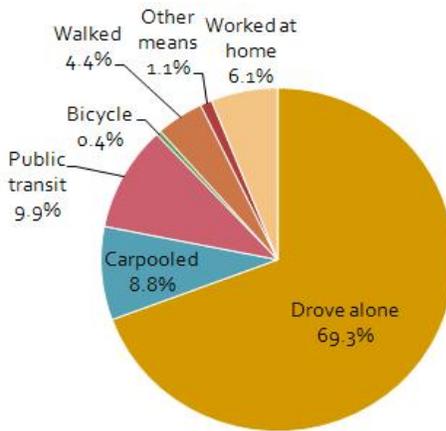
## Travel to Work

### *Residents that did/did not drive alone to work*

About 31 percent of Bellevue residents commuted to work by means other than driving alone in 2005-2009 up from 26 percent in 2000 and 23 percent in 1990. Downtown had the highest percentage of residents who commuted to work by means other than driving alone at around 41 percent and Woodridge had the lowest percentage at around 20 percent.

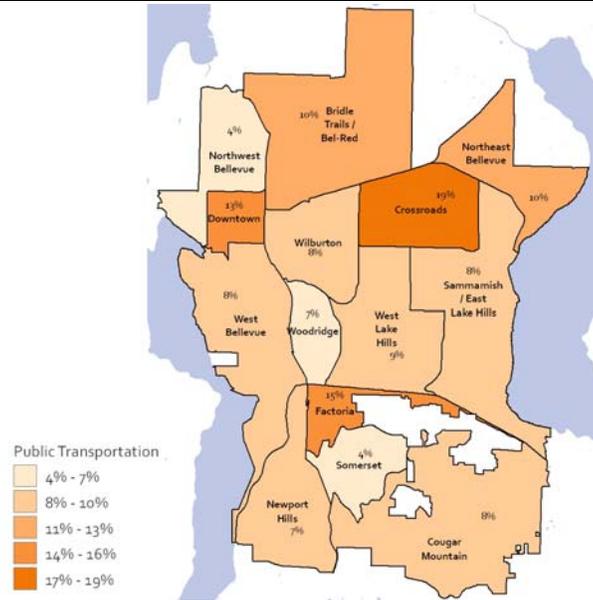


**Travel to work distribution for Bellevue's residents**



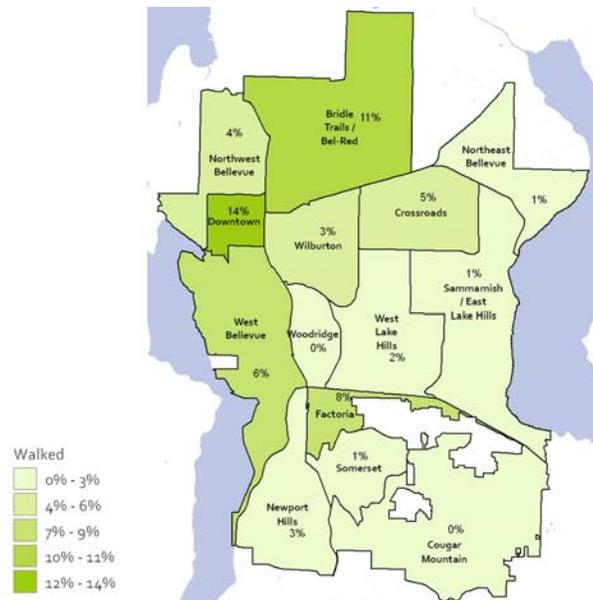
***Public Transportation to work***

An increasing percentage of residents took public transportation to get to work. In 2005-2009 about ten percent of residents took public transportation to get to work, up from seven percent in 2000. Crossroads, Factoria and Downtown were the three neighborhood areas with the highest percentages of residents commuting to work via public transit with around 19 percent, 15 percent and 13 percent respectively. In contrast, Somerset and Northwest Bellevue had around four percent.



**Walking to work**

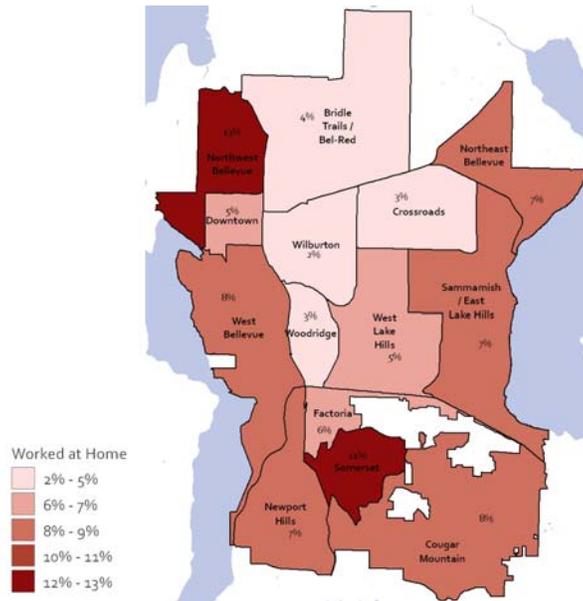
In 2005-2009, about four percent of residents walked to work. Downtown, Bridle Trails and Factoria had the highest percentages of residents who walked to work with about 14, 11 and 8 percent respectively. In contrast, it was estimated that no residents from Cougar Mountain and Woodridge walked to work in 2005-2009.



**Working at home**

About six percent of residents worked at home in Bellevue during 2005-2009. Northwest Bellevue and Somerset had the highest estimated percentages with about 13 and 11

percent respectively.



### Mean travel time to work

In 2005-2009, the mean travel time to work for Bellevue residents who commuted to work remained largely unchanged from 2000 at about 22 minutes. Northwest Bellevue had the shortest mean travel time at about 17 minutes while Cougar Mountain had the longest commute time at about 27 minutes.

