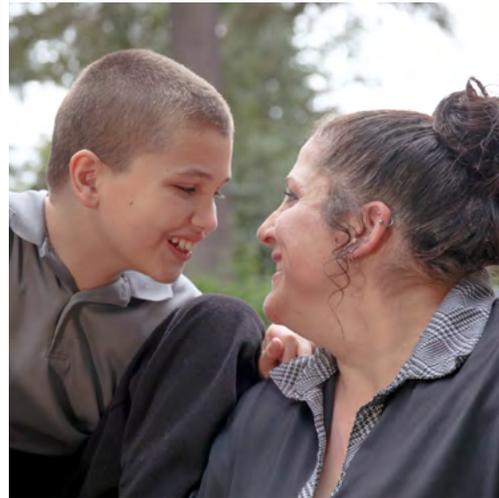
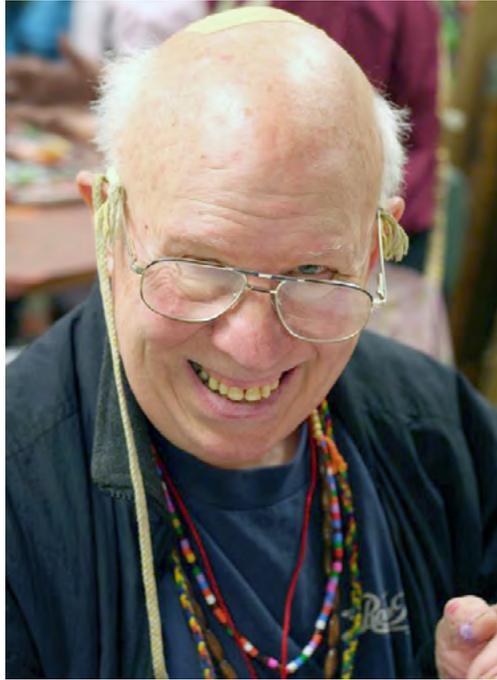


Bellevue: A Community Profile



COMMUNITY PROFILE

Overview

Bellevue City Council's vision is,

"We welcome the world. Our diversity is our strength. We embrace the future while respecting our past."¹

This requires us to understand and anticipate the diverse and changing needs of our population. An understanding of who we are and how we are changing enables us to plan the physical development of the city, including space for housing, commercial activity and schools, and investments in fire and police stations, public gathering places, parks, roads, and utilities to meet the needs of everyone in the community, now and in the future.

An understanding of who we are and how we are changing also enables us to ensure programs and services are relevant and accessible to today's community, including assistance with basic needs, social support services, safety, healthcare and training.

This chapter begins by taking a look at Bellevue's development over the decades, highlighting drivers of demographic change and noting where trends are likely to take us in the future. Each section begins with a description of the regional and local economy during the time period. Both in its size and composition, the economy is one of the key drivers of demographic change. Different types of industries and occupations require different skills and education, which drive wages, earnings and income levels.

The rate and concentration of job growth fuels demand for housing. How a community plans to accommodate growth affects households, age and income distributions, as well as the rate of demographic change and transformation in later years.

Understanding where the city of Bellevue has come from, how it has changed over

the decades and where it is today, will help us understand who we are and how we are changing to better anticipate the diverse and changing needs of our community.

Prior to 1940

Coal, Timber then Farming

Most of Bellevue's first peoples, the Salish Indians, had been moved to reservations by the time the first European settlers came to the Bellevue area in the 1860s with the discovery of coal in the Newcastle and Coal Creek areas.² Logging began in the 1880s and gained momentum in 1903 with the opening of the Hewitt-Lea Mill at the north end of Mercer Slough. However, in 1916 when the Lake Washington Ship Canal and Montlake Cut lowered the level of Lake Washington by nine feet, Mercer Slough turned into a boggy swamp and the mill was closed soon after.

Farming, began after the trees were logged and stumps removed. Sakutaro Takami, one of the early Japanese pioneers to Bellevue, planted the first strawberry fields in the vicinity of today's intersection of 102nd Avenue NE and NE 15th Street in 1904.³ The Japanese community in Bellevue grew to 55 families, who were farming 472 acres by the 1940s.

Telephones, electricity, schools, churches, stores, businesses, newspapers, cars and a garage to service them all made their way to Bellevue during the 1900s and 1910s. The population in the greater Bellevue area grew from 400 in 1900 to 1,500 in 1920.

Two businesses worth noting that opened during the 1910s were Eugene Sherman's Dirigo Compass Factory and William Schupp's American Pacific Whaling Company. Dirigo Compass operated in Bellevue until 2014, making it the longest running business in Bellevue. It is still well

known for its high quality compasses though the company moved north to Bellingham, Washington and Canada. The Whaling Fleet came to an end when the United States declared war on Japan in 1941. The whaling season was canceled, the Navy took possession of the docks at Meydenbauer Bay, and the military co-opted the whaling boats for the war effort.⁴

During the 1920s and 1930s, a fire department, library, golf course, Japanese Language School, Japanese Youth Club, Women's Club, Development Club, high school, and Grower's Association all formed along with a burgeoning business community. Roads were constructed increasing access to the north and south as well as the wooden East Channel Bridge connecting the east shore of Lake Washington at Enatai west to Mercer Island.

1940s

WWII and a Floating Bridge

World War II boosted the economy with increased demand for ships and planes. At the same time, government construction of bridges and highways made farm land on the eastside accessible and ripe for development. With the opening of the Lacey V. Murrow Floating Bridge across Lake Washington in 1940, convenient access between Bellevue and Seattle was created, and Bellevue's population grew with workers going to the Lake Washington Shipyards in Houghton (today, Kirkland) and to Boeing in Seattle and Renton. In 1941, the U.S. Navy selected the small town of Renton as the manufacturing facility of the XPBB-1 (Model 344) Sea Rangers.⁵

However, on May 20, 1942, Bellevue's 55 Japanese families were ordered out of their homes and sent to internment camps by Federal Executive Order 9066. The loss of Bellevue's Japanese residents led to the demise of farming in the area and subsequently left land open for development.

While housing development along the shores of Lake Washington and Lake Sammamish dates back to the early 1900s, it wasn't until after the

completion of the Lacey V. Murrow Floating Bridge and the tragic internment of Japanese Americans in 1942 that the first housing subdivisions began to appear in Bellevue, primarily in West Bellevue north of I-90. The Vuecrest neighborhood was developed in 1947 west of Downtown and north of NE 8th Street, and was called one of the first modern subdivisions of the area.

The business community also took root in the second half of the decade with Bellevue Square opening in 1946 and the Bellevue Chamber of Commerce forming in 1947. One of the first illustrations of the strong tie between arts and the local economy occurred when Carl Pefly, owner of the Crabtree Restaurant, organized the community's first Arts and Crafts fair in 1947 drawing over 30,000 visitors.⁶ The annual fair continues to this day. Proceeds from the three-day event help support the Bellevue Art Museum.

Early residents invested and took pride in the area's schools and parks making Bellevue a desirable place to live and start a family, and well over 20,000 new households moved into Bellevue during the housing boom that followed during the 1950s and 1960s.

1950s and 1960s

Homogeneity En Masse

Jobs and Occupations

After WWII through the 1960s, regional job growth, led by the Boeing Company, attracted people from around the nation and overseas, primarily from Europe. Skilled engineers and machinists were needed to build the company's new military aircraft and passenger jet airplanes.

In addition, local businesses opened in Bellevue offering employment opportunities in other job sectors including retail, education, business services, manufacturing, health services, and construction. First Mutual Bank opened in 1953, followed by Puget Sound Power and Light (now Puget Sound Energy) moving its headquarters to Bellevue in 1956, and Safeway building its distribution center in Midlakes (now BelRed)

1940s

- 1940 Lacey V. Murrow Floating Bridge opens
- 1941 Renton selected by U.S. Navy to house the manufacturing facility of the XPBB-1 (Model 344) Sea Ranger
- 1941/42 Pearl Harbor is bombed; United States enters the war and over 300 local Japanese Americans are sent to internment camps
- 1944 Marguerite Groves begins King County Library
- 1945 World War II ends
- 1946 Bellevue Square opens
- 1947 Bellevue Chamber of Commerce forms
- 1947 First Arts and Crafts fair in Bellevue is organized by Carl Pefly
- 1947 John L. Scott opens and markets homes in Bellevue's Vuecrest neighborhood

in 1958. Overlake Hospital opened in 1960, Crossroads Shopping Center in 1961, Coca Cola Bottling Plant and the 13-story Business Center Building, now housing Paccar, in 1967. Housing development, along with voter approved bonds for schools, sewer and water systems, also made construction and education jobs plentiful in the city. By 1970, there were an estimated 21,000 jobs in Bellevue.

The mix of jobs available in Bellevue and in the surrounding area attracted people with varying levels of education. In 1970, about 37 percent of Bellevue's population 25 years and over had a Bachelor's degree or higher.⁷

Housing & Population Growth

Bellevue's housing boom began in earnest in the 1950s and 1960s, coinciding with the baby boom generation who were born between 1946 and 1964. Over the course of 20 years, much of the housing and transportation framework of

the city, as we know it today, was constructed. After incorporating in 1953, the City of Bellevue quintupled in size annexing nearly 19 square miles, and its population grew by a factor of 10, going from 5,950 people in 1953 to over 61,196 in 1970 (Figure 1).

With the passage of the Federal Highway Act of 1956, US Route 10 was widened to four lanes and renumbered to Interstate 90. This was followed by Primary State Highway 2A being renumbered to State Route 405 and then to Interstate 405 in 1971. In 1963, the first Evergreen Point Floating Bridge was constructed, solidifying the connection between the Eastside and Seattle.

Thousands of acres of farmland were rapidly transformed into acres upon acres of housing, predominantly single-family housing for sale. The communities of Enatai, Bellecrest, most of Northwest Bellevue, Northup Heights, the top of Woodridge, Lake Hills, Sherwood Forest, Eastgate, Hilltop and Lake Heights were all built during the 1950s and later annexed into the city. These communities were followed by Cherry Crest, Trails End, Crofton, Bretton Wood, Lake Crest, Spiritridge, Cougar Hills, Somerset, Newport Hills and others in the 1960s.

Structure Type and Lot Size

Based on housing that exists today, over 90 percent of homes built in the 1950s were single-family structures. Construction of single-family homes also predominated in the early 1960s. However starting in 1967, the construction of multi-family buildings in Bellevue took off, such that by the end of the decade, multi-family units comprised 40 percent of all units constructed in the 1960s. In 1968 alone, over 2,300 multi-family units were constructed, an annual figure that has not been surpassed to this day.

Several small apartment buildings constructed in the 1940s and 1950s exist primarily south of Downtown, while apartment and condominium complexes built in the 1960s, are spread further to the east and south to Newport Hills. It is likely multi-family structures built during this time period

housed some of Bellevue's smaller, less wealthy households. Their presence indicates a demand for a diversity of housing to accommodate people of different ages and households of different types, sizes and incomes.

The size of the lots that single-family homes were built on during the 1950s and 1960s also reflects the economic diversity of households coming to live in Bellevue during that period. Homes built in the Pikes Peak, Trails End, Diamond Ranch and Hilltop neighborhoods are often found on lots close to or over an acre in size, while homes built in Lake Hills, Surrey Downs and Newport Hills are on lots less than a quarter of an acre in size.

Homes in Lake Hills, one of the largest residential developments of the 1950s, were described as, "homes facing one another across streets with no curbs, lights, or sidewalks; inexpensively built on inexpensive land meeting the acute postwar need for middle income housing."⁸

Other lot sizes fall somewhere in between. Homes in Springhills, Killarney Circle and Lake Heights are on lots between 15 and 20 thousand square feet, and many homes in Lake Crest, Brookwood and Vuecrest are on lots between 10 and 15 thousand square feet.

Having housing at a variety of price points, allowed households in a variety of income brackets to move into Bellevue - the engineers, doctors and store owners and the machinists, teachers and bottling plant workers.

Households

The Census Bureau defines a "household" as "all the people who occupy a housing unit as their usual place of residence." Over the past decade Bellevue has seen some significant changes in household composition and size.

Often a strong correlation exists between new housing and the household type and age distribution of its inhabitants. Young couples with young children or young couples who are about to have children are more likely to move into new single-family housing than older couples with or

without children or single persons, provided it is near an employment center and not part of a retirement community. When a lot of new housing is built over a short period of time, the population in a community can be relatively homogeneous in terms of age and comprised primarily of two age cohorts - children and young workforce adults, versus the usual four age cohorts of children, young workforce adults, older workforce adults and older adults. This was true in Bellevue during the 1950s and 1960s.

Though some variety in housing was constructed in the 1950s and 1960s, households moving into Bellevue's new neighborhoods were predominantly young white families with children. In 1970, 57 percent of Bellevue's households were married couples with children and the city's average household size was 3.4 persons per household.⁹

Age

Exactly one year after United States servicemen returned home from World War II a sharp spike in births occurred. From 1946 to 1964 the baby boom generation was born, and Bellevue's age distribution reflected it. In 1970, 44 percent of Bellevue's population was under the age of 20, and a full 80 percent was under the age of 45 compared to 17 percent who were between 45 and 64 years of age and three percent who were 65 years and older (Figure 3).

The Bellevue School District entered the 1950s with four elementary schools, one junior high and one senior high school. By 1969, there were 24 elementary schools, seven junior highs and four high schools.¹⁰ During the 1960s, enrollment in Bellevue School District nearly doubled reaching its all time high of 24,282 in 1969.

Service providers also responded to the needs of Bellevue's largest demographic when, in 1968, Youth Eastside Services opened to cater to the needs of Eastside youth.

The rapid flip of farmland to housing in the 1950s and 1960s, drawing in a largely homogeneous population in terms of age set the city up for future waves of transformation in later years.

Race and Ethnicity

People moving into Bellevue in the 1950s and 1960s were predominantly White. The Japanese farming community who once called Bellevue home had been forced to leave with the internment of Japanese in 1942, and few returned as several communities that developed in the 1950s and 1960s had discriminatory covenants, preventing people of color and Jews from moving into parts of Bellevue.¹¹ It wasn't until 1968, when the U.S. Congress passed the Fair Housing Act, prohibiting discrimination in the sale, rental and financing of dwellings based on race, color, religion, sex or national origin, that discriminatory covenants were made illegal.¹² In 1970, about five percent of Bellevue's population were foreign born and 98 percent of Bellevue's residents were White.

1970s and 1980s

Growth, Aging and a Hint of Color

Jobs

The "soaring '60s" in which the booming Puget Sound economy "lived up to every promise and then some," took a nose dive in 1969 when Boeing cut its workforce from a high of over a 100,000 in 1968 to 80,000 in 1969 and then to 32,500 by late 1971.¹³ At the same time, baby boomers began entering the workforce swelling the availability of labor.

Despite the depths to which the Puget Sound economy fell, the amount of commercial space in Downtown Bellevue nearly doubled growing from two million square feet in 1970 to 3.9 million square feet in 1980. The number of jobs downtown also climbed from 5,372 to 10,609, and citywide, jobs doubled by the end of the decade to reach an estimated 42,000 by 1980.

Other commercial buildings constructed in the 1970s included Bellefield Office Park, Factoria Mall, Eastgate Plaza, Safeway Bakery and many other buildings in BelRed.

1950s & 1960s

- 1953 The City of Bellevue incorporates with a population of 5,950
- 1955 Voters approve bonds to build schools, water system and parks
- 1956 Highway 2A the two lane precursor to I-405 opens
- 1956 Puget Sound Power & Light moves headquarters to Downtown Bellevue
- 1958 Safeway builds distribution center in Midlakes
- 1959 Bellevue's first traffic light is installed at Main Street and Bellevue Way
- 1960 Overlake Hospital opens
- 1961 Crossroads Shopping Center opens
- 1963 Evergreen Point Floating Bridge opens
- 1966 Bellevue Community College opens
- 1967 Pacific Coca Cola Bottling Company begins building a plant in Midlakes
- 1967 13-Story Business Center Building opens
- 1967 Bellevue Philharmonic Orchestra founded
- 1968 Fair Housing Act passed by U.S. Congress
- 1968 Youth Eastside Services opens
- 1969 Bellevue annexes Lake Hills and Sammamish

Over 200 businesses opened in Bellevue during the 1970s including Burger Master in 1970, Mutual Materials, Sterling Realty, Paccar, HD Fowler, Quadrant Corporation, and Nordstrom in 1971, Bayliss Architects and the Humane Society in 1972, GLY Construction in 1975, the Samena Club in 1976, and Foushee and Associates, Uwajimaya and Microsoft in 1978,¹⁴ with 13 employees.¹⁵

1970s

Population	61,196
Median Age	25
Percent Under 20	44%
Percent 65 and over	3%
Married Couples with Children	57%
Percent People of Color	2%
Percent Foreign born	5%
Percent with Bachelor's degree or higher	37%

The Bellevue Downtown Development Board (later Bellevue Downtown Association, or BDA) also formed in 1974, “to strengthen the economic and cultural vitality of Downtown Bellevue.”¹⁶ Working with the BDA, the City of Bellevue launched a series of planning studies focusing on the future of Downtown Bellevue, which resulted in Council adoption of the CBD Subarea Plan in 1979. The Plan set forth a new vision for Downtown, one with an urban as opposed to suburban development character. The Plan and zoning code that followed permitted a mix of uses and provided new requirements for building heights, setbacks, site coverage and parking ratios, laying a strong foundation for future Downtown development.

Development began in the early 1980s with Bellevue Square remodeling from a one level open air shopping center into a multi-level enclosed mall with capacity to hold about 200 stores. Citywide, nearly 500 new businesses were issued Bellevue licenses in the 1980s. Notable businesses included David Evans and Associates, Wellspring Family Services, Scan Design Furniture, Puget Sound Security Patrol, Pacific Recreation, MA Mortenson Company and the Boeing Company. Boeing constructed office buildings on the former Bellevue Airfield near I-90. Also, with a growing number of employees, Microsoft moved its offices

to a larger building along Northup Way north of SR-520 before moving to Redmond in 1986.

Commercial square footage doubled in the Downtown growing from 3.9 million square feet in 1980 to 8.0 million square feet in 1990, and the number of downtown workers climbed from 10,609 in 1980 to 22,257 workers in 1990. By 1990, the number of jobs in Bellevue citywide had climbed to 89,910, and for the first time the number of workers in Bellevue outnumbered the number of residents.

Educational Attainment

Education attainment levels rose gradually across the nation and in Bellevue as younger (and more educated) cohorts replaced older, less educated cohorts in the adult population. This was especially true for young women who were achieving higher levels of education than female cohorts had in the past. About 44 percent of Bellevue’s population 25 years and over had a Bachelor’s degree or higher in 1990, up from 41 percent in 1980, and up from 37 percent in 1970.

Household Incomes and Poverty

In 1990, Bellevue’s median household income was estimated to be about \$76,759 in 2015 dollars, and there was a fairly even distribution of household income illustrating the growing economic diversity of Bellevue’s households.

About 5.6 percent of Bellevue’s population was in poverty in 1990 up from 4.7 percent in 1980, and it was estimated that 2.6 percent of the labor force was unemployed.¹⁷ In 1972, the non-profit Employment Opportunities Center was founded.¹⁸

Housing

The number of housing units constructed during the 1970s and 1980s matched or exceeded the number of units constructed during the 1950s and 1960s. However, 58 percent of units constructed were in multi-family structures compared to 28 percent during the 1950s and 1960s, and they occupied just about a fifth of the land area.

Structure Type and Size

Construction of new single-family homes slowed during the 1970s with the slowdown in the economy and with much of the easily developed land in Bellevue already built upon. Construction of multi-family housing units, in contrast, increased and reached its peak in the 1970s. Over 7,100 multi-family units were constructed during the 1970s compared to 5,300 single-family units, representing 58 percent of all units constructed.

In the 1980s, construction of multi-family units continued to outpace single-family construction comprising again 58 percent of all new housing unit construction. The overall number of housing units constructed in the 1980s declined however, dropping from about 12,400 in the 1970s to 9,100 in the 1980s. New single family units constructed dropped from 5,275 to 3,793 and new multi-family units dropped from 7,163 to 5,321.

Multi-family Housing

Multi-family structures built in the 1970s and 1980s were primarily built around the edges of Downtown, Factoria Mall, Crossroads Shopping Center and along 148th Street, I-90 and I-405.

Condominium units gained ground in the 1970s, though apartments still comprised 53 percent of multi-family units constructed. However, during the 1980s, condominiums pulled ahead and comprised 54 percent of multi-family units constructed, providing more home ownership opportunities for low to moderate income households.

Many of the multi-family units constructed during the 1970s and 1980s were relatively large in size making housing in Bellevue accessible to low-moderate income families. About 71 percent of the units built in the 1970s and 1980s had two or more bedrooms, another quarter had one bedroom, and about four percent were studios. With increased construction of multi-family units, more housing options were made available to a diversity of household types, sizes, and incomes.

Single-family Housing

Single-family housing development gradually filled in parts of the city that were hilly and not as easy to develop, such as areas in the southeast near Cougar Mountain. Single-family development occurred in the neighborhoods of Somerset, Foresthill, Westwood Highlands, Eaglesmere, Horizon Heights, Whispering Glen/Collingswood, and Horizon Crest in the 1970s followed by Forest Park, Forest Glen, Forest Ridge, Vuemont and Sky Mountain in the 1980s.

Single-family development also occurred in the southwest, in Delmar Woods, Newport Park and Newport Shores in the 1970s followed by Pembroke Meadow in the 1980s.

In the central part of the city, parts of Woodridge filled in during the 1970s and parts of the Sunset Community in the 1980s. In the north, Lakewood Park, Compton Green and Bellemead developed in the 1970s followed by Compton Trails, Shadow Wood, North Creek and Yarrow Bay Village in the 1980s.

About 30 percent of single-family units had three bedrooms in the 1970s and 1980s, 50 percent had four bedrooms and about 17 percent had five or more bedrooms. Given the age and size of these homes, young married couples with children were often their first occupants, and the neighborhoods they inhabited tended to be homogeneous in terms of age and income.

Housing Value

As mentioned earlier, in 1990 the number of jobs in Bellevue was higher than the number of residents. The rapid growth in employment during the 1980s resulted in a job to household ratio of 2.4 jobs per every household by 1990. Since about 1.4 workers exist per household, Bellevue's job to household ratio was unbalanced. Other primarily residential cities around Bellevue helped reduce the imbalance, yet wherever a high job to household ratio exists, demand for housing within a city is likely high and finding housing that is affordable to every income level is going to be a challenge.

1970s & 1980s

- 1972 The non-profit Employment Opportunities Center is founded.
- 1972 Ground is broken for Eastgate Plaza
- 1973 The City of Bellevue's Public Utilities Department is formed with the merger of Water Districts 68, 97 and 99
- 1973 Downtown Development Board incorporates
- 1975 The Bellevue Arts Museum opens
- 1978 Microsoft moves back to PNW and opens office in Downtown Bellevue
- 1979 Central Business District Subarea Plan is adopted
- 1979 Factoria Mall opens
- 1980 Ground breaking for new Bellevue Square Mall
- 1980 Andrea Beatty is Bellevue's first woman City Manager
- 1980 Public Safety bond passed
- 1980 Land donated for Bellevue Botanical Garden
- 1983 Downtown building boom
- 1984 BSD sells Downtown Park site to City
- 1987 Pacific Regent housing older adults opens in Downtown
- 1989 School enrollment down to 14,000

Housing affordability challenges can create pressure for housing development in areas farther away resulting in issues associated with sprawl including longer travel times, increased transportation costs and increased traffic as well as loss of farmland, loss of wildlife habitat and increased infrastructure costs. Responding to these pressures, the State of Washington adopted

1990s

Population	86,872
Median Age	35.4
Percent Under 20	24%
Percent 65 and over	10%
Married Couples with Children	23%
Percent People of Color	15%
Percent with Bachelor's degree or higher	44%
Percent in Poverty	5.6%

the Growth Management Act in 1990 requiring fast growing cities and counties to manage growth to protect "the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by residents of this state."¹⁹

Households

As mentioned earlier, a strong correlation often exists between new housing and the household type and age distribution of its inhabitants. This correlation can remain strong even as housing and households age, as was the case in Bellevue during the 1970s and 1980s. As Bellevue aged, so did its households. Many families that moved into new homes to raise a family during the 1950s and 1960s did not move away during the 1970s or 1980s. Some are still here today. In 2014, it was estimated that a little over 1,200 households who moved into their home prior to 1970 were still living in their homes, representing about four percent of Bellevue's home owners in 2014.

The young married couples with children of 1970 became older married couples with children away at college or in the workforce in the 1980s and 1990s, and the proportion of married couples with children in Bellevue dropped from 57 percent in 1970 to 29 percent in 1980 and then to 23 percent in 1990.

Moving in the opposite direction, the percent of married couples without children climbed from 25 to 31 and then to 32 percent of households by 1990. The share of single person households also increased to comprise 26 percent of Bellevue's households, surpassing married couples with children as the second most common type of household in 1990.

Bellevue's two plus person non-family households climbed into fourth place in 1990 comprising nine percent of Bellevue households, followed by single parent households at six percent and other family households at five percent.

Bellevue's average household size had fallen to 2.41 persons per household in 1990, down from 2.6 in 1980 and 3.4 in 1970.

Population Growth

Bellevue's population grew by 12,700 in the 1970s and by nearly 13,000 in the 1980s. However, 28 percent of the growth in the 1980s, or nearly 3,600 people, came from annexation. By 1990, Bellevue's population was 86,872.

Age

As baby boomers grew up and became adults, Bellevue's age distribution diversified. Even as Bellevue's population increased, enrollment in the Bellevue School District declined steadily from its high of 24,282 in 1969 to a low around 14,000 by 1989 when enrollment leveled off hovering between 14,000 and 16,000 students for a little over a decade. Reflecting this trend, the percentage of Bellevue's population under the age of 20 dropped from 44 percent in 1970 to 30 percent in 1980, and then to 24 percent in 1990, where it has largely remained since.

As children aged, so did their parents and the number and proportion of older adults (ages 65+) living in Bellevue increased, going from three percent of the population in 1970 to six percent in 1980, and then to 10 percent in 1990. The building of Pacific Regent in Downtown Bellevue in 1987 reflected the growing need for housing catering to older adults.

Bellevue's median age was 35.4 in 1990 up from 25 in 1970.

Race and Ethnicity

With the passing of the Fair Housing Act in 1968, discriminatory covenants were outlawed and Bellevue began to diversify in terms of race and ethnicity, but still remained largely White. In 1980, nine percent of Bellevue's population were foreign born up from five percent in 1970, and People of Color grew to represent six percent of Bellevue's population, up from two percent in 1970. By 1990, 13 percent of Bellevue's population were foreign born and People of Color represented 15 percent of the population.

Bellevue's Asian population was the largest non-white racial group in Bellevue in 1990 representing ten percent of the population. Chinese and Japanese residents comprised the largest Asian populations, followed by Korean, Asian Indian, Vietnamese and Filipino populations.

Hispanics or Latinos and Blacks or African Americans each represented over two percent of Bellevue's population in 1990, up from less than one percent in 1970.

1990s and 2000s

New Generations: Industries, Families and Immigrants

Jobs

An unanticipated shift in industry began in the 1990s, that continues to this day. Personal desktop computers became common place in the 1990s and with them words like Windows, Word, Excel and Access took on new meanings. However, this new industry caught some economists unawares. For instance, in 1987, Douglas E. Booth, a faculty member in the Department of Economics at Marquette University, wrote the following about the Washington State economy:

While modest employment gains can be expected in the aircraft industry in the near future, the prospect for future expansion in other high growth

industries does not appear to be substantial enough to keep the Washington State economy growing at a more rapid rate than the national economy for many more years. Washington's rate of new business formation is relatively low by national standards, suggesting that new growth leading industries based on new business are unlikely to emerge in the near future. The state appears to be approaching the end of the rapid growth phase of a long wave.

To his credit though Booth noted,

...growth prospects in the computer software industry are excellent with sales rising at an 18 percent annual rate. Much of this sales growth will be captured by the leading three firms in the industry, including Microsoft of Redmond, Washington...

Yet, he went on to write...

...the Washington State economy is not likely to see a permanent upward shift in new business formations relative to the economy as a whole until it falls on hard times, and ... new business formations are not likely to be a major stimulus to regional economic growth in the near future. The future course of the regional economy will thus depend to a large extent on what happens to businesses that are already well established... This is a clear sign that the Washington State economy is approaching the end of the rapid growth phase of its current long wave of economic development.²⁰

Although Microsoft moved its headquarters to Redmond in 1986, related companies opened in Bellevue making the city a hub for tech industries in the 1990s. Microstar Laboratories, Cisco Systems and Datalink Corporation all opened selling computer networking equipment, data acquisition and computer peripherals; S&P Global, CWA Connect and Gravity Square opened offering information consulting services; and Valve, one of Bellevue's first gaming companies, was launched in 1996 with an office in Bellevue Place.

Growth in industrial sectors was uneven nationally as well as in Bellevue as industries shifted toward professional services and away from manufacturing. The number of companies offering business services grew in the 1990s as well including, banks, law offices, insurance and

accounting firms. Engineering and construction firms also increased, as did wholesalers and major retailers such as Home Depot and Trader Joe's.

Within Downtown Bellevue, commercial space grew to 10.6 million square feet, and the number of jobs increased to 32,600.²¹ Citywide, the number of jobs grew 42 percent over the decade reaching 127,416 by the year 2000.

The region's economy started off in 2000 at the top of an economic cycle and ended the decade near the bottom of the following cycle making it appear that job growth had stopped. In reality, job growth continued its upward trend, but after rebounding from the dot-com bust in the early 2000s, the region, as well as the nation, was hit hard by the Great Recession.

With the dot-com bust in the early 2000s, jobs fell by 12 percent within Downtown and eight percent citywide and vacancy rates in the Downtown rose to 26 percent by 2002.²² It wasn't until 2005, that jobs began to increase, but a full recovery did not occur until 2006 within Downtown and until 2007 citywide.

The recovery did not last long however, as the Great Recession hit at the end of 2008. Job wise Bellevue fared relatively well, mainly due to an influx of Microsoft jobs into Eastgate in 2007 and into Downtown in 2009.

Bellevue was fortunate to have Microsoft nearby. Both they and their spin off company Expedia, added jobs to the city during the 2000s along with other firms in the service sector, helping the city weather the storm. Yet, not every industry weathered it well. As Bellevue's sector distribution shifted further towards technology, other sectors shed jobs or grew more slowly. For instance, the Construction, Manufacturing, Retail and Wholesale Trade/Transportation/Utilities (WTU) sectors all lost jobs over the decade, and jobs within the Finance, Insurance and Real Estate (FIRE) sector remained relatively flat. Many Bellevue residents who lost their jobs also lost their homes during the foreclosure crisis that followed.

Despite the downturns in the economic cycles, new commercial office buildings were constructed and later expanded in Factoria at Newport Corporate Center, and in Eastgate at Advanta, turning those areas into major employment centers.

T-Mobile moved to Factoria in 1998, when it was known as Western Wireless. Today it is the city's second largest employer behind Microsoft. Expedia spun off from Microsoft in 1999 located first in Eastgate, then moved its headquarters to a new tower in Downtown in 2007. By 2010, commercial square footage in Downtown had expanded to 15.3 million square feet and jobs had rebounded to just over 40,000.

Citywide, the number of jobs in 2010 was estimated to be just under 128,000, not much of a change since 2000. Yet, the industrial distribution of jobs within the city changed with declines in Construction, Manufacturing, Retail, and WTU and gains in Services. This change shifted Bellevue's economy further towards the tech sector, strengthening the city's status as a hub for technology businesses.

Yet it came at a cost. People lost their jobs and their homes and were forced to leave the city. Longitudinal data on specific individuals is difficult to acquire, but as shown in the following sections, shifts occurred in Bellevue's population that indicate there was likely more displacement than retraining of workers to meet the demands of Bellevue's changing economy.

Occupations

A significant shift in the occupations of Bellevue's residents began to occur in the 1990s with growth in Bellevue's tech sector. The percentage of residents employed in management, business, science, and arts (MBSA) occupations grew from 40 percent in 1990 to 53 percent in 2000, and then to 60 percent in 2010.

As MBSA occupations increased, the percentage of residents employed in sales and office occupations declined from a high of 38 percent in 1990 to 26 percent in 2000 and then to 19 percent in 2010. Workers in service occupations

increased moderately going from nine percent in 1990 to 10 percent in 2000 and then to 11 percent in 2010.

It should be noted that service occupations do not correspond directly to Service sector industries. Service occupations include healthcare support, fire fighting, police, food preparation and serving, building and grounds cleaning and maintenance and personal care service occupations. In comparison, the Service industry sector is more complex including professional, scientific, and management service industries along with administrative and waste management industries and arts, entertainment, recreation, accommodation and food service industries.

Educational Attainment

With a shift toward more MBSA occupations, higher educational attainment levels were needed to fill these growing jobs resulting in a shift in the educational attainment distribution of Bellevue's population. Highly educated workers from around the nation and the world began moving to Bellevue in the 1990s, raising the percentage of residents 25 and over with a Bachelor's degree or higher from 46 percent in 1990 to 54 percent in 2000, and then to 62 percent in 2010. Part of this increase was due to an increase in the percentage of residents with a graduate or professional degree, which went from 14 to 19, to 22 percent.

During the same time periods, the percentage of Bellevue residents 25 and over with an educational attainment level between 9th grade and some college or an Associate's degree declined from 53 percent in 1990 to 44 percent in 2000, and then to 35 percent in 2010. Nationally, this category peaked in 2010 at 57.4 percent of the population 25 and over. Educational attainment levels in Bellevue exceeded those in King County as a whole, and those in King County in turn exceeded levels in Washington State and the U.S..

Despite the decline in the proportion of residents with lower educational attainment levels, the number of residents with an educational attainment level between 9th grade and some

college or an Associates degree increased between 1990 and 2000 going from about 31,500 to 34,150. The number decreased slightly by 2010 to 33,950, but the estimate of people with less than a 9th grade education increased going from 1,660 to 2,500. These trends mirror the growth in jobs at either end of the economic spectrum and relative stagnation in the middle.

Of note, for the first time in 1996, more young women ages 25 to 29 in the United States had a bachelor's degree than young men. However, men still dominated science, technology, engineering and math degrees.

Earnings, Income and Poverty

With strong demand for tech products and services and subsequent strong demand for highly educated tech workers, median earnings as well as median household income rose in Bellevue during the 1990s and 2000s. Median household income rose from \$76,759 in 1990 to \$84,200 in 2000 and then to \$87,499 in 2010, all in 2015 dollars.

Despite rises in median income, poverty rates also rose with the downturns in the economy during the 2000s, and the gap between the rich and the poor widened. The percentage of people in poverty rose from 5.6 percent in 1990 to 5.7 percent in 2000 and then to 6.7 percent in 2010.

Housing Growth

The pace of housing construction continued to decline in the 1990s, yet picked up slightly in the 2000s, but only in the form of multi-family housing. The number of homes that were constructed in the 1990s was 22 percent lower than the number of homes constructed in the 1980s. Construction of single-family homes dropped by 37 percent while construction of multi-family homes dropped by 12 percent. In the 2000s, single family construction continued to decline, but multi-family construction increased.

Structure Type and Size

Starting in the 1990s and increasing in the 2000s, numerous tear downs and rebuilds of single-family

housing occurred primarily in West and Northwest Bellevue. Single-family housing construction on new lots also occurred during the 1990s and 2000s, primarily in the Cougar Mountain/Lakemont neighborhood area in the southeast portion of the city. The overall number of new single-family houses constructed during the 1990s and 2000s declined by more than half falling from about 9,100 in the 1970s and 1980s to 4,300 units during the 1990s and 2000s.

The share of new housing units that were in single-family construction also continued to decline, representing about a third of housing units constructed in the 1990s and about a quarter of units constructed in the 2000s. In other words, twice as many multi-family homes were constructed in the 1990s than were single-family homes, and three times as many during the 2000s.

After reaching a peak in the 1970s, construction of multi-family housing units began a gradual decline until the 2000s, when production picked up again, primarily in condominiums.

Most multi-family development that occurred in the 1990s was located on large parcels outside of Downtown. About 700 units were constructed on five lots in Lakemont. Nearly 1,000 units were constructed on 10 lots in central Bellevue, and another 600 units were constructed on seven lots in northern Bellevue.

Construction of multi-family housing in Downtown that began in the 1990s accelerated in the 2000s, such that by 2010, 7,151 residential units existed in Downtown up from 192 units in 1990.

Housing Value

Housing values in Bellevue increased in the 1990s and again in the 2000s. However, during the 2000s, prices were inflated by shoddy housing loans, which eventually burst the bubble sending hundreds of Bellevue homes into foreclosure.

Households

Although Bellevue's household distribution did not change much between 1990 and 2010, a reversal

in trends began. After climbing for three decades, married couples without children peaked in 1990 representing 32 percent of Bellevue's households, and then gradually began to decline to 31 percent in 2000 and to 30 percent in 2010.

Single person households continued its upward climb in the 1990s to represent 28 percent of Bellevue's households by 2000 up from 26 percent in 1990. However, during the 2000s its share leveled off and remained flat at 28 percent in 2010.

The percentage of households who were married couples with children continued albeit slowly to decline in the 1990s going from 22.8 percent to 22.2 percent of Bellevue's households in 2000. However in the 2000s, the proportion began to increase, climbing to 23.4 percent in 2010. After three decades of declining, this reversal indicated the start of a new cycle or wave of transformation, where households of older adults were beginning to be replaced by households of young families with children.

Population Growth

During the 1990s, Bellevue's population increased by nearly 23,000, going from 86,874 to 109,827. However, 48 percent of that growth or nearly 11,000 was from annexation.

During the 2000s Bellevue's population grew another 12,500 to reach 122,363 by 2010. Twenty-two percent of this growth was due to annexation, and the rest was due to infill and redevelopment. Excluding annexations, Bellevue's population grew by 11.4 percent, slightly faster than King County's at 11.2 percent, but slower than Washington State's increase of 14.1 percent.

With all of its new multi-family buildings, Downtown Bellevue was the fastest growing neighborhood from 2000 to 2010 increasing by over 175 percent.

The population in Crossroads, Factoria, and West Bellevue also grew relatively fast between 2000 and 2010 despite these being locations where little to no housing was added.

As mentioned earlier, the correlation between housing age and the household type and age distribution of its inhabitants weakens gradually as housing ages and communities begin to diversify. However, occasionally the initial homogeneity of households results in future waves of transformation as large numbers of households turnover and a new generation of young families move in.

An unanticipated second wave of transformation began to occur in Bellevue during the 2000s. Population grew in areas where no housing growth occurred. Instead, many small single-family homes built in the 1940s, '50s and '60s, that were occupied by one or two older adults, were torn down and replaced by larger homes occupied by married couples with children. Also, in areas with multi-family development a similar transformation occurred. Shifts in the composition of households resulted in population growth without an equivalent increase in housing units. Schools within these areas were caught unawares by the unanticipated growth in the number of children.

Other areas with housing constructed more recently, including Somerset, Sammamish, and Northeast Bellevue all experienced slight declines in population as their populations aged and either children moved out or spouses passed away.

As Bellevue's neighborhoods have aged, growth from natural increase (births minus deaths) has slowed and more growth has come from in-migration, much of which has come from overseas. Between 1990 and 2000 the foreign born population comprised about 67 percent of Bellevue's growth, and between 2000 and 2010 the foreign born population represented 107 percent of Bellevue's growth, as the native born population shrank in size. This pattern is similar to many other metropolitan areas across the country. Governing magazine found that 37 growing metro areas would have lost population had it not been for new residents from abroad.

1990s & 2000s

- 1992 Downtown height cap raised to 450 feet
- 1993 First televised City Council meeting airs
- 1993 New Bellevue Regional Library opens on 110th and Meydenbauer Convention Center opens on NE 6th
- 1993 City's first Diversity Action Plan is adopted
- 1993 Conrad Lee becomes Bellevue's first non-white City Council member
- 1993 A Regional Coalition for Housing (ARCH) founded
- 1994 Police Precinct opens in Factoria Mall and Mini-City Hall opens in Crossroads Shopping Center
- 1995 City activates its electronic online bulletin board
- 1995 Bellevue Pacific Office Tower opens
- 2001 Bellevue Arts Museum opens in its new building
- 2001 City buys land on waterfront from William Schupp's grandson, Bill Lagen, for public park
- 2002 Expanded 12 bay Bellevue Transit Center opens
- 2002 Residents approve \$324 million in school bonds
- 2006 New City Hall building opens downtown
- 2008 \$40.5 million Park levy passes
- 2009 BelRed Subarea Plan adopted
- 2009 Microsoft leases three new towers in Downtown, becoming Bellevue's largest employer

2010s

Population	122,363
Median Age	38.5
Percent 65 and over	13.9%
Married Couples with Children	23%
Percent People of Color	40.8%
Percent Foreign Born	33%
Percent with Bachelor's degree or higher	61%
Percent in Poverty	7.2%

Place of Birth

As Boeing did in the 1950s and 1960s, tech industries in the 1990s and 2000s brought highly educated workers from around the nation and the world to Bellevue. This time however, many of those workers were from Asia instead of Europe.

All of Bellevue's population growth from 2000 to 2010 was from in-migration and all of that from overseas. As a result, the number of foreign-born residents in Bellevue increased by 52 percent over the decade years leading to major increases in Bellevue's cultural diversity.

The percentage of Bellevue residents who were born in a foreign country climbed from 13 percent in 1990, to 25 percent in 2000, and then to 33 in 2010. In other words, in 2010, one in three people living in Bellevue had been born in a foreign country.

About two thirds of Bellevue's foreign born population in 2010 were born in Asia, primarily in China and India. Another 16 percent were born in Europe, 11 percent were born in Latin America, four percent were born in North America i.e. Canada, and the remaining three percent were born in Africa.

Language Spoken at Home

The number of people who spoke a language other than English at home grew significantly during the 1990s and 2000s, mirroring the increase in Bellevue's foreign born population. The percentage of residents five and over who spoke a language other than English at home rose from 14 percent in 1990 to 27 percent in 2000, and then to 38 in 2010. In 2010, 84 different languages were spoken at home by children enrolled in Bellevue School District.

Race and Ethnicity

The growth in Bellevue's foreign born population significantly changed the composition of Bellevue's racial/ethnic distribution. The percentage of Bellevue residents who were people of color rose from 15.0 percent in 1990 to 28.2 in 2000, and then to 40.8 in 2010. Asians comprised the largest non-white racial group climbing from 9.8 percent of the population in 1990 to 17.4 in 2000 and then to 27.5 in 2010.

Age

The most notable change in Bellevue's age distribution in the 1990s and 2000s was the decline in the proportion of the young workforce population between 20 and 44 years of age. This cohort has represented the largest share of Bellevue's population since 1980, but it peaked in 1990 at 42 percent. It then lost ground in the 1990s dropping to 38 percent of the population, and during the 2000s, it continued a slow decline to 36 percent of the population in 2010.

The reason for the decline in the proportion of young workforce adults was due to increasing proportions of 45 to 64 year olds and older adults 65 years and older.

The proportion of 45 to 64 year olds continued to grow in the 1990s and 2000s, climbing gradually from 24 percent of the population in 1990 to 25 percent in 2000, and then to 26 percent in 2010.

The proportion of older adults, 65 years and over, grew somewhat rapidly during the 1990s and then

more slowly during the 2000s. In 2000, older adults represented 13 percent of Bellevue's population up from 10 percent in 1990, and in 2010, they represented 14 percent of the population.

The proportion of the population under 20 years of age has remained relatively stable since 1990. During the 1990s, the population under 20 grew slightly slower than the overall population resulting in it comprising 23 percent of the population in 2000 down from 24 percent in 1990. During the 2000s, the population under 20 grew at the same rate as the overall population, and it continued to represent 23 percent of Bellevue's population in 2010.

One notable change in age occurred in Downtown during the 2000s, where the median age dropped from 57.3 in 2000 to 34.1 in 2010 reflecting the influx of young workforce adults into Downtown during the 2000s.

2010 to 2016 and beyond

Challenging Concentrations

Economic Prosperity

Jobs

New office towers appeared in Downtown starting in 2015 with the construction of Nine Two Nine Tower, followed by the 415 Office building and Lincoln Square Expansion. Technology firms such as Salesforce.com, Amazon, and other smaller businesses moved in including WeWork Workspace offering co-working space to new startup businesses. Large Chinese technology firms have also recently set up shop in Bellevue including, Huawei (Chinese telecommunications giant), Tencent (China's most valuable company, owner of WeChat, China's predominant social media application) and Baidu (known as the Google of China).

Since 2010, the economy has been recovering from the Great Recession, but the recovery has been uneven. Job growth has been plentiful in some sectors and non-existent in others. For instance, between 2010 and 2016, the overall

number of jobs in Bellevue increased by 14 percent, with Information Technology and Tourism sectors seeing the largest gains growing by 4,400 and 3,700 jobs respectively.

Other sectors experienced moderate growth, including Health, Beauty and Fitness, Retail, Construction and Development and Educational Services, while others barely grew, including Business Services and Real Estate. In contrast the Transportation and Logistics, and Aerospace sectors lost jobs.

Differences might be explained by disruptions and shifts toward technological solutions. CBRE wrote in their 2017 Outlook, “All of the real estate sectors we review in this outlook for 2017 are in the process of reinventing themselves to accommodate technology-driven changes in business operations.”²³

Projections

Based on regional forecasts and allocations, the number of jobs in Bellevue is projected to reach nearly 193,000 by 2035. However, job growth may be unpredictable and inconsistent across sectors. Jobs within the technology sector will likely continue to grow and with those jobs a host of new jobs will be created in other industries. However, automation technology including artificial intelligence and robotics is coming, and along with its potential to increase productivity and economic growth, it has the potential to cause a major shift in occupations that could “match or even exceed the scale of historical shifts out of agriculture and manufacturing.”

McKinsey Global Institute’s mid-point projection is that automation will displace 23 percent of United States workers by 2030, and most of these will be in middle-skill jobs. They state, going forward automation may prove to be more disruptive than in recent decades in two ways. One, displacement of workers could be faster, and two, a higher percentage of the workforce could be affected. As discussed earlier, Bellevue has already begun experiencing this shift with its economy moving

more towards the tech sector, but much more displacement could occur within the region.

They suggest that in many countries this will require an initiative “on the scale of the Marshall Plan involving sustained investment, new training models, programs to ease worker transitions, income support, and collaboration between the public and private sectors.” Here in the United States, state and local governments could also consider ways in which they too could increase job opportunities during the transition period through greater investments in infrastructure.²⁴

Potential Implications

- Automation technologies have tremendous implications. Their adoption will lead to changes in many facets of society including economic productivity, occupations, education and skill requirements as well as access to goods and services, jobs, healthcare, etc.
- As automation increases, higher demand for education and training will be generated. The City should find effective ways to encourage the expansion of workforce training programs for displaced workers.
- At the same time the City should find effective ways to increase investments in infrastructure and clean technology as a means of generating good paying jobs for middle-skill workers.
- Support for continued growth in tourism, retail, and healthcare, beauty and fitness industries would also increase the diversification and number of overall jobs within the city.
- Other economic development efforts could focus on business development and marketization of previously unpaid domestic work including cooking, cleaning and childcare.

- Mechanisms to encourage and/or develop affordable housing that meets the needs of all Bellevue workers will be required to maintain a diversified economy and dynamic community.
- In addition to increased needs for workforce training and affordable housing, increased human services will be needed to meet basic needs and maintain mental health to ease worker transitions.

Occupations

The percentage of workers in MBSA occupations nationwide has been increasing steadily over the past six years, yet this shift has been gradual, going from 35.9 percent of the employed population in 2010 to 37.6 percent in 2016, an increase of about 1.7 percent. In contrast, the percentage of Bellevue's employed population who are in MBSA occupations has increased 6.3 percent, going from about 60.5 percent in 2010 to about 66.8 percent in 2016. This rapid change indicates that displacement of workers has likely already begun to happen in Bellevue and could continue if training and investment in job creation are not increased.

Educational Attainment

In 2016, 66.2 percent of Bellevue's population 25 and older had a Bachelor's degree or higher up from 59 percent in 2010.

While high concentrations of well educated residents attract companies with good paying jobs, large concentrations can result in housing affordability challenges, which can lead to places becoming less accessible to a diversity of people, and ultimately becoming less desirable.

A community can work to raise the educational attainment level of all people in the region by having a diversity of residents mirroring the county or region's educational attainment distribution. This would result in a more sustainable and/or resilient economy and community.

Neighborhood Patterns

In 2011-2015, in all but three of Bellevue's census tracts, 50 percent or more of the residents 25 years and over had a Bachelor's degree or higher. Over a third of Bellevue's census tracts, had 60 percent or more of their residents 25 years and over with Bachelor's degrees. In northeast Bridle Trails, southern Somerset and northern Downtown, 78, 74 and 71 percent of residents had Bachelor's degrees respectively. In contrast, in east Crossroads, Lake Hills, and Factoria/Eastgate, less than 50 percent of residents had Bachelor's degrees or higher.

Projections

It is likely Bellevue will continue to have higher percentages of its residents with high levels of educational attainment as education levels rise nationally, as jobs in the tech increase, as housing becomes less affordable and as young people who are more highly educated replace older adults who have lower levels of educational attainment.

Potential Implications

If households concentrate by income, educational opportunities for lower income communities may decline. Regional coordination would be needed to ensure equitable funding of education across the region and state.

Earnings

In 2016, median earnings for Bellevue's full-time employed population was \$86,784, up from \$71,537 in 2010. However, earnings varied greatly by occupation, educational attainment and by age.

Trends

Recovery from the Great Recession has been uneven with the highest earning occupations having the highest percent increases resulting in further polarization between the rich and poor.

Median earnings for all occupations in Bellevue experienced a 21 percent increase between 2010 and 2016. However, median earnings for people

working in MBSA occupations increased by 24 percent while median earnings for people working in service occupations increased by two percent.

What makes this difference more stark is that it is a percentage and not a dollar amount. Had the percent increase in earnings for all occupations been the same, the gap between rich and poor would still have increased because of the difference in base dollar amounts. For example, had MBSA worker earnings increased by 21 percent, the increase would have been \$17,507. Comparatively, a 21 percent increase in service worker earnings would have been \$7,993, less than half the increase of MBSA workers. As it turns out, median earnings for MBSA workers increased by \$19,449 and median earnings for service workers increased by \$738, less than 1/25th of the increase MBSA workers received.

Variations – Earnings by Educational Attainment and by Occupation

Median earnings varied by educational attainment and by occupation. Earnings were highest for those with high educational attainment levels (Figure 33), and those employed in service occupations had much lower earnings than those employed in management, business, science and arts occupations.

Median earnings for residents 25 and over who had less than a high school diploma were \$30,815 in 2016 compared to \$101,019 for those with a graduate or professional degree.

Median earnings for residents employed in service occupations was \$38,238 compared to \$101,590 for those employed in management, business, science and arts occupations (Figure 34).

Household Income

In looking at recent changes, between 2015 and 2016, the percentage of households in Bellevue with incomes between \$15,000 and \$24,000 and between \$50,000 and \$75,000 dropped 2.0 percent and 4.7 percent respectively, while the percentage of households with incomes between \$100,000 and \$149,000 rose 4.8 percent.

Had these decreases and increase been in adjacent income brackets, one might think that households in the lower income bracket previously saw gains in income and moved into the higher bracket. However, since the decreases and increase in were not from non-adjacent brackets, they likely did not represent households improving their economic situation. Instead, it is more likely that lower income households moved out of Bellevue and higher income households moved in.

Variations - Income by Age

As people age out of the workforce and retire, their household income usually decreases. Also, when a spouse dies, household income drops further. Older adults therefore tend to have lower household incomes than younger age cohorts.

In 2011-2015, about 42 percent of Bellevue's households headed by someone 65 and over had incomes less than \$50,000 versus 18 percent of households headed by someone 25 to 44. In addition, about 29 percent of Bellevue's older adults had incomes over \$100,000 versus 51 percent of Bellevue's young adults.

Median Household Income

In 2016, Bellevue's median household income was estimated to be \$113,877 up from \$99,892 in 2015 and \$95,904 in 2014 each adjusted for inflation. These increases reflected increases in median earnings and shifts in household income distribution.

Poverty

As the economy recovered and cost of housing rose, poverty rates in Bellevue declined. About 5.9 percent of people living in Bellevue were in poverty in 2016, down from a high of 9.1 percent in 2013. However, the poverty rate in 2016 exceeded the low rate of 4.9 percent in 2009 before the recession took effect.

Poverty rates were higher for families with children under five years old (15.7 percent) and for families with a female householder, no husband present with children under 18 years of age (18.9 percent). The poverty rate was also slightly higher for older adults 65 years and over at 6.5 percent.

Neighborhood Patterns

Poverty rates were highest around Crossroads, west Lake Hills, and Bellevue College ranging from about 13.7 to 23 percent. Rates of poverty were lower further south and north and outwards toward the shores of Lake Washington and Lake Sammamish. Poverty rates for children were highest in west Lake Hills, Crossroads and Downtown, all of which were over 30 percent.

Trends

Bellevue has an increasing concentration of high income households. One such unintended consequence could be a shortage of low wage labor. When service employees cannot afford to live in an area and must travel long distances to go to work, restaurants and retail stores may have a hard time staffing their establishments. Retail and Service sector respondents to Bellevue's 2017 Business Survey stated that finding talent was increasingly difficult due to Bellevue's lack of housing affordable to their employees. Yet having healthy local economies with retail stores and restaurants creates desirable places to live, attracting talent and business.

Finding ways to keep one's economy dynamic, requires finding ways of maintaining a diversity of housing that is affordable to households along the full spectrum of household income. With housing diversity, a diversity of workers are available to supply goods and services that make the city a dynamic and attractive place to live.

Housing and Population

Housing

In 2017, 61,128 housing units existed in Bellevue up from 55,551 in 2010. Of those new units, 2,149 were from annexations that occurred in 2012, the last major annexations that will take place in Bellevue. About 96 percent of housing growth since 2010 was in the form of multi-family housing.

About 68 percent of multi-family units constructed since 2010 were located Downtown. Another 22 percent were located in BelRed. Other developments

occurred in West Bellevue, Crossroads, Lake Hills, Wilburton and Northwest Bellevue.

Projections

Growth in our economy will continue to generate growth in our population and increase demand for housing. Much of Bellevue's household growth will likely be in the form of high income households, however not exclusively. As demand for healthcare, education, retail and restaurant workers increases, a growing number of moderate to low income households will be looking for housing opportunities close to where they work.

Housing Value

One of Bellevue's ongoing challenges has been ensuring people from all income levels have an equal opportunity to benefit from Bellevue's high quality of life. Bellevue provides jobs for people at different income levels, but not all of those people can afford to live within the community and thereby benefit from the amenities they help to provide. For example, Bellevue is known to be a safe community with high quality schools, yet police officers and teachers often cannot find affordable housing within the city.

Projections

As the city's economy grows, there will be greater demand for housing within the City. If supply does not keep pace with demand, prices will rise putting housing out of reach for many of Bellevue's low to moderate income workers. This in turn will create pressure for sprawl and for racial/economic segregation leading to inequitable access to quality schooling, jobs, health and safety.

Potential Implications

- The increasing concentration of high income households in Bellevue could reduce the amount of housing affordable to low and moderate income households leading to a shortage of low-wage labor. Finding ways to house workers at all income levels could strengthen the economy by supporting the mix of workers needed to make cities dynamic places to live and work.

- As households sort by income, low to moderate income households' opportunities for upward mobility could decline. Looking for ways to alleviate housing cost burden for low income households living in areas of high opportunity is likely more effective than boosting opportunities in areas with high concentrations of low income households.
- As low to moderate income households move farther away, traffic congestion will increase in the region.
- In addition to providing housing support and training to help workers develop skills in line with tomorrow's industries, communities must find ways to establish systems of support and inclusivity to make everyone feel welcome in the community.

Households

Household Size

In 2016 Bellevue's average household size was estimated to be about 2.49 persons per household continuing its upward trend since 2000.

As stated earlier, in 1970 Bellevue had a relatively large average household size of 3.4. As children grew up and moved away, household sizes became smaller reaching a low of 2.37 in 2000. Then during the 2000s, as many long-time residents began to retire and move away, a new influx of young families with children moved in and Bellevue's average household size began to increase again.

This trend was also made evident by enrollment trends in Bellevue School District, which after declining steadily from 1969 to 1990, remained stable for about 13 years, and then in 2003, began to increase again for the first time in 34 years. In 2017, enrollment was up to 20,262.

Variations - Household Size by Structure Type and by Age

In 2016, the average size of households living in multi-family structures was 2.08 compared to 2.73 for households living in single-family

structures. Also, the older the householder the higher the proportion of one person households. In 2015, about 45 percent of households with householders 75 years and above were one person households compared to 33 percent for householders ages 55 to 74 and 23 percent for householders ages 15 to 54. Other factors affecting household size include changes in household composition, which are discussed in the next section.

Projections

Despite recent reversals in household size trends with household sizes increasing over the past decade, Bellevue's average household size is projected to decline in the future with a greater proportion of people living in multi-family units and a greater proportion of people being 65 years of age and over. The rate of change however, is uncertain. If families with children begin to replace older adults in single-family homes, average household sizes in single-family homes may increase counteracting the increase in the proportion of multi-family units.

Much will also depend on the type of multi-family units constructed. In the 1970s and 1980s, 70 percent of units constructed had two bedrooms, compared to 27 percent since 2010. If multi-family unit sizes increase, household sizes may not decline as rapidly. But the trend has not been in that direction.

Also, the cost of housing influences household size. When cost of housing is high, the proportion of single person households decreases as people look for ways to spread the cost of housing over two or more incomes versus one.

Household Composition

For the first time since 1980, married couples with children became the second largest type of households at 26 percent. The proportion of married couples with children has been increasing steadily since 2000, but this was the first time it surpassed the share of single person households since 1980.

Also, the share of married couples without children increased in 2016 representing a reversal in trends. Though married couples without children have comprised the largest share of Bellevue's households since 1980, their share has been declining since 1990. The increase to 32 percent puts them back at 1990 levels.

Much smaller in size than the big three household types are single-parent households, other family households and two plus person non-family households. These households either maintained their share or decreased slightly from 2010 to 2016. Within Bellevue's single-parent households, single-parent mothers were about three times as common as single-parent fathers.

Two plus person non-family households comprised approximately seven percent of all Bellevue households in 2016, and "other family" households (those with related family members but not a married couple and not parents with their own children) made up about five percent of Bellevue households.

Regional Comparisons

Bellevue and Kirkland had higher proportions of married couples with and without children than the nation, state, county and other large King County cities in 2016, while Seattle had the highest proportions of single person households and two plus person non-family households.

Just over five percent of Bellevue households in 2016 were single-parent households, compared to nine percent in the nation and about eight percent in Washington State.

In 2016, Bellevue had a lower percentage of households with children (32 percent) than Kent (35 percent), yet its share of households with children was higher than the share in the nation (28 percent), Washington State (28 percent) and other large cities in the state. Bellevue's percentage of households with children was notably higher than Seattle's (18 percent).

Neighborhood Patterns

Generally as one moves east and south across the city, the average household size increases. The highest average household sizes in 2011-2015 were in the Somerset and Cougar Mountain/Lakemont neighborhood areas with averages as high as 3.13, 2.89 and 2.75. Northeast Bellevue and West Lake Sammamish also had relatively high averages of 2.84, 2.81, 2.73 and 2.69.

The lowest average household sizes were in Downtown (1.56 and 1.77), Surrey Downs (1.95), northeast Bridle Trails (2.2), and Wilburton (2.22). Other areas had average household sizes ranging from 2.33 to 2.71 persons per household.

Potential Implications

- More housing units will be needed as jobs increase and demand for housing grows.
- A greater variety of housing types and sizes will be needed to meet the changing needs of Bellevue's increasingly diverse households.
- Small studio apartments or accessory dwelling units could accommodate the growing young workforce and older adult populations, but their level of amenities may differ.
- To meet the demand for housing in Bellevue and prevent further housing cost escalation, larger multi-family units with the ability for ownership will be needed for families with children.

Population

As of April 1, 2017, Bellevue's population was 140,700, making Bellevue the fifth largest city in the state of Washington just behind the cities of Seattle, Spokane, Tacoma and Vancouver. Bellevue's population comprised just under two percent of the state's total and just under seven percent of King County's population.

Population Density

Covering an area of approximately 33.5 square miles, Bellevue has a gross population density of about 4,200 people per square mile, making it the 18th densest city in the state of Washington.

Seattle, in comparison is the state's densest city with approximately 8,500 people per square mile. Other large cities with densities higher than Bellevue's include Burien, Kirkland, Shoreline, Renton and Federal Way.

Potential for Population Growth

In 2016, about 30 percent of all owner occupied housing in Bellevue were owned by householders 65 years and over, and about 50 percent were owned by householders 55 years and older (Figure 3). With this much housing owned by older adults, there is potential for population growth in areas where there is no potential for housing growth. This type of growth is more likely to happen in desirable places where demand for housing is high.

As the older adult population moves away and household type and age distributions shift, two other shifts will likely occur - a shift in race/ethnicity and a shift in household income.

Projections

Since incorporation in 1953, Bellevue's population has grown at an average annual rate of 5.1 percent a year. However, much of that growth was due to annexations especially annexations that took place during the 1950s and 1960s. Over the past four decades and into this current decade, annexations have represented about 25 percent of Bellevue's population growth on average, and Bellevue's population has grown around 1.8 percent per year. However in the future, the rate of population growth is projected to slow to less than one percent per year with Bellevue's population projected to reach 160,400 by 2035 (Figure 2).

Potential Implications

- Greater demands on local and regional transportation infrastructure could degrade convenient access by automobile and thereby create demand for more efficient modes and technologies.
- Increases in the growing number of children and older adults will create greater

demands on schools and health and human service providers.

- Increased population in new centers, such as BelRed will create new demand for City services such as safety protection, recreation and community programs.
- Pressures on open space and degradation of habitat quality from development and redevelopment could continue. However, as redevelopment occurs in areas such as BelRed, there may be opportunities for restoring habitat and enhancing open space.
- Pressures on housing may escalate prices worsening affordability and thereby reducing equitable access to opportunity.
- A greater variety of housing types may enable a broader range of ages and households to live in Bellevue.
- As population densities increase, a variety of opportunities will be available such as more convenient access to a greater variety of shops and services and more frequent public transportation service.

Cultural Diversity

Place of Birth

With its strong economy and high of quality of life, Bellevue has always been a city that attracts people. Over the decades, Bellevue's population has steadily become more culturally diverse as people from around Washington, the nation and the world have moved here.

In 2016, about 37 percent of Bellevue's residents were born in a foreign country, about 31 percent were born in a different U.S. state and about 30 percent were born in Washington State. Over 70 percent of Bellevue's foreign born population were born in Asia, followed by 11 percent from Europe, and 10 percent from Latin America. India and China were the countries in which most of Bellevue's foreign born population were born. A little over a third of Bellevue's foreign-born residents were recent immigrants to the United States, having entered the country in 2010 or later.

Trends and Comparisons

About 37 percent of Bellevue residents were foreign-born in 2016 up from 33 percent in 2010, 25 percent in 2000 and 13 percent in 1990. In comparison, 23 percent of King County residents and 14 percent of Washington state residents were foreign-born in 2016.

Neighborhood Patterns

Crossroads, northeast Bridle Trails and north Downtown had the highest concentrations of foreign born residents in 2011-2015 with foreign born residents comprising 53 percent or more of their populations. About a third of residents living in the central parts of the city were foreign born and about 20 percent of populations living in the remaining areas were comprised of foreign born residents.

Language spoken at home

About 42 percent of Bellevue residents age 5 and over spoke a language other than English at home in 2016, up from 38 percent in 2010, 27 percent in 2000 and 14 percent in 1990.

This was the highest percentage in the state for cities with 65,000 in population or more (Figure 18). Bellevue school district also reported that 95 other first languages were being spoken by children enrolled in the district during the 2016-2017 school year. The top ten languages spoken at home other than English in Bellevue in 2015 are shown in Table 2.

Of those residents who speak a language other than English at home, about 40 percent report that they speak English less than “very well.” This represents nearly 17 percent of all Bellevue residents age 5 and over (Table 3). About 8.5 percent of Bellevue’s households were limited English speaking households in 2015. A “limited English speaking household” is one in which no member 14 years old and over speaks English “very well.” These households are likely to have the most difficulty with basic day-to-day communications in that no adult member of the household speaks English very well.

Neighborhood Patterns

In 2011-2015, all census tracts throughout Bellevue had at least 21 percent of their population over five who spoke a language other than English at home. Neighborhoods with over 50 percent of their populations speaking a language other than English at home were Crossroads, northeast Bridle Trails and north Downtown.

Central areas of the city including Surrey Downs, Wilburton, west Lake Hills, Eastgate/Factoria and Somerset all had over 40 percent of their residents 5 and over who spoke a language other than English at home.

Chinese speakers were located throughout the city, but the highest concentrations existed in the Somerset and Cougar Mountain/Lakemont neighborhoods.

Spanish speakers were primarily concentrated in Crossroads, west Lake Hills and Eastgate south of I-90.

The highest concentrations of Korean speakers were in south Lake Hills near Bellevue College, Somerset and Cougar Mountain/Lakemont and Eastgate/Factoria.

High concentrations of Russian speakers were located in Woodridge, Northeast Bellevue, north Downtown and Crossroads.

Hindi speakers were primarily concentrated in northeast Bridle Trails, Crossroads and Downtown.

Race and Ethnicity

For the first time in 2015, non-Hispanic whites no longer represented the majority of Bellevue residents. Instead, a plurality of races/ethnicities existed. Since 1990, the proportion of People of Color in Bellevue has more than tripled going from 15 percent in 1990, to 28 percent in 2000, to 41 percent in 2010, and most recently to just over 50 percent in 2016.³ Bellevue’s increase in people of color mirrors national trends where the proportion of people of color has increased from 24 percent to 39 percent during the same period. It also brings Bellevue more in line with the western

region of the United States, which has had higher proportions of people of color over the decades.

Growth in Bellevue's Asian population has climbed significantly in the past 25 years, increasing from about 8,500 in 1990 to just over 50,000 in 2016, an increase of 489 percent. Bellevue's Chinese and Asian Indian populations have grown the fastest, whereas Bellevue's Korean and Japanese populations have stayed relatively stable.

The proportions of Hispanics and people of two or more races have also increased in Bellevue since 1990, while the proportion of Blacks and African Americans has remained relatively stable.

Variations

Bellevue's population 65 and over was 78 percent white in 2011-2015, while Bellevue's young adult population, ages 18 to 44, was 40 percent white. As the population ages, it will become more diverse as young (more diverse) adults replace older adults. However, the rate of change could increase if older adults choose to move away sooner.

Regional and National Comparisons

Compared to the United States, Washington State, King County and Seattle, Bellevue is more racially/ethnically diverse. However, Bellevue ranks 5th out of the state's 11 largest cities for having the highest percentage of people of color. Neighboring large cities to the south have higher percentages of people of color including Federal Way, Kent and Renton.

What is notable about Bellevue racially, is its high percentage of Asian residents. Bellevue ranked 14th out of 319 large cities in the nation for having one of the highest percentages of Asian residents in 2015.

A key difference between the racial make up of the Central Puget Sound region (including Bellevue) and the nation as a whole was that the nation had higher percentages of African Americans and Hispanics or Latinos than the Central Puget Sound region. Conversely, this region had higher percentages of Asians and people of two or more races.

Neighborhood Patterns

In eight of Bellevue's 28 census tracts, there were a plurality of races and ethnicities in 2011-2015 (Figure 16). In another eight, people of color comprised over 40 percent of the population. Another nine tracts had 30 percent or more, and in the three remaining tracts, people of color comprised 25 percent or more of the population.

Bellevue's Asian populations were dispersed throughout the city, though higher concentrations (37% or more) existed along a central spine of the city from northeast Bridle Trails south to Crossroads, Lake Hills, Somerset and Cougar Mountain/Lakemont, and then west to north Downtown.

Bellevue's Hispanic and Latino populations tended to be more highly concentrated in the neighborhood areas of Eastgate/Factoria, Crossroads and West Lake Hills, which had shares of 16 percent or more.

Potential Implications

- Increasing cultural diversity will require more cultural understanding and intentional inclusiveness by both public officials and residents.
- New residents may be unfamiliar with local government systems and be distrustful of government in general. This could hamper government's ability to work constructively toward community solutions. Patience, tolerance, understanding and openness to new ideas will be needed when working with new residents regarding community challenges. Additional efforts will be needed to involve new residents early and often in citywide initiatives.
- The high number of non-English speakers who report that they do not speak English very well will have implications for the way the City, businesses, schools and other agencies provide information about goods and services to ensure they are accessible to Bellevue's diverse population.

- Certain neighborhoods with higher concentrations of language diversity may need equitable services or facilities such as multi-lingual street signs or bus schedules to ensure residents are able to find their way to goods and services.

Age Diversity

As baby boomers turn 65, the older adult cohort is projected to comprise a much larger proportion of the state population, climbing from 15 percent in 2017 to 22 percent in 2040. Will that be the case in Bellevue, or will many of Bellevue's older adults choose to sell their homes and move away, slowing their rate of increase, while increasing the rate at which Bellevue diversifies racially, and increasing the rate at which Bellevue homogenizes economically? Or will older adults who choose to sell their homes, be able to find other affordable housing options within the city?

Housing size, efficiencies of scale and development incentives helped produce more housing affordable to moderate and low-income households, yet costs of new development keep much of this housing out of reach for many low income households.

Over the decades, as the baby boomers have aged, the proportions of people who are under 20 and ages 20 to 44 have declined, while the proportions of 45 to 64 year olds and 65 and older have increased. This has resulted in a steady diversification or evening out of the different age cohorts within the city.

In 2016, about 41 percent of Bellevue residents were ages 18 to 44 and another 26 percent were 45 to 64. These two age cohorts of the combined workforce age population made up the large majority of Bellevue residents.³

Variations — Age by Gender and by Race

Age varied by demographic characteristics such as gender and race/ethnicity. For instance, in addition to increasing the concentration of high income households, growth in tech sector jobs has

also led to an increased concentration of young men. Females represented a scant 18.3 percent of Bellevue's employed population in computer, engineering and science occupations in 2016, and Bellevue's population between the ages of 18 and 35 was 55 percent male. In contrast, females comprised 56 percent of Bellevue's older adult population, 65 years and over.

In terms of race/ethnicity, the median age of Bellevue's white population was 45.6 in 2015 compared to 28.4 for Bellevue's Hispanic population and 17.5 for Bellevue's multi-racial population.

Age distributions by race/ethnicity and race/ethnicity distributions by age illustrate the multiple layers of diversity in Bellevue. Every racial/ethnic group has some children and some older adults. However, certain racial groups have a greater diversity of ages within them. For example, about 20 percent of whites are older adults versus five percent of Hispanics, and about 45 percent of people of two or more races are under the age of 18 compared to 13 percent of whites.

Every age cohort has people of different races and ethnicities. However, certain age groups have a greater diversity of races/ethnicities within them. For example, about 60 percent of children are people of color versus 22 percent of older adults, and about 12 percent of children are of two or more races compared to one percent of older adults.

Children

The percentage of Bellevue's population under 20 years of age declined sharply from 1970 to 1990 going from 44 percent of the population in 1970 to 30 percent in 1980 and then to 24 percent in 1990. The share has remained relatively stable over the past two decades, though it dropped slightly to about 22 percent of the population in 2016.

Older Adults

The percentage of Bellevue's population who are older adults, 65 years and older, has increased over the decades going from 10.4 percent in 1990 to 13.4 percent in 2000, to 15.2 percent in 2016.

2010s

- 2010 Affordable Care Act enacted and signed into law
- 2010 Seattle Children’s Bellevue Clinic and Surgery Center opens
- 2011 East Link Memorandum of Understanding signed by City of Bellevue and Sound Transit
- 2012 Spring District Master Plan approved
- 2012 City annexes Eastgate, Horizon Crest, Tamara Hills and Hilltop
- 2013 New South Kirkland Park-and-Ride garage opens followed by Velocity, affordable TOD apartments
- 2014 Diversity Advantage Plan adopted
- 2015 Multi-Family Tax Exemption for affordable housing adopted
- 2016 Housing Affordability Strategy adopted
- 2016 Wilburton Trestle \$10M in joint funding committed
- 2017 Downtown Park Circle Completion and Inspiration Playground opened and Meydenbauer Bay Park Phase 1 launched
- 2017 Global Innovation Exchange (GIX) welcomed first two cohorts of graduate students
- 2017 Lincoln Square Expansion completed
- 2017 Downtown Livability and Eastgate land use codes adopted

By 2040, the older adult population in Washington State is forecast to reach 1,867,400, representing 21 percent of the state’s total population. The sharp spike in the growth of the 65-and-older population in 2011 corresponds to a similarly sharp spike in births 65 years ago in 1946, exactly one year after American servicemen returned

2016s

Population (2017)	140,700
Median Age	39.1
Percent 65 and over	15.2%
Married Couples with Children	26%
Percent People of Color	50.5%
Percent Foreign Born	37%
Percent with Bachelor’s degree or higher	66%
Percent in Poverty	5.9%

home from World War II. These children of 1946 turned 65 in 2011, leading the baby boomer generation into retirement age.

Neighborhood Patterns

Somerset and Factoria/Eastgate had the highest proportions of children in 2011-2015 with 25 percent or more. Whereas Downtown and northeast Bridle Trails had less than 17 percent children.

North Downtown, Northeast Bellevue, Somerset and West Lake Sammamish had some of the highest concentrations of older adults in 2011-2015, with 17 percent or more. Whereas parts of Crossroads, Cougar Mountain/Lakemont and the northeast part of Bridle Trails had some of the lowest concentrations, with less than ten percent.

The older workforce population was more concentrated in the neighborhood areas south of I-90 and in Woodridge, Northeast Bellevue and West Lake Sammamish.

One of the biggest changes since 2000 in terms of age distribution occurred in Downtown where historically older adults comprised the largest share of the population (54% in 1990 and 43 percent in 2000), but in 2011-2015, the young workforce population comprised over 57 percent of the population and older adults comprised less than 15 percent.

Regional and National Comparisons

Bellevue currently has roughly the same age distribution as Washington State and the nation, yet it differs markedly from Seattle where children and older adult cohorts are much smaller. In the future as Bellevue urbanizes, will the city maintain similarities with the state and nation or will it become more similar to Seattle?

Projections

It is somewhat surprising how close Bellevue's age distribution is to the national distribution. If tech jobs continue to grow it is likely that Bellevue will maintain a larger proportion of young adults than the nation. Because the baby boomers are moving out of the older workforce cohort and into the older adult cohort, it is very likely the percentage of older workforce adults in Bellevue will decline as the percentage of older adults increases. However, the rate of growth in older adults may not be as rapid in Bellevue as in the nation due to the high demand for housing in Bellevue, especially ownership housing with three or more bedrooms, nearly a third of which are owned by older adults. Instead, Bellevue may see an increase in the percentage of children as young families with children take the place of older adults.

Potential Implications

- The aging of the baby boomers has tremendous implications for Bellevue and other communities. Their preferences, needs, and political clout will lead to changes in many facets of society including programs and services, transportation, housing, and community resources.
- As the share of older adults increases, demand for a greater variety of housing options may be generated. The City should find effective ways to encourage the building of multi-family structures with affordable units for older adults.
- At the same time the City should find effective ways to encourage the building of multi-family units attractive to larger households such as families with children, not

as temporary places to live, but as permanent dwellings in which to raise a family.

- Some of Bellevue's denser neighborhoods such as the Downtown and Crossroads may need more recreation and transportation facilities and services for a diversity of ages including youth and older adults.
- There will likely be increased demand for respite care and senior day care, and more generous workplace leave policies for those caring for aging parents, often in addition to being employed and caring for their own children.
- Schools should be prepared for growth in the number of children in neighborhoods experiencing greater turnover in housing and/or where a high percentage of housing is currently owned by older adults.

The American Community Survey

Notes about the Data Source

The U.S. Census Bureau's American Community Survey (ACS) replaced the decennial census long form for gathering detailed information about population and household characteristics essential for federal programs. The major benefit of the ACS over the decennial long form is its timeliness. ACS estimates are released annually instead of only once every 10 years.

One of the major differences is that ACS estimates do not offer a "snap shot" view of characteristics for a specific date, but instead provide average characteristics over a period of time (one year or five years). For instance, the 1-year 2016 ACS estimates used in this report describe the average characteristics of Bellevue's population over the 12 month period from January 2016 to December 2016, whereas the 5-year 2011-2015 ACS describe the average characteristics for the City of Bellevue over the 60 month period from January 2011 through December 2015.

Like the long form, ACS estimates are not intended to count the population, but instead they draw from a sample population to provide information on a community's population and household characteristics. Because they are estimates and not counts, they are subject to sampling error, the degree of which the Census Bureau represents through margins of error based on a 90 percent confidence interval. Annually, the ACS surveys about 1 in 40 households, resulting in a relatively small sample size. Therefore annual estimates have relatively large margins of error and are available only for geographies with population sizes of at least 65,000.

Five-year ACS estimates use data that have been aggregated over five years, which reduces the margins of error and increases the number of geographies reported on. For example, annual estimates are only available for the eleven largest cities in Washington State, and 5-year estimates are available for every city as well as for Census Tracts and Census Block Groups.

The 5-year ACS estimates enable us to look at neighborhood trends and patterns. However, it is important to note that ACS and decennial census estimates on similar subjects may not always be comparable due to differences in residence rules, universes and/or reference periods.

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Job Trends and Projections

Job Estimates to 2015 and Projections to 2035

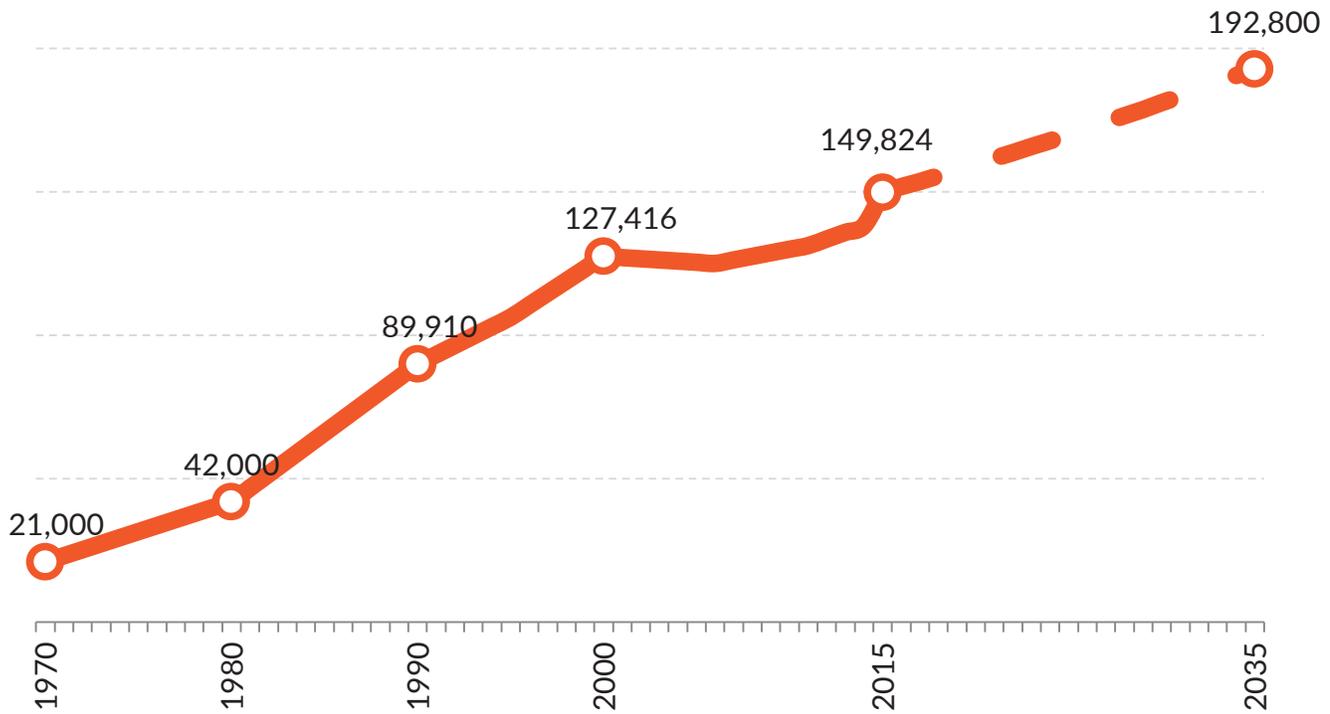


Figure 1 | Sources: 1970 through 1990 estimates and 2015 through 2035 projections from the City of Bellevue Department of Planning and Community Development; 2000 through 2015 estimates from the Puget Sound Regional Council.

Job to Housing Ratio Estimates to 2015 and Projections to 2035

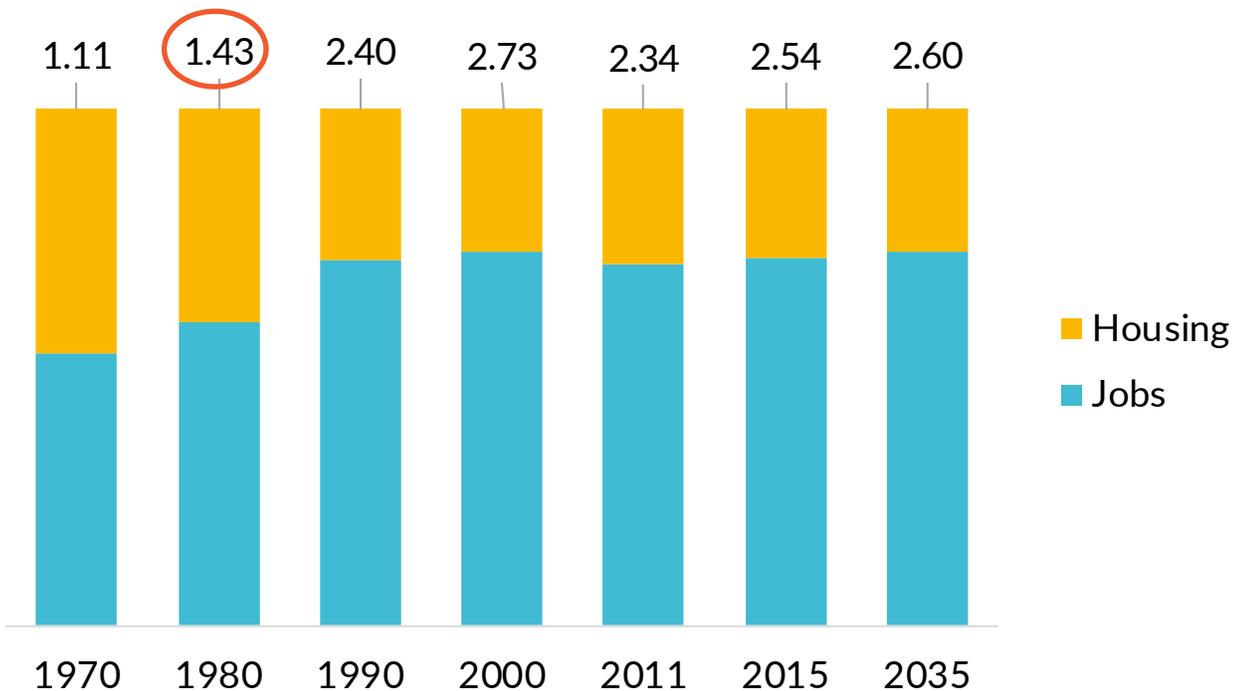


Figure 2 | Sources: Job estimates and projections same as Figure 1. Housing estimates 1970 through 2010 from the U.S. Census Bureau's decennial censuses, 2015 estimate from Washington State's Office of Financial Management, 2035 projection from the City of Bellevue Department of Planning and Community Development.

Jobs by Industry Sector / Cluster

Major Industry Sector Distribution, 2015

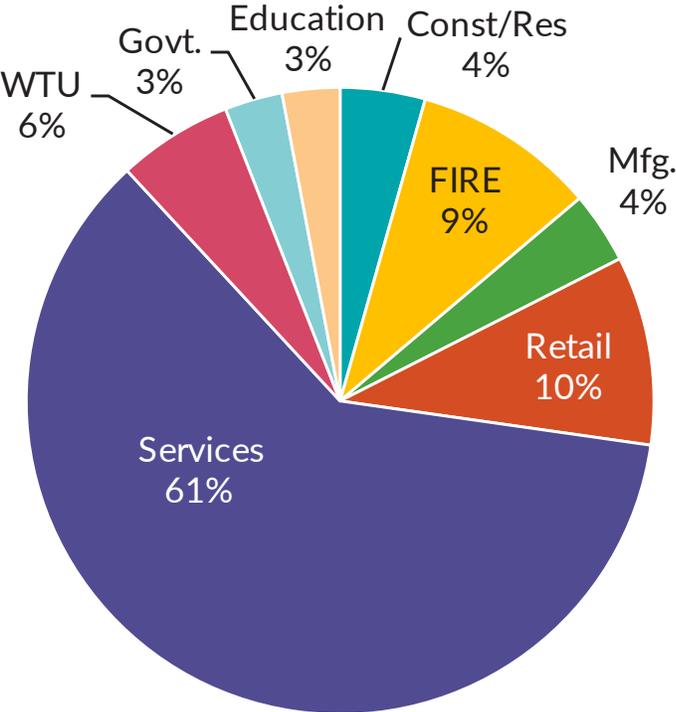


Figure 3 | Source: Puget Sound Regional Council 2015 estimates of total employment.

Percent Change in Jobs by Sector: 2000 to 2015

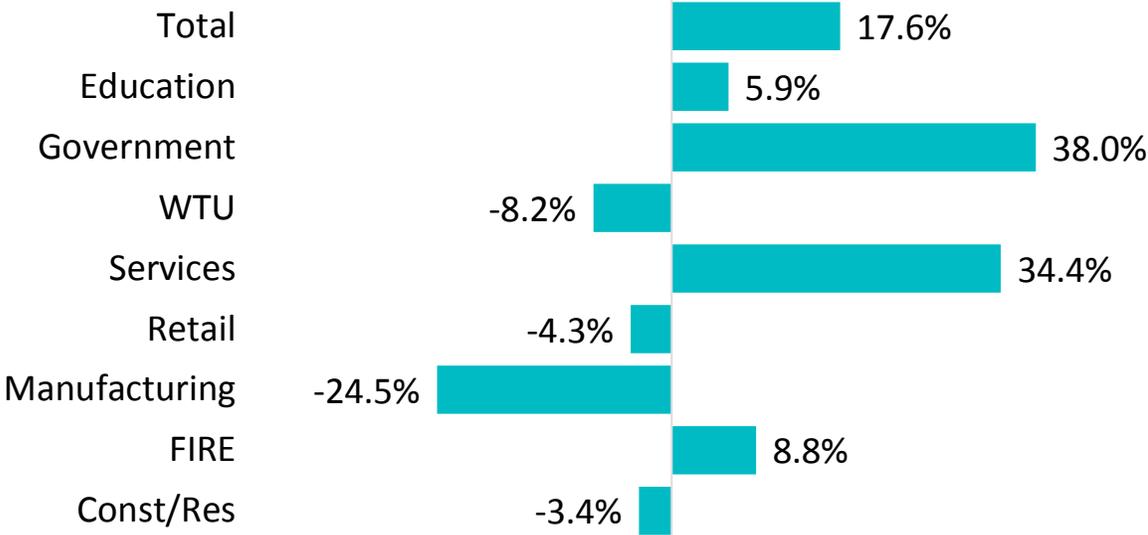


Figure 4 | Sources: City of Bellevue, Department of Planning and Community Development's calculation based on Puget Sound Regional Council's estimates of total employment in 2000 and 2015.

Jobs by Industry Sector / Cluster

Bellevue's Major Industry Clusters by Size, Employment Change and Concentration

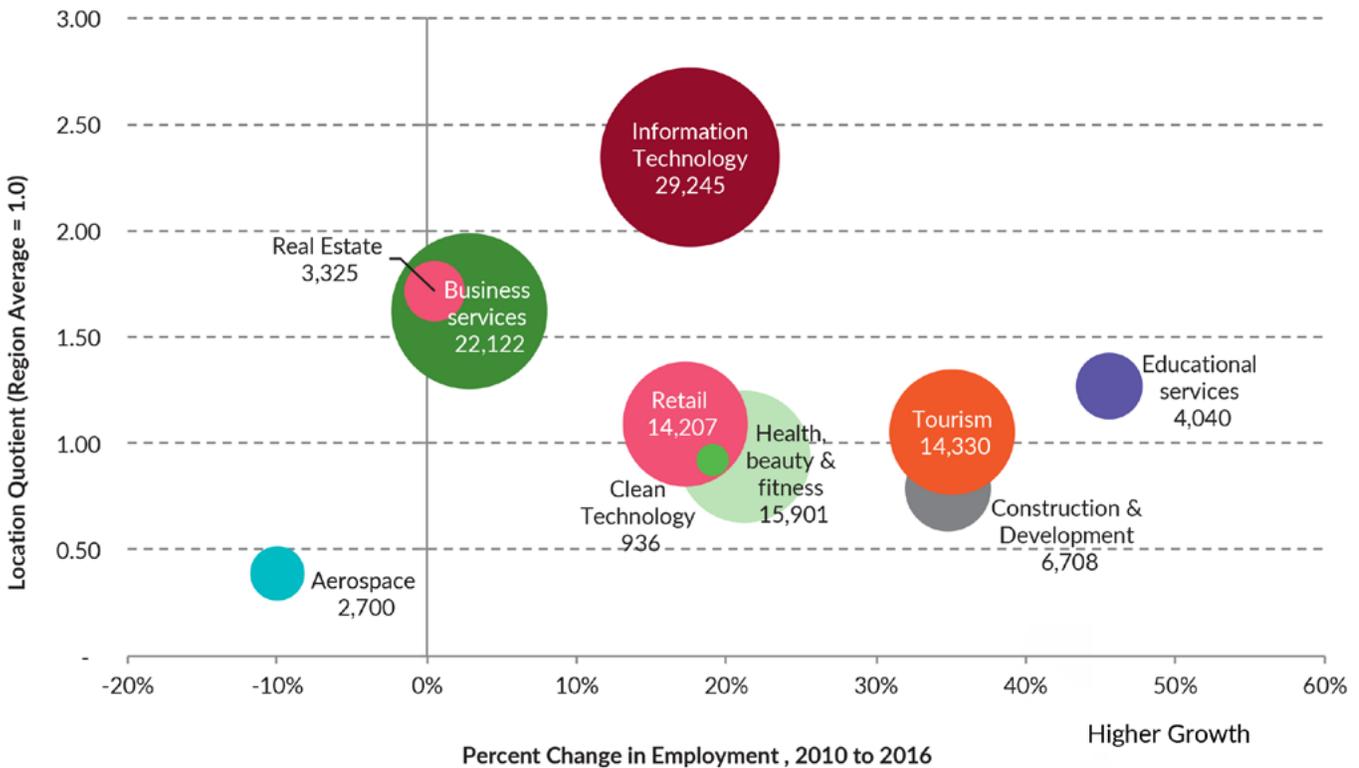


Figure 5 | Sources: City of Bellevue, Department of Planning and Community Development's calculation based on Puget Sound Regional Council's and City of Bellevue's estimates of total employment in 2010 and 2016.

Occupation

Occupation Distribution Trends: 1990 to 2016

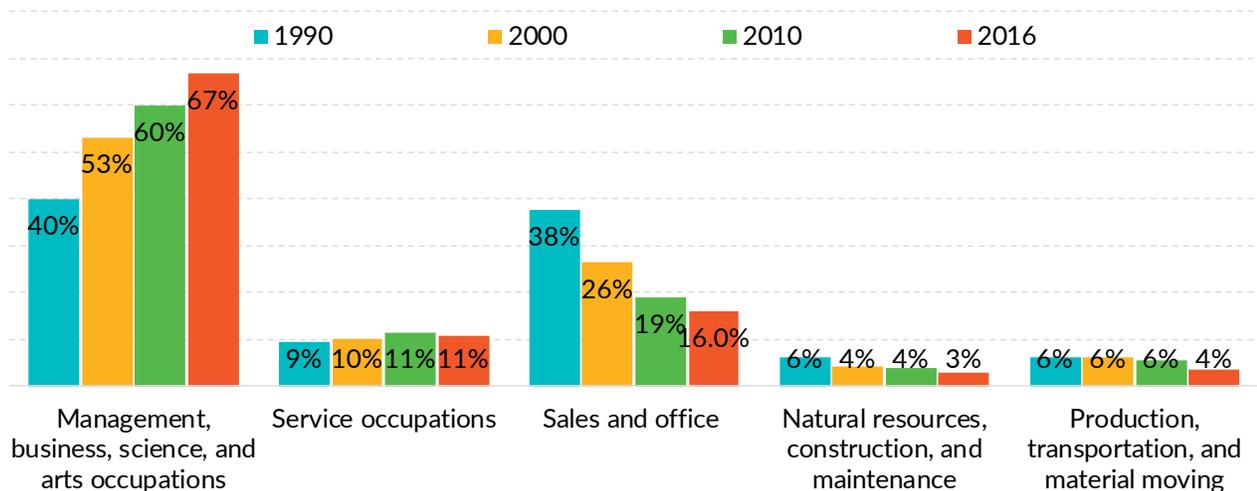


Figure 6 | Sources: U.S. Census Bureau, 1990 and 2000 censuses and 2010 and 2016 American Community Surveys.

Occupation

Occupation Distribution Comparisons in 2016

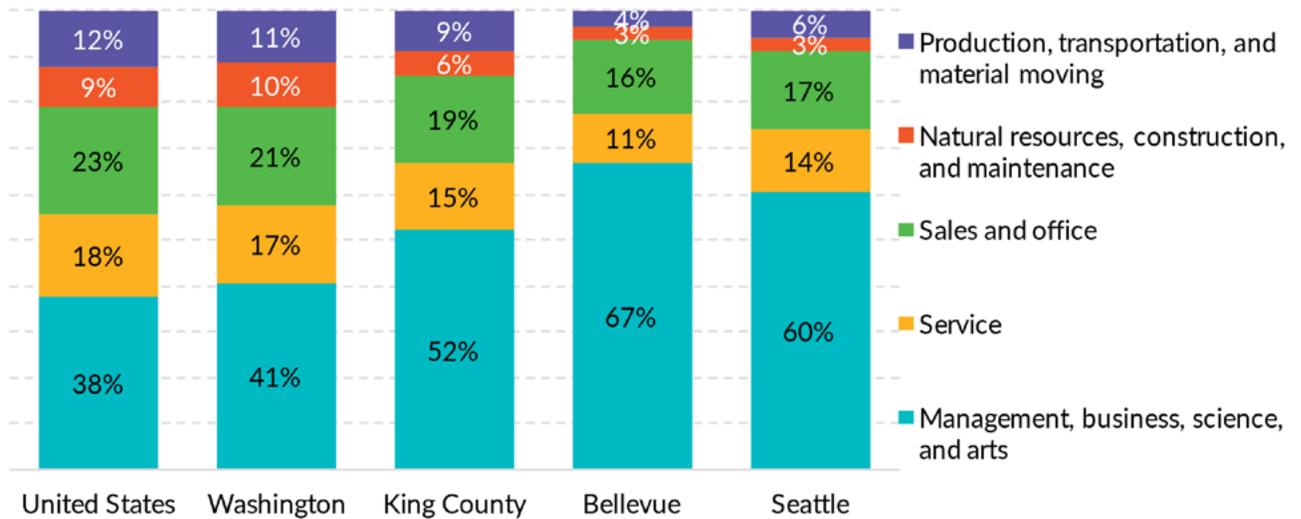


Figure 7 | Source: U.S. Census Bureau, 2016 American Community Survey.

Occupation Distribution By Race in 2011-2015

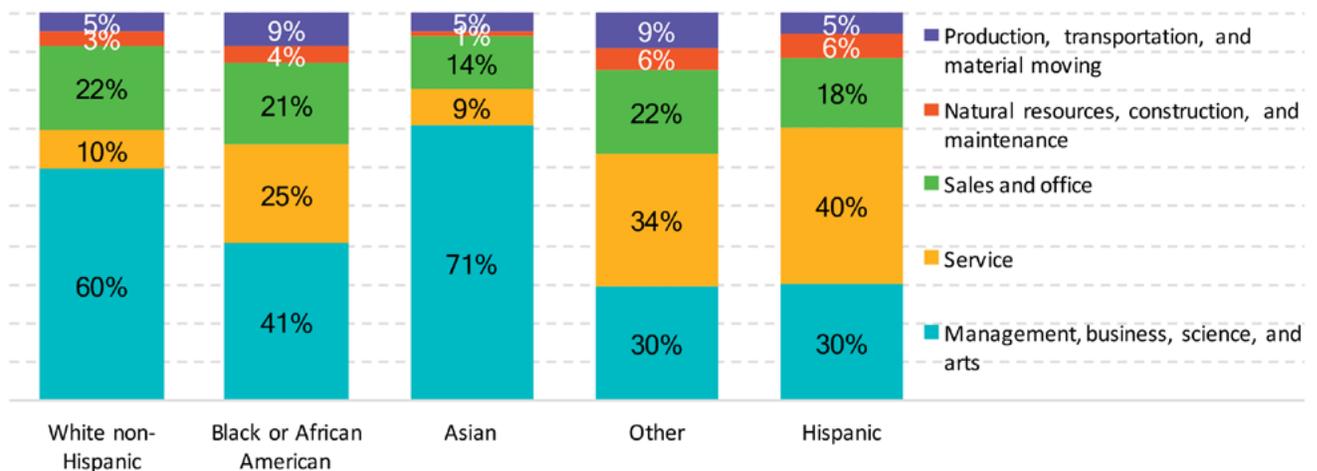


Figure 8 | Source: U.S. Census Bureau, 2011-2015 American Community Survey.

Educational Attainment

Educational Attainment Distribution Trends 1970 to 2016

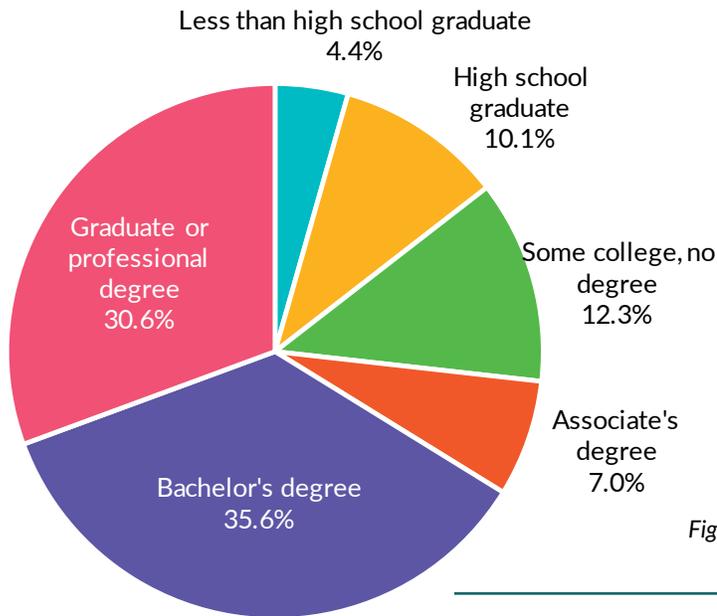


Figure 9 | U.S. Census Bureau, 2016 American Community Survey

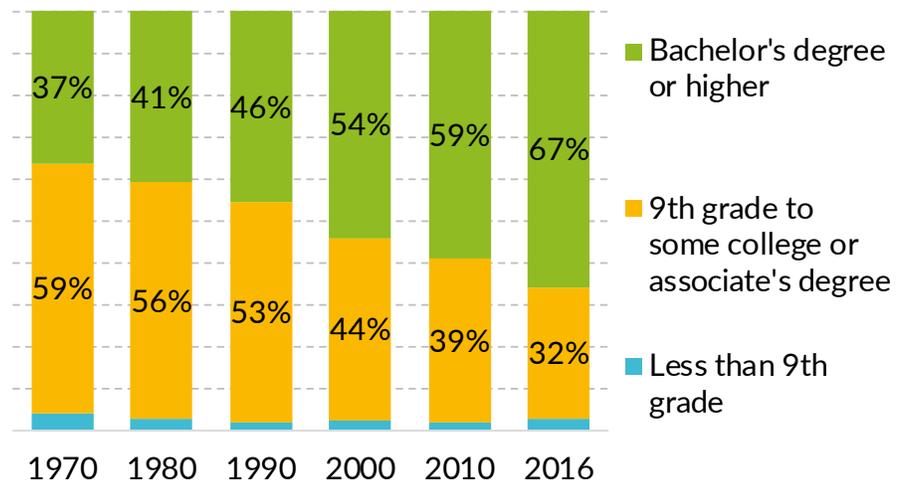


Figure 10 | Sources: IPUMS-USA, University of Minnesota, www.ipums.org and U.S. Census Bureau, 2016 American Community Survey.

Educational Attainment Distribution Comparisons

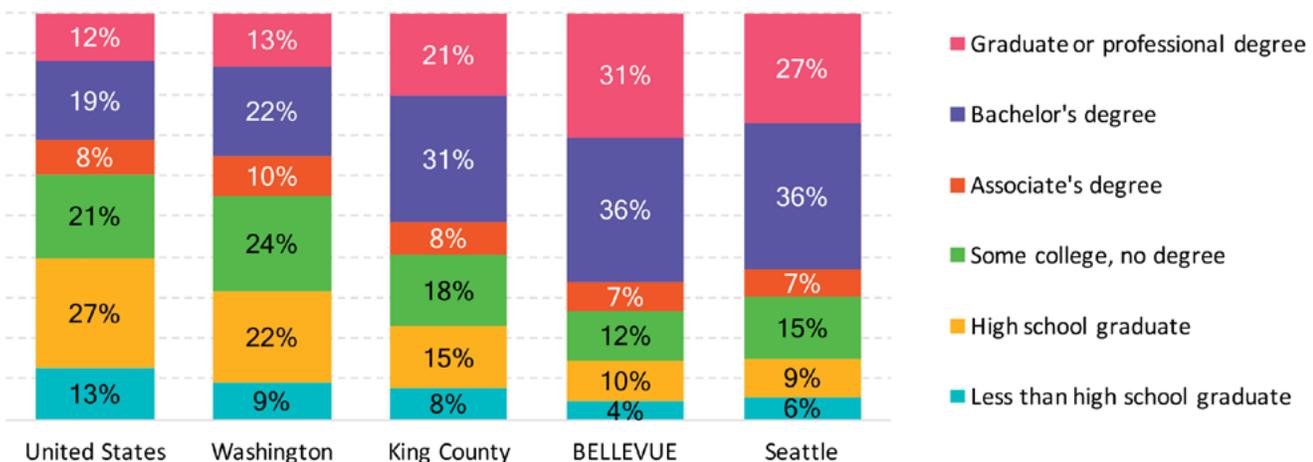


Figure 11 | Source: U.S. Census Bureau, 2016 American Community Survey.

Educational Attainment

Comparison of Educational Attainment Shifts between 2000 and 2016 in the United States, Washington, King County and Bellevue

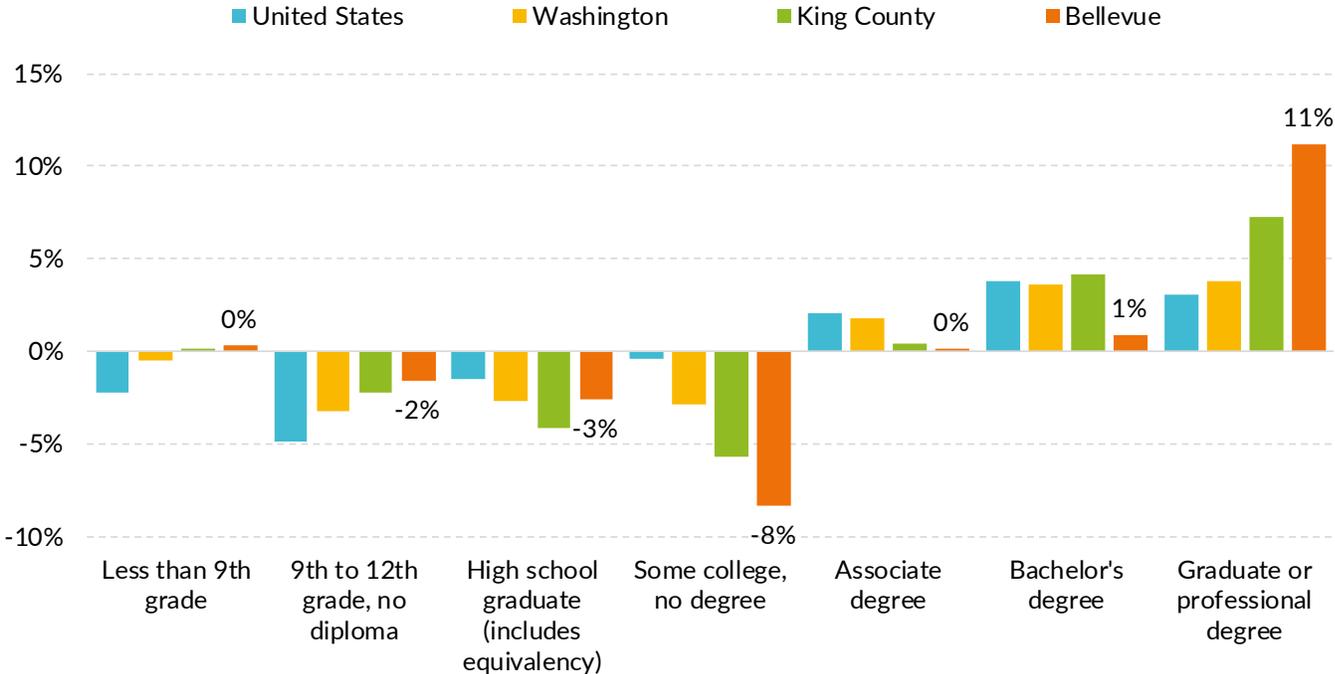


Figure 12 | Source: City of Bellevue, Department of Planning and Community Development's calculation based on U.S. Census Bureau, 2000 census and 2016 American Community Survey.

Educational Attainment Distribution by Age 2016

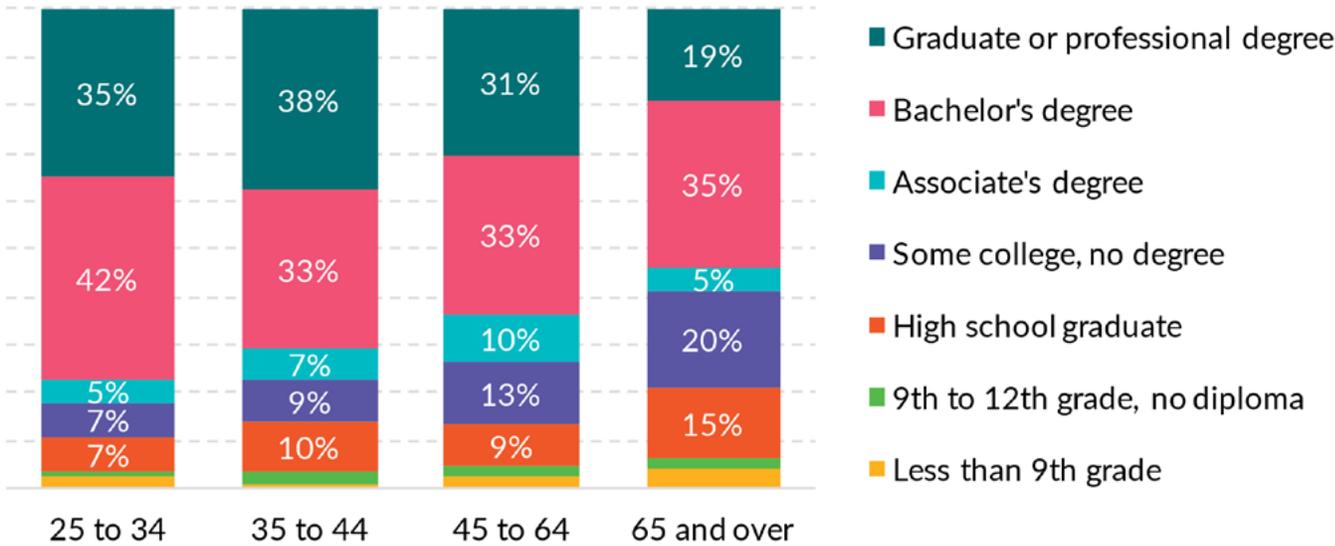


Figure 13 | Source: U.S. Census Bureau, 2016 American Community Survey.

Educational Attainment

Educational Attainment Distribution by Race 2011-2015

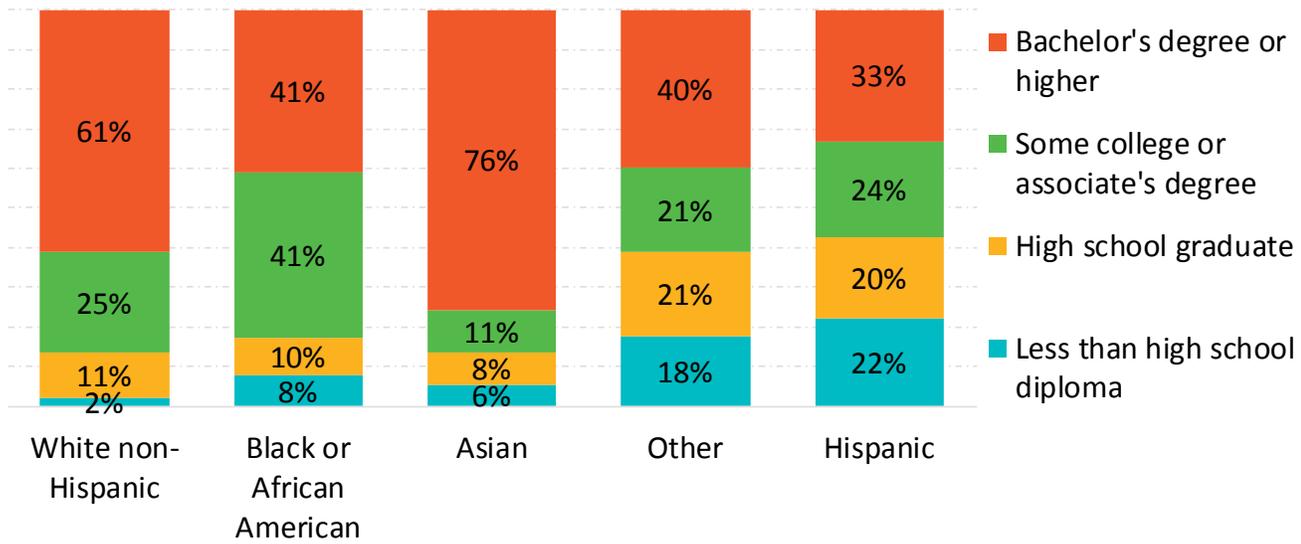


Figure 14 | Source: U.S. Census Bureau, 2011-2015 American Community Survey.

Field of Degree by Gender 2011-2015

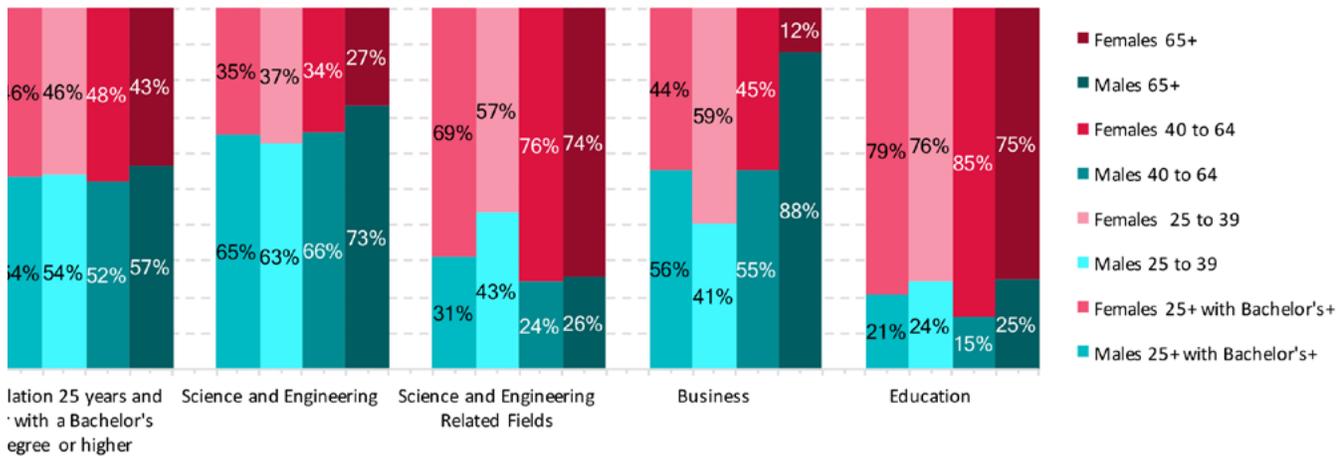


Figure 15 | Source: U.S. Census Bureau, 2011-2015 American Community Survey

Earnings

Median Earnings of Full Time Workers by Occupation Comparisons 2011-2015

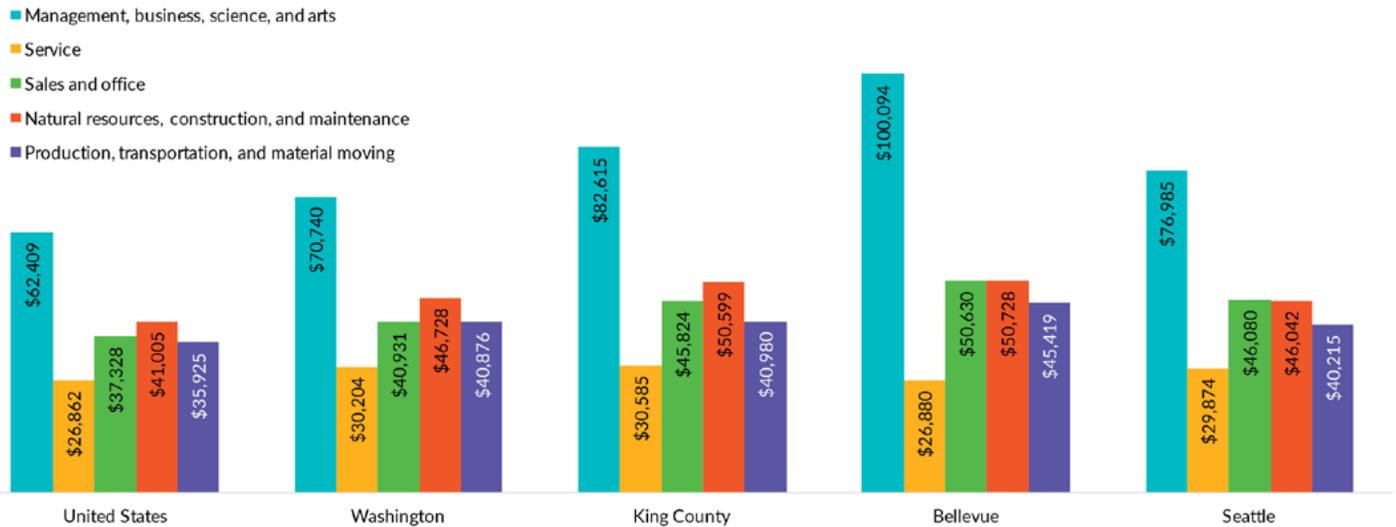


Figure 16 | Source: U.S. Census Bureau, 2011-2015 American Community Survey

Percent Change in Median Earnings by Occupation 2010 to 2016

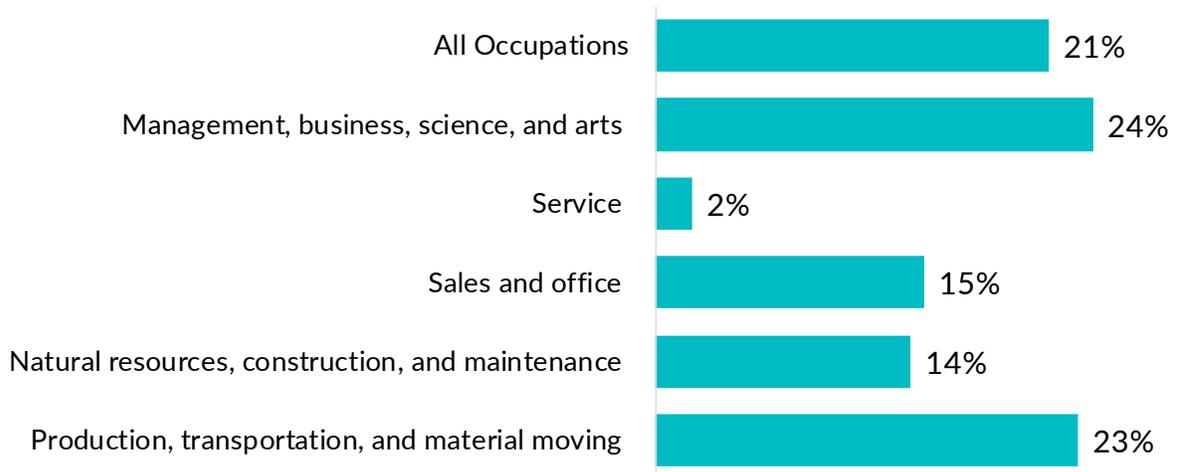


Figure 17 | Source: City of Bellevue, Department of Planning and Community Development's calculation based on U.S. Census Bureau, 2010 and 2016 American Community Survey.

Earnings

Change in Median Earnings by Occupation 2010 to 2016

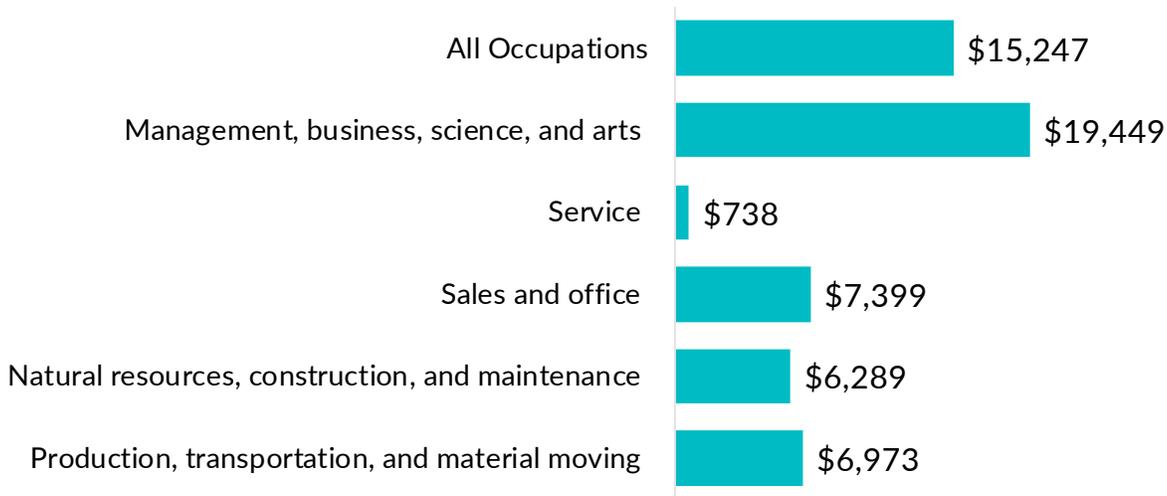


Figure 18 | Source: City of Bellevue, Department of Planning and Community Development's calculation based on U.S. Census Bureau, 2010 and 2016 American Community Survey

Income and Poverty

Household Income Distribution in 2016

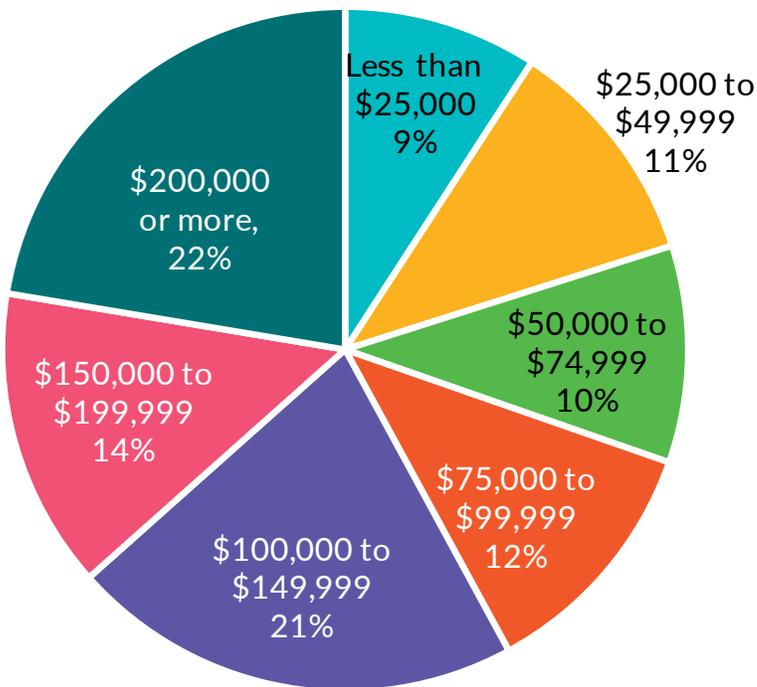


Figure 19 | Source: U.S. Census Bureau, 2016 American Community Survey.

Income and Poverty

Household Income Distribution Percent Change between 2015 and 2016

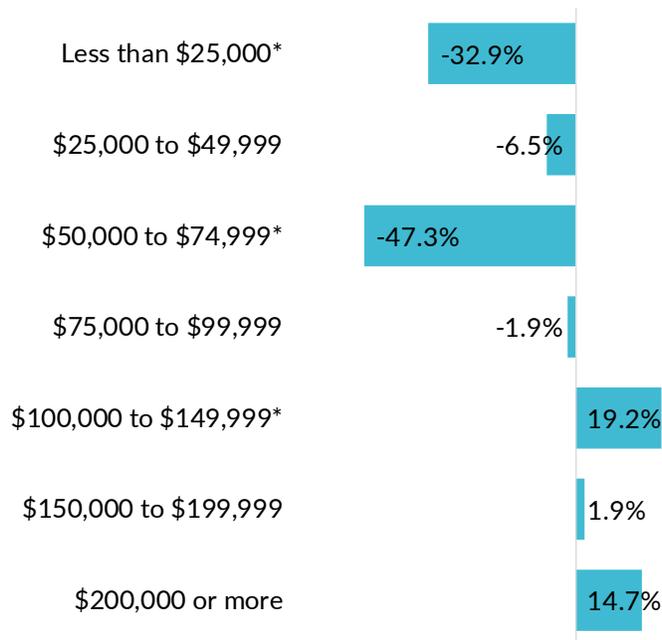


Figure 20 | Source: U.S. Census Bureau, 2015 and 2016 American Community Surveys. *Statistically significant difference.

Median Household Income by Age in 2016

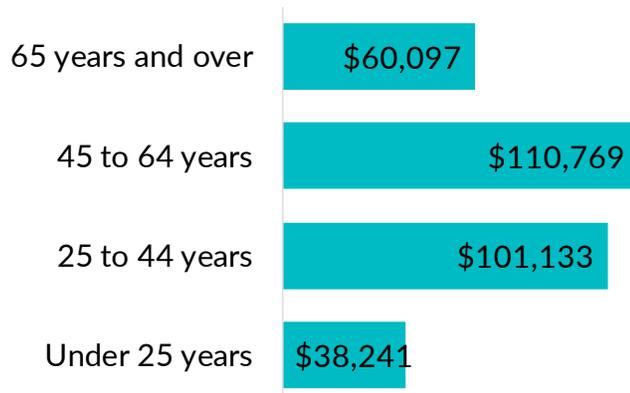


Figure 21 | Source: U.S. Census Bureau, 2016 American Community Survey.

Median Household Income by Race in 2011-2015

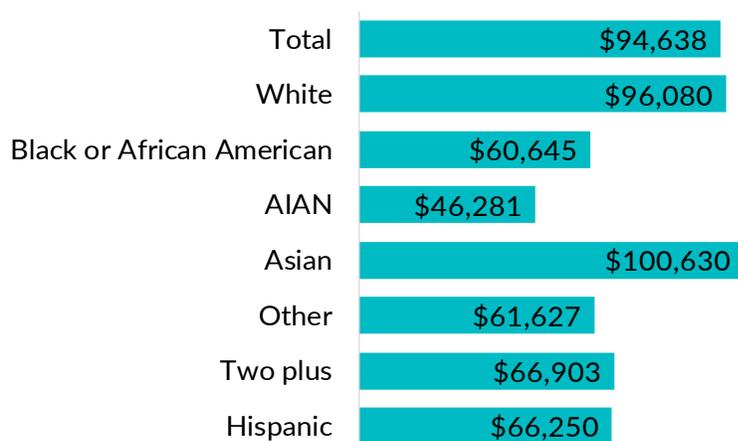


Figure 22 | Source: U.S. Census Bureau, 2011-2015 American Community Survey.

Income and Poverty

Household Income Distribution by Age

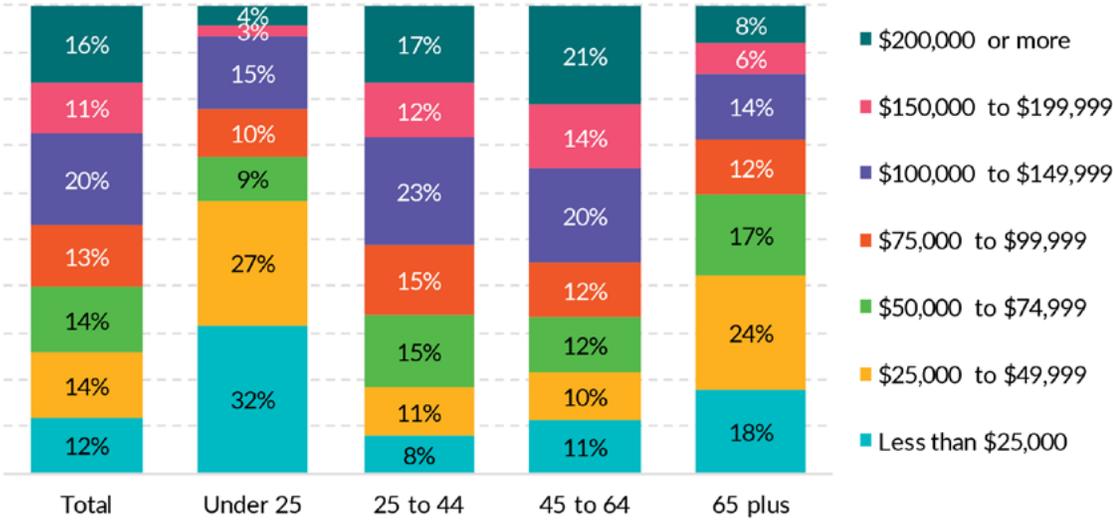


Figure 23 | Source: U.S. Census Bureau, 2011-2015 American Community Survey

Household Income Distribution by Race/Ethnicity 2011-2015

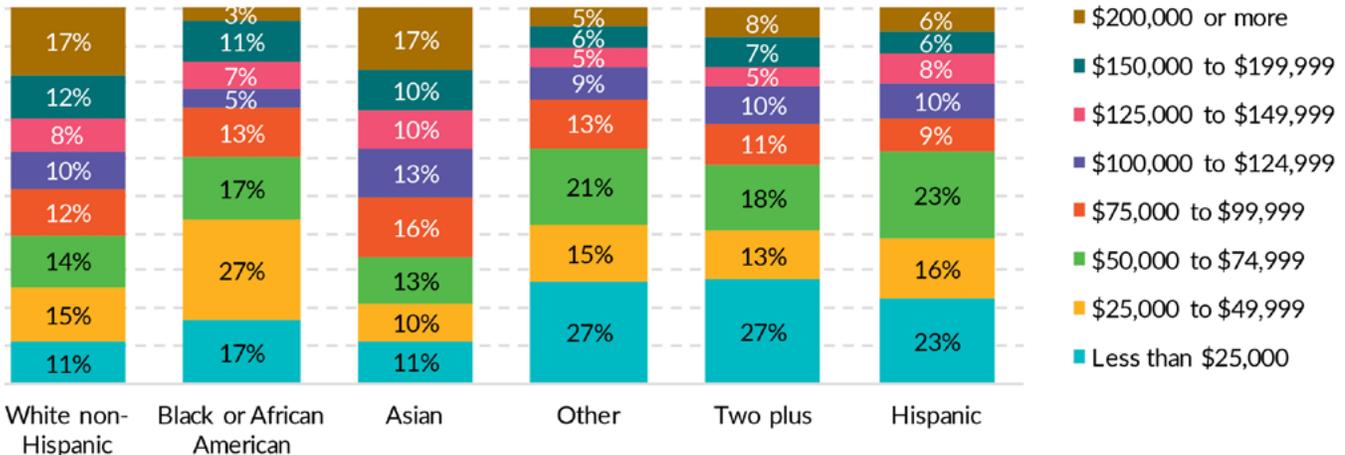


Figure 24 | Source: U.S. Census Bureau, 2011-2015 American Community Survey

Median Household Income Trends 1990 to 2016 (in 2016 dollars)

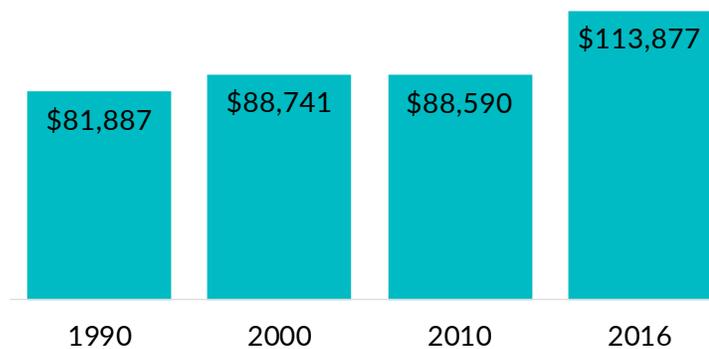


Figure 25 | Sources: U.S. Census Bureau, 1990 and 2000 censuses and 2010 and 2016 American Community Surveys.

Income and Poverty

Household Income to Poverty Ratio Distribution Trends 2006 to 2016



Figure 26 | Sources: U.S. Census Bureau, 2006 and 2016 American Community Surveys.

Median Household Income by Census Tract and Neighborhood Area

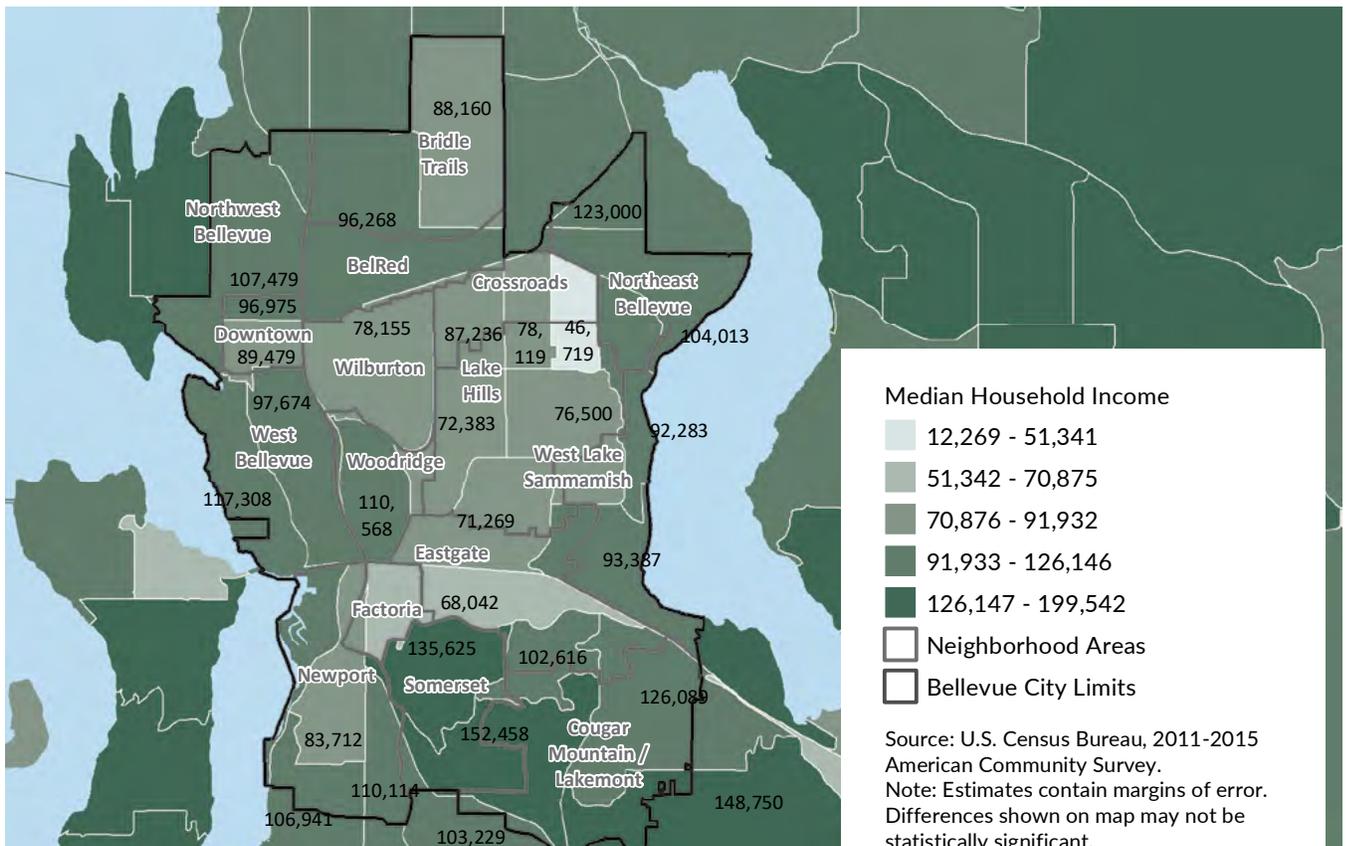


Figure 27 | Source: U.S. Census Bureau, 2011-2015 American Community Survey.

Housing

Housing Construction by Structure Type Trends

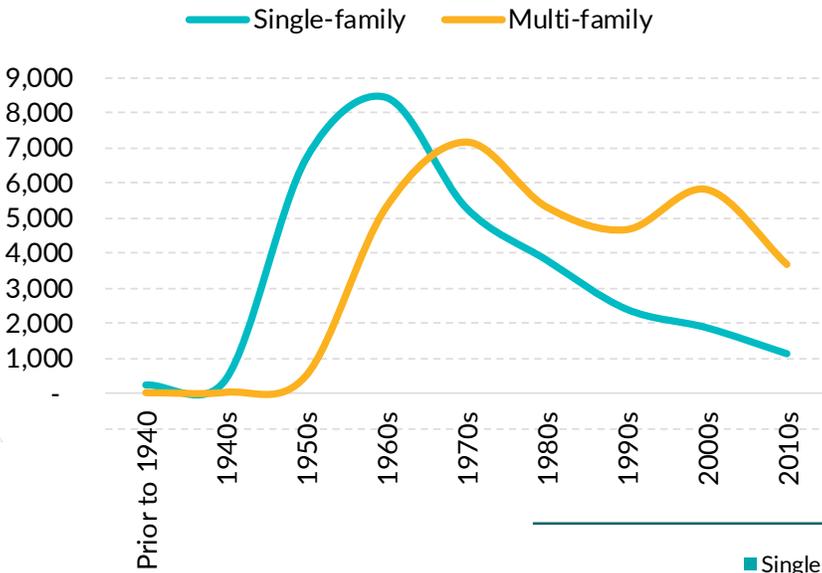


Figure 28 | Source: King County Assessor, Parcel data downloaded November 2017

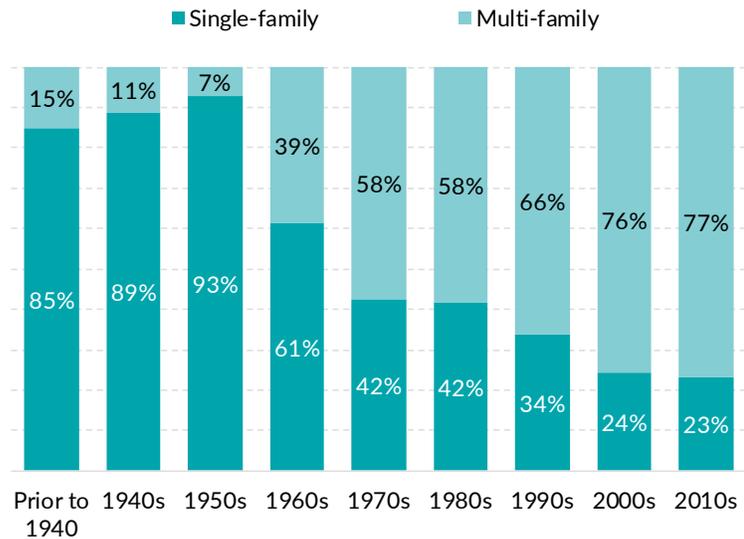


Figure 29 | Source: King County Assessor, Parcel data downloaded November 2017

Multi-family Tenure Trends

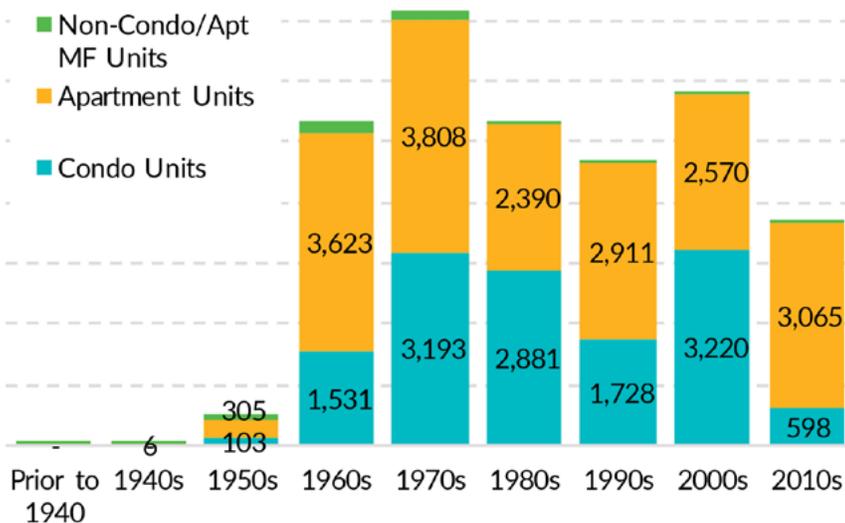


Figure 30 | Source: King County Assessor, Parcel data downloaded November 2017

Housing

Single-family Ownership Housing by Age of Householder in 2016

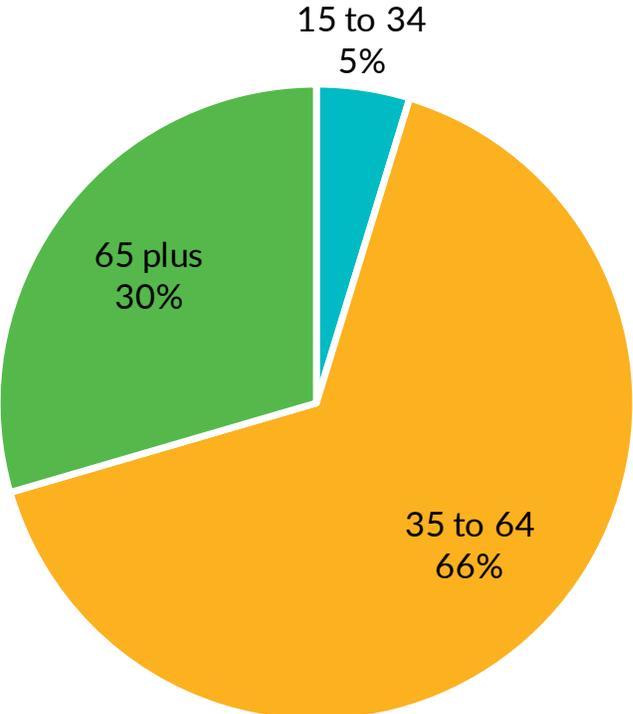


Figure 31 | Source: U.S. Census Bureau, 2016 American Community Survey

Single-family Size Trends

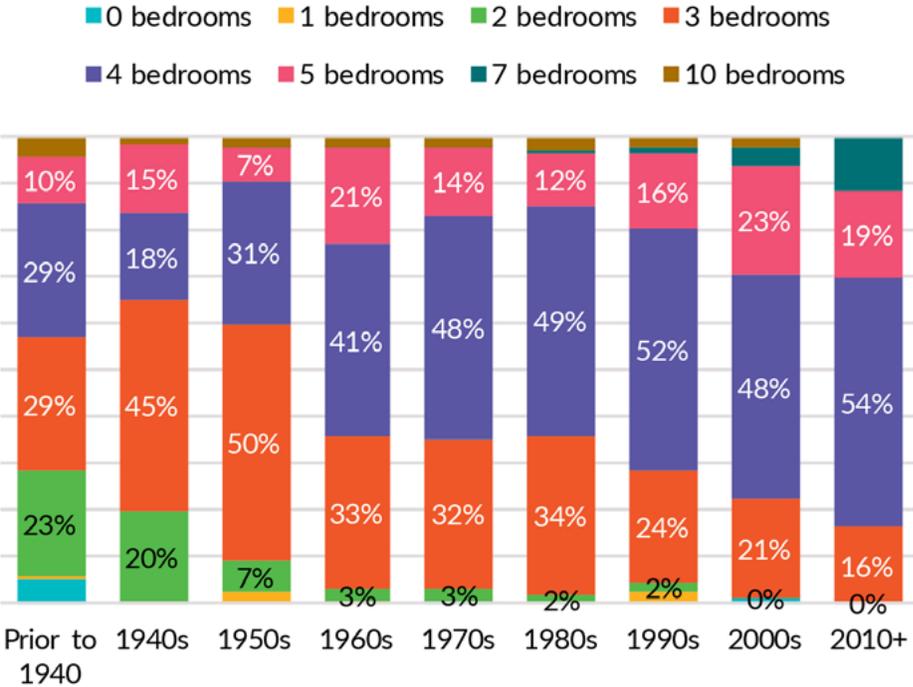


Figure 32 | Source: U.S. Census Bureau, 2011-2015 American Community Survey for Public Use Microdata for PUMA 05210.

Housing

Multi-family Size Trends

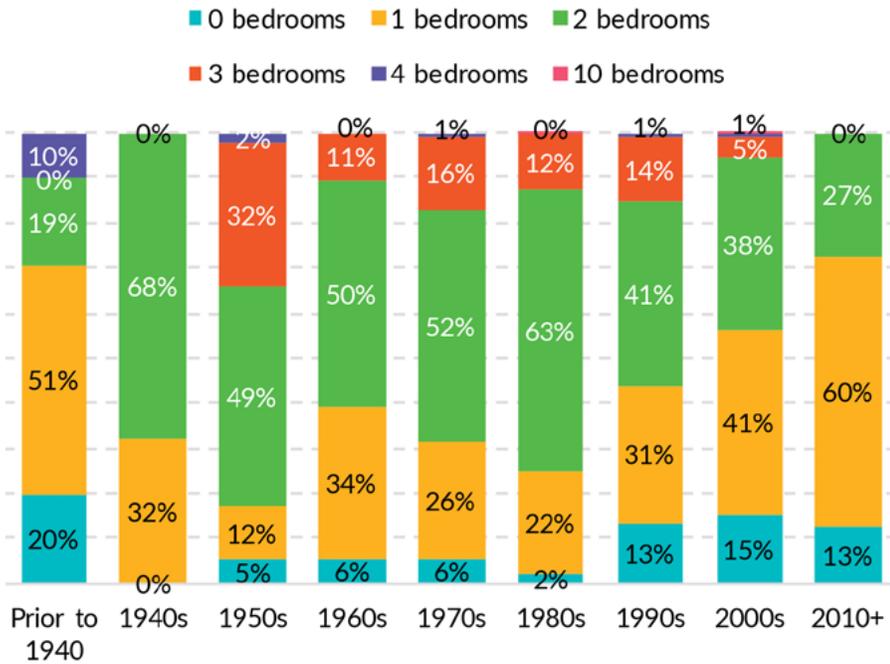


Figure 33 | Source: U.S. Census Bureau, 2011-2015 American Community Survey for Public Use Microdata for PUMA 05210.

Percentage of Households Spending 30 percent or more of their Income on Housing by Household Income and Tenure in 2016

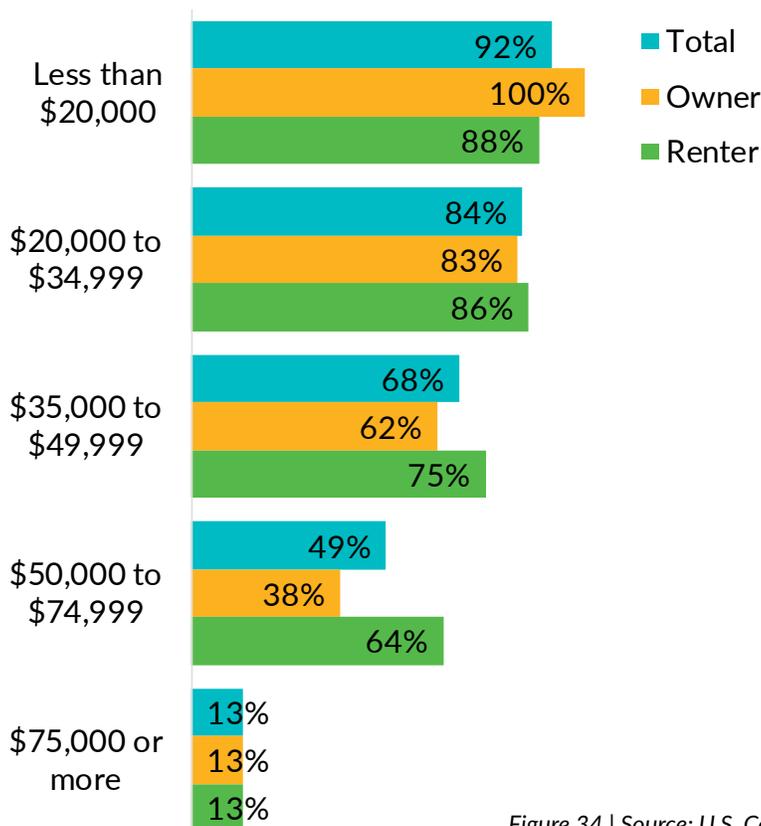


Figure 34 | Source: U.S. Census Bureau, 2016 American Community Survey.

Housing

Households by Monthly Housing Costs, Tenure and Mortgage Status

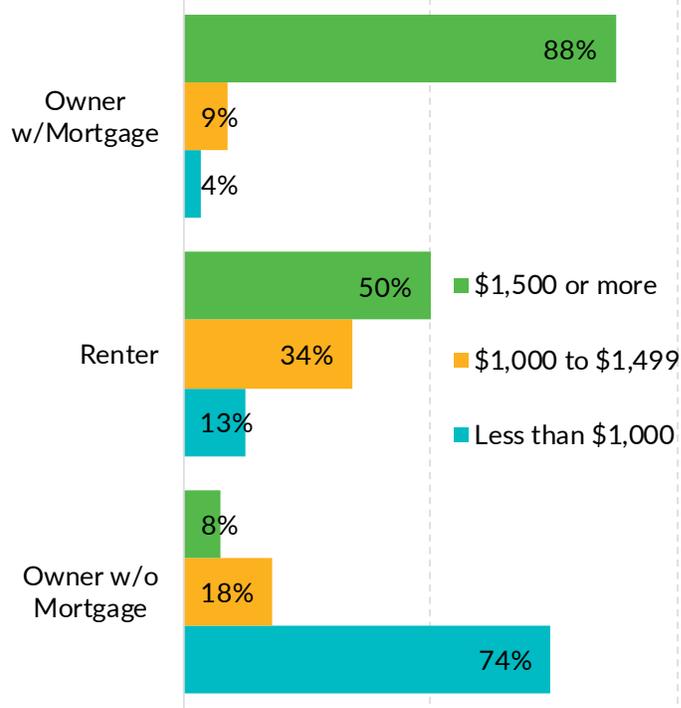


Figure 35 | Source: U.S. Census Bureau, 2011-2015 American Community Survey.

Percentage of Households Spending 50 Percent or More on Housing in 2011-2015

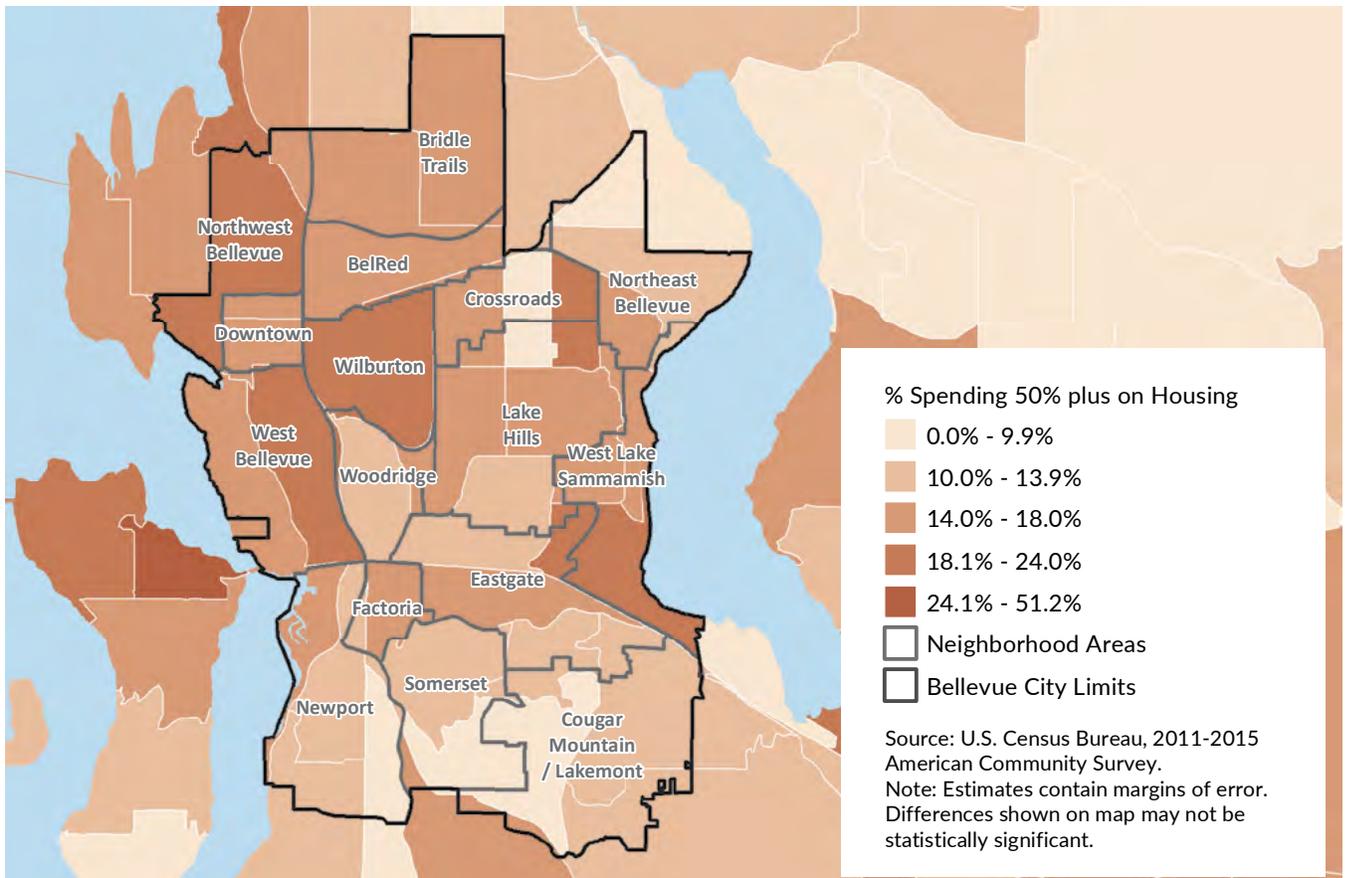


Figure 36 | Source: U.S. Census Bureau, 2011-2015 American Community Survey.

Household Types

Household Type Distribution Trends

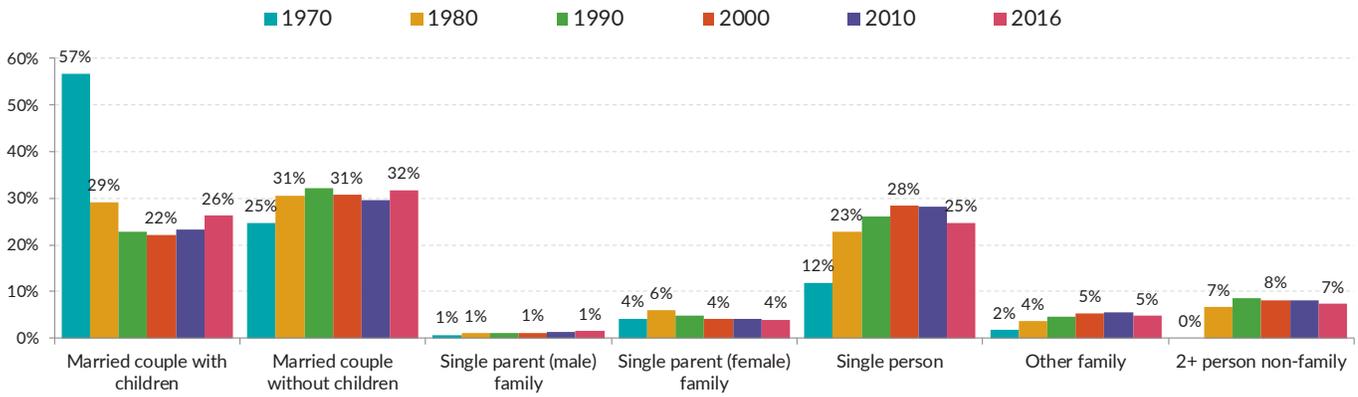


Figure 37 | Source: IPUMS-USA, University of Minnesota, www.ipums.org and U.S. Census Bureau, 2016 American Community Survey.

Household Type Distribution Comparisons

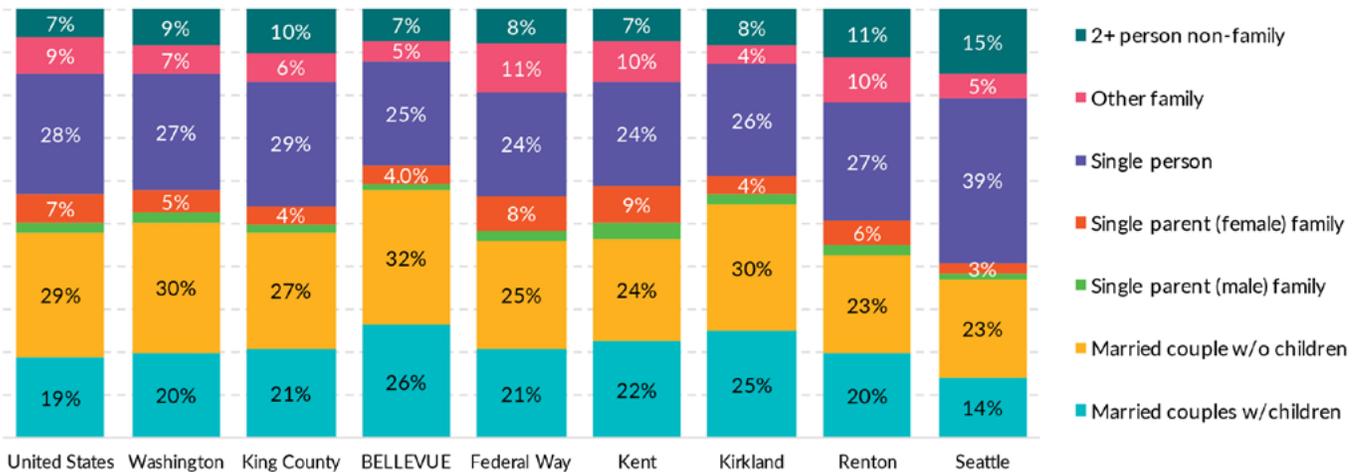


Figure 38 | Source: U.S. Census Bureau, 2016 American Community Survey.

Household Types

Household Type Distribution by Age in 2011-2015

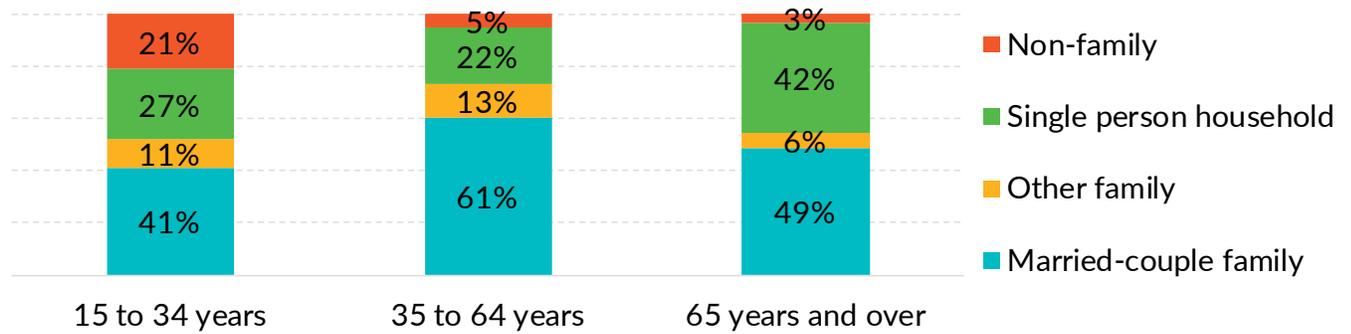


Figure 39 | Source: U.S. Census Bureau, 2011-2015 American Community Survey.

Household Type Distribution by Race in 2011-2015



Figure 40 | Source: U.S. Census Bureau, 2011-2015 American Community Survey.

Household Size - Persons Per Household

Household Size Trends

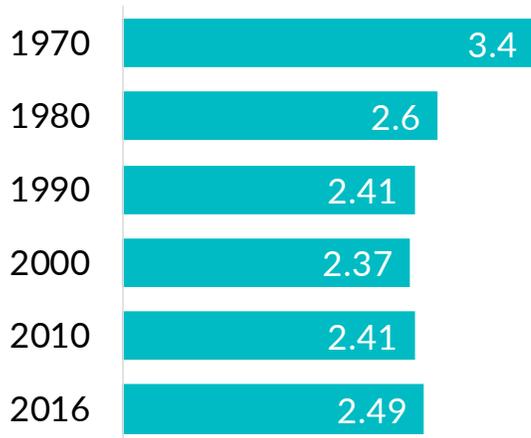


Figure 41 | Source: IPUMS-USA, University of Minnesota, www.ipums.org and U.S. Census Bureau, 2016 American Community Survey.

Household Size and Occupancy by Structure Type in 2011-2015

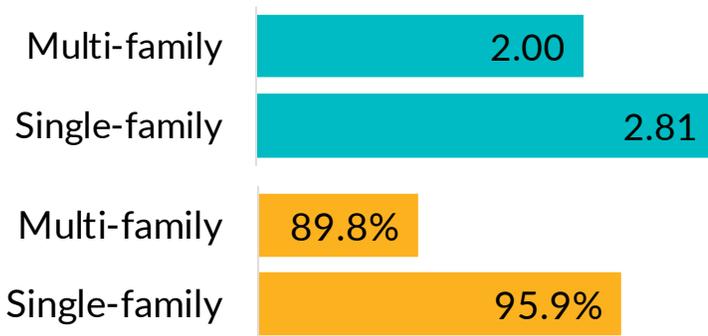


Figure 42 | Source: U.S. Census Bureau, 2011-2015 American Community Survey.

Household Size Comparisons in 2016

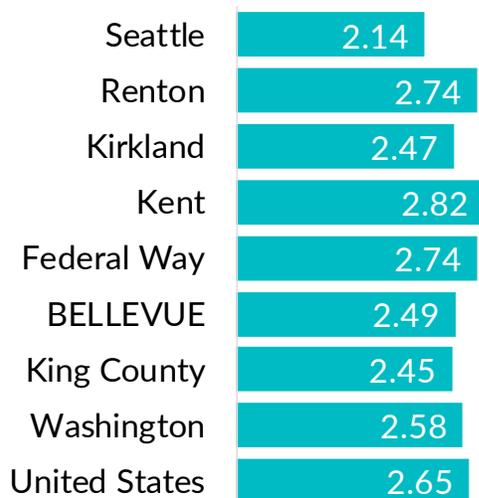


Figure 43 | Source: U.S. Census Bureau, 2016 American Community Survey.

Household Size - Persons Per Household

Household Size by Age

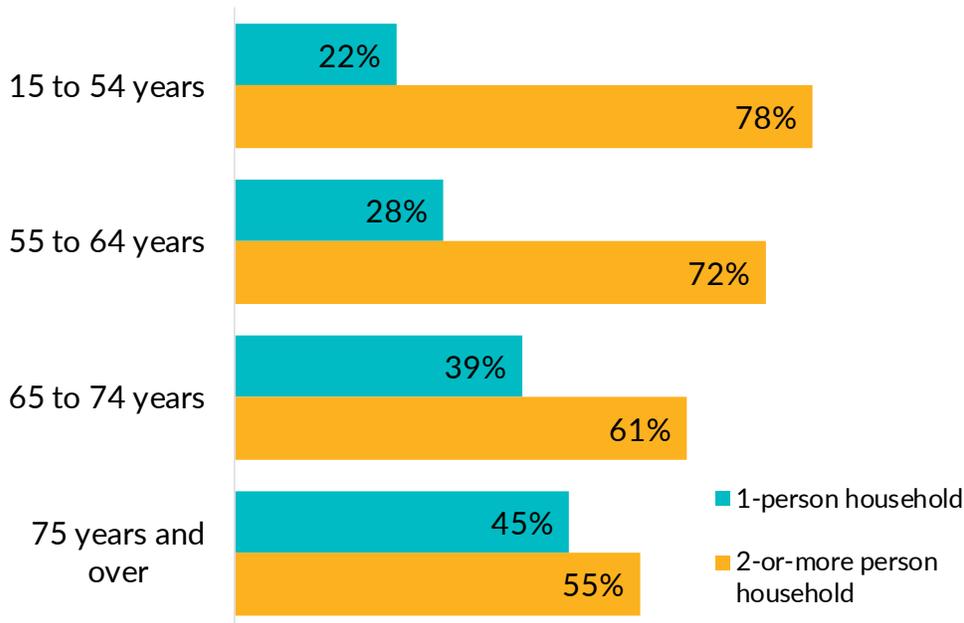


Figure 44 | Source: U.S. Census Bureau, 2011-2015 American Community Survey.

Average Household Size by Census Tract / Neighborhood Area

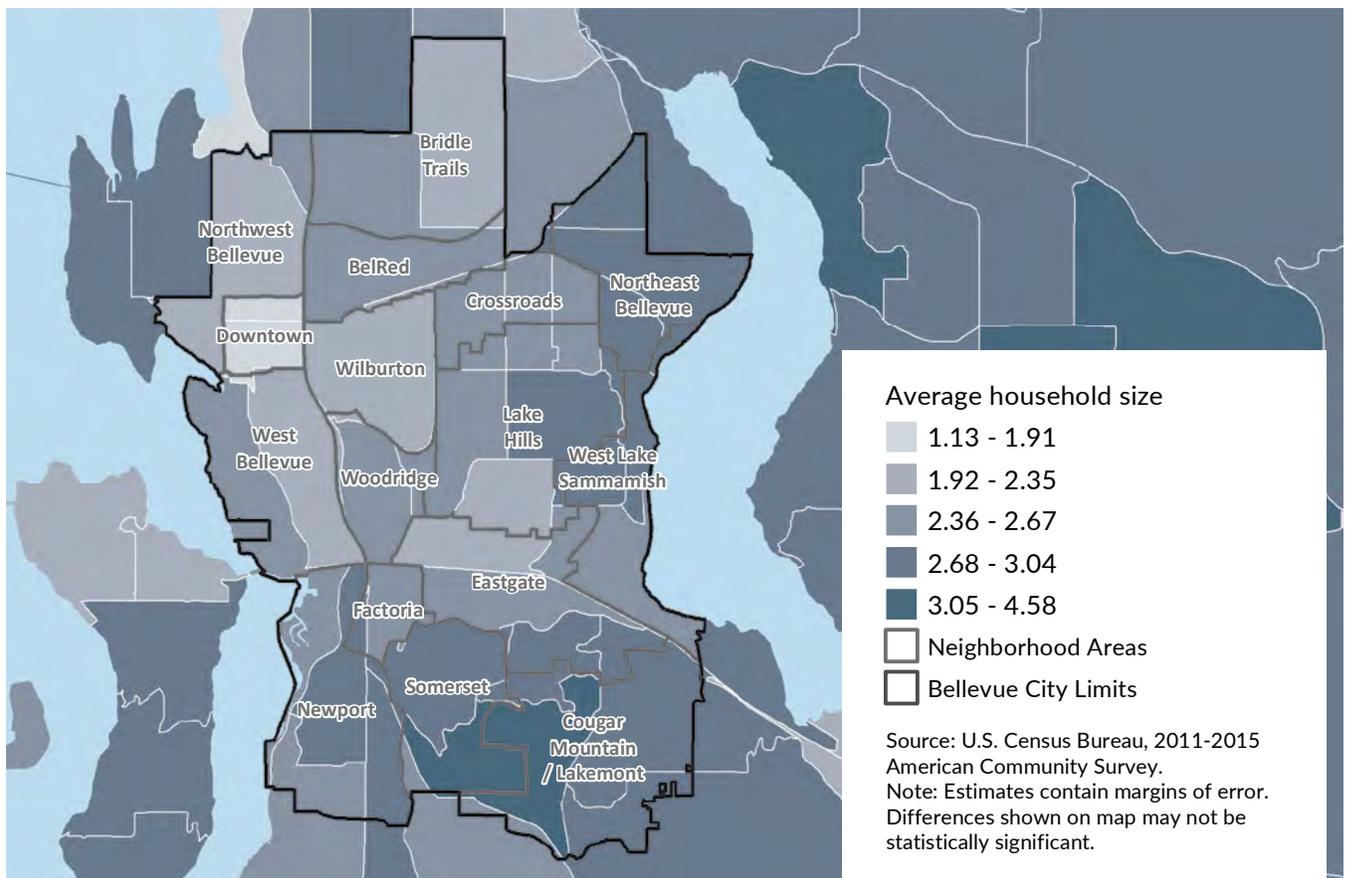


Figure 45 | Source: U.S. Census Bureau, 2011-2015 American Community Survey.

Population

Population Trends and Projections with Annexations

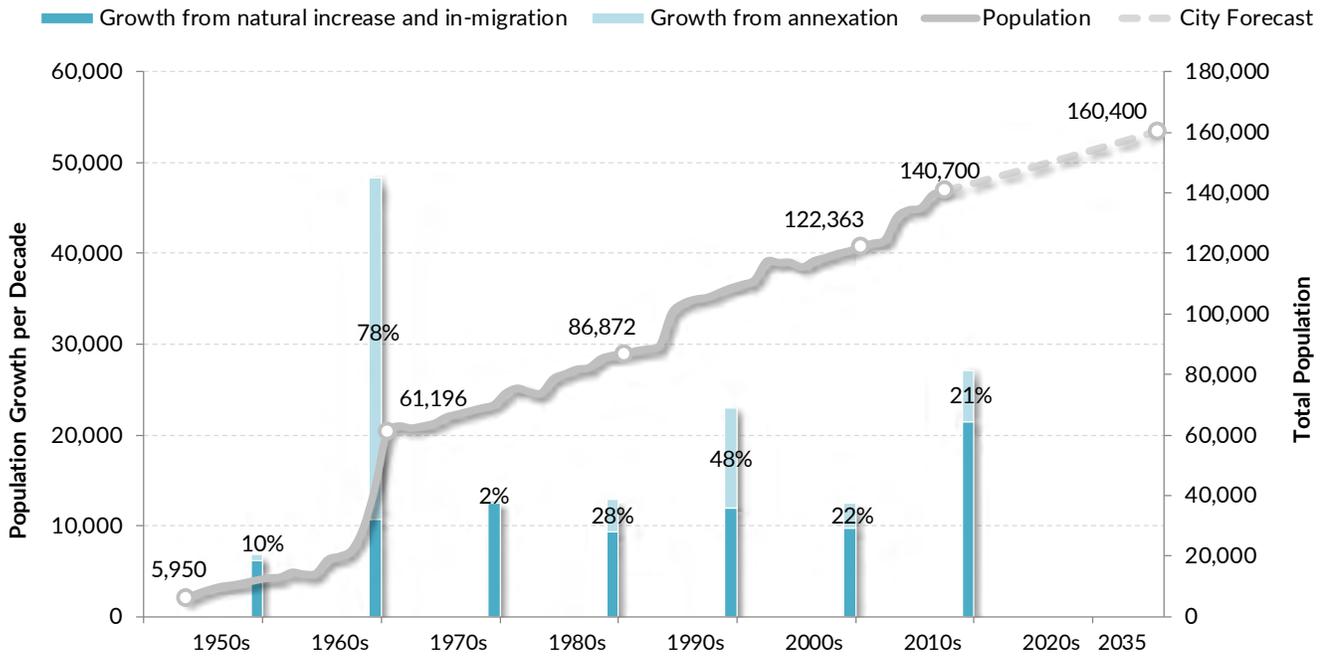


Figure 46 | Source: City of Bellevue Department of Planning and Community Development and Washington State Office of Financial Management.

Population

Population Trends by Place of Birth: Native and Foreign Born

Total Population

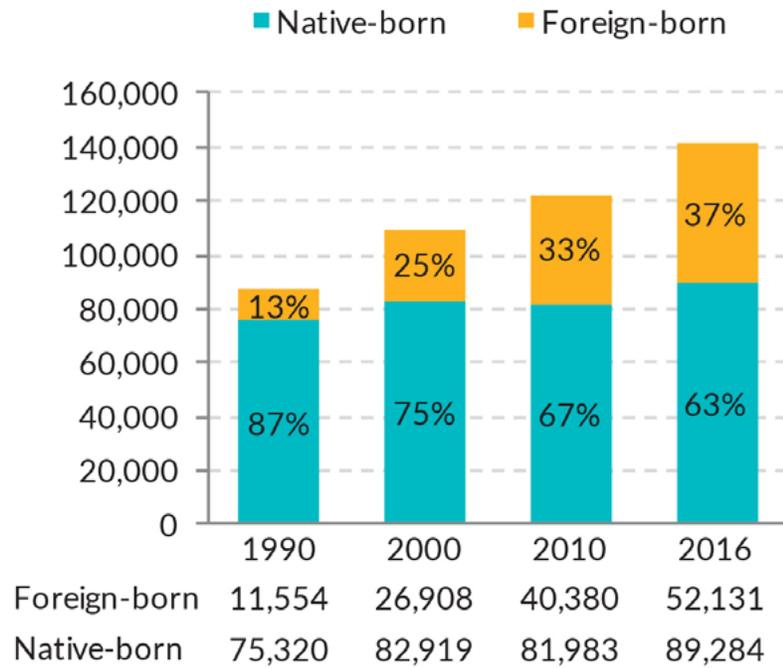


Figure 47 | Sources: U.S. Census Bureau, 1990 and 2000 censuses and 2010 and 2016 American Community Surveys.

Population Growth

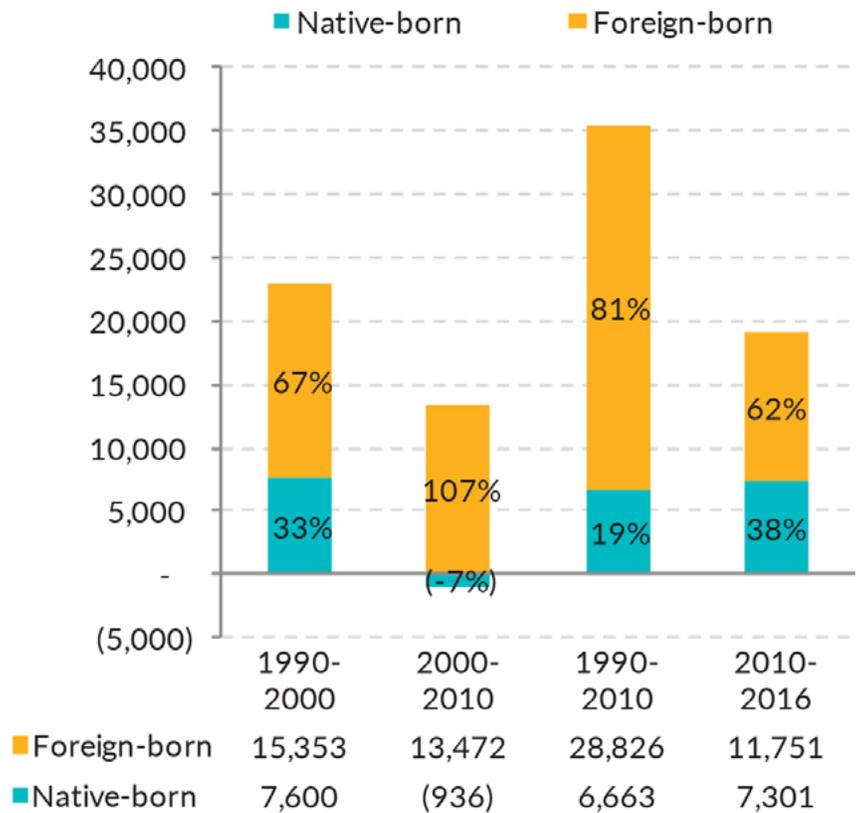


Figure 48 | Sources: U.S. Census Bureau, 1990 and 2000 censuses and 2010 and 2016 American Community Surveys.

Place of Birth

Place of Birth Trends 1970 to 2016

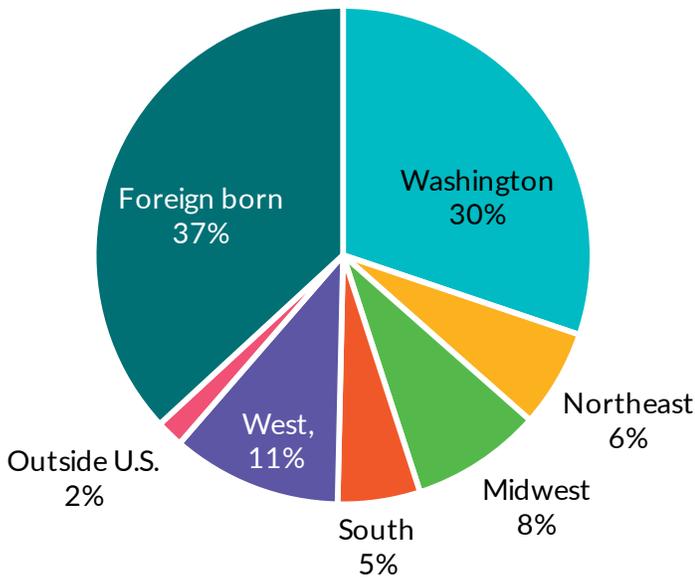


Figure 49 | Source: U.S. Census Bureau, 2016 American Community Survey.

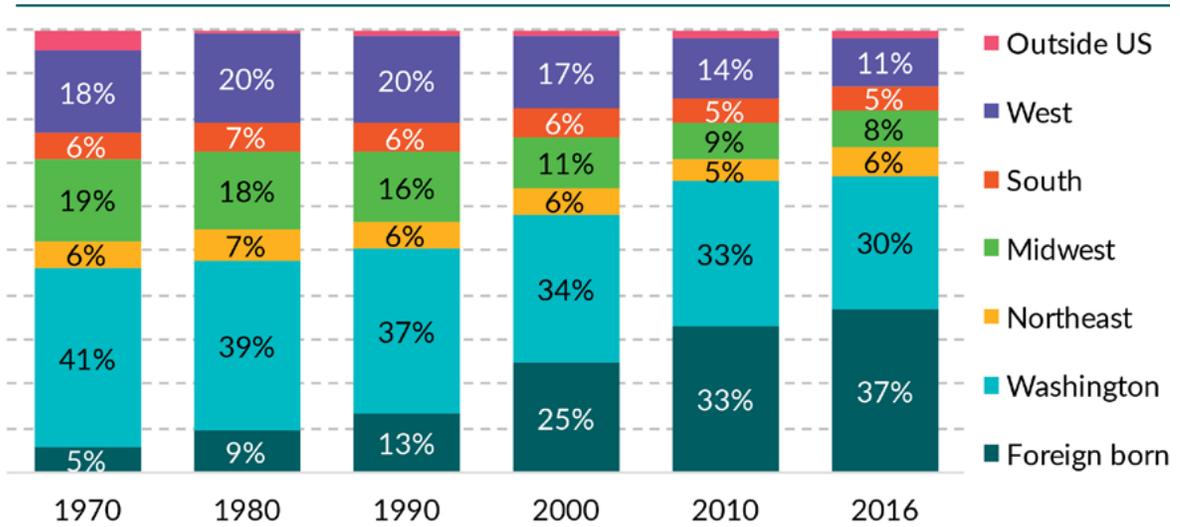


Figure 50 | Sources: IPUMS-USA, University of Minnesota, www.ipums.org and U.S. Census Bureau, 2016 American Community Survey.

Foreign Born World Region of Birth Trends for the United States 1850 to 2016

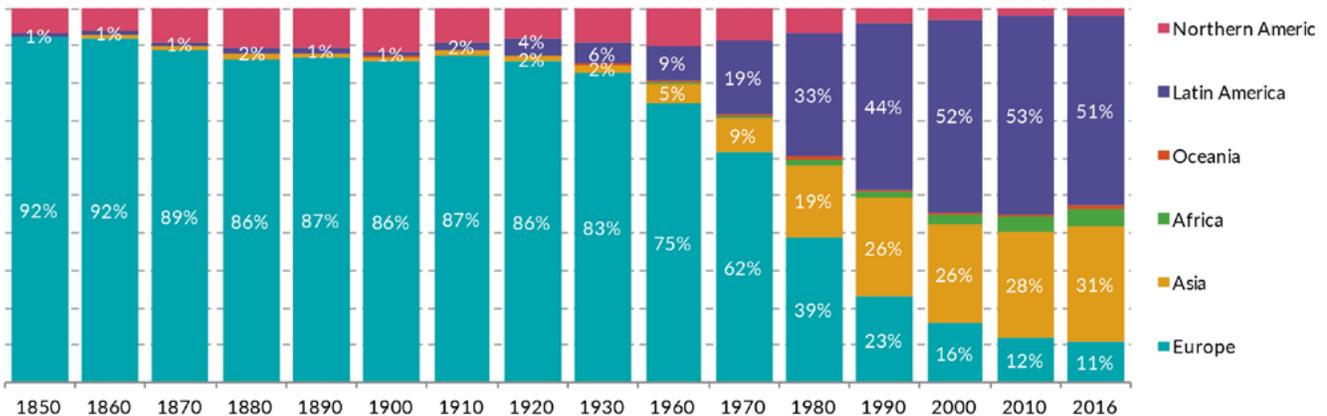


Figure 51 | Source: Gibson, Campbell J. and Emily Lennon, "Historical Census Statistics on the foreign-born Population of the United States: 1850-1990" Population Division, U.S. Census Bureau, February 1999, Population Division Working Paper No. 29 www.census.gov/population/www/documentation/twps0029/twps0029.html

Place of Birth

World Region of Birth Comparisons in 2016

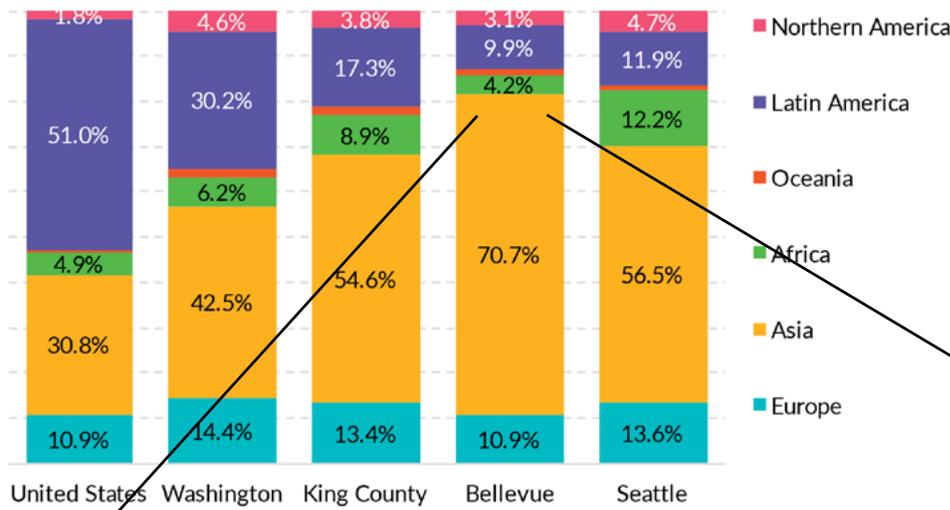


Figure 52 | Source: U.S. Census Bureau, 2016 American Community Survey.

Asian Country of Birth

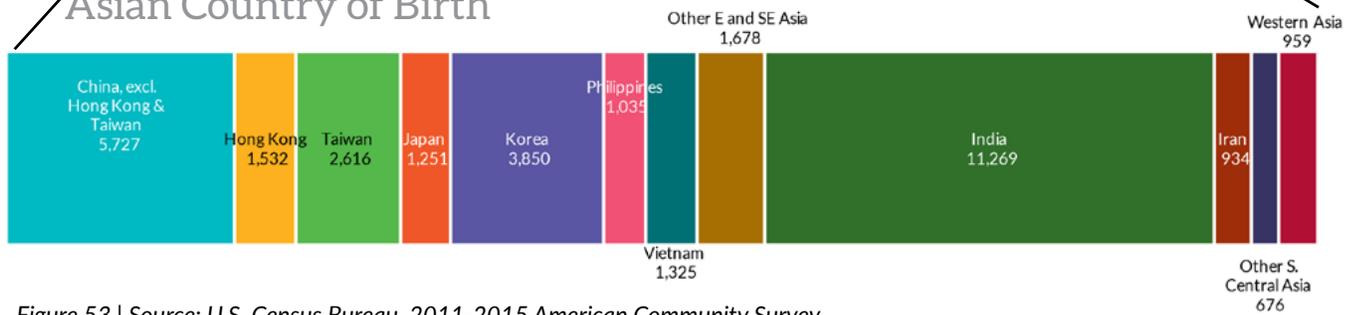


Figure 53 | Source: U.S. Census Bureau, 2011-2015 American Community Survey.

Language Spoken at Home

Percent of Bellevue Residents Age 5 and Over who Spoke a Language Other than English at Home Trends 1990 to 2016

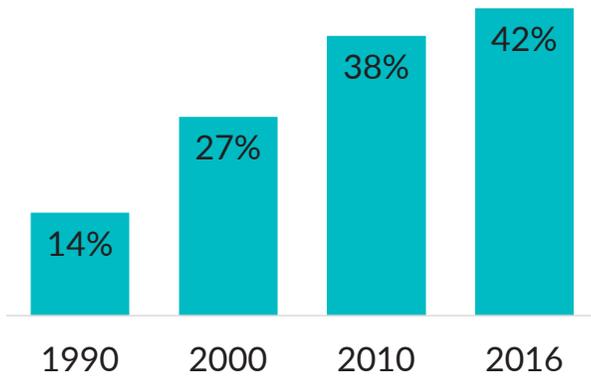


Figure 54 | Sources: U.S. Census Bureau, 1990 and 2000 censuses and 2010 and 2016 American Community Surveys.

Percent who Spoke a Foreign Language Comparisons

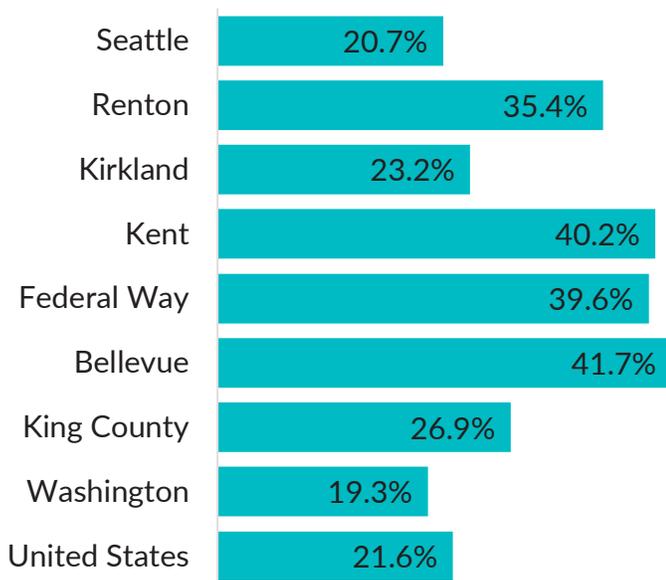


Figure 55 | Source: U.S. Census Bureau, 2016 American Community Survey

Language Spoken at Home

Top Languages Spoken at Home Other than English and Ability to Speak English

LANGUAGE (Languages recommended for translation materials in orange)	BELLEVUE CITYWIDE		SPEAK ENGLISH LESS THAN "VERY WELL"	
	Estimate	Percent of Pop 5 and Over	Estimate	Percent speaking specific lang.
Chinese	11,983	9%	5,945	50%
Spanish or Spanish Creole	7,121	6%	3,451	48%
Other Asian languages	5,204	4%	1,329	26%
Korean	4,260	3%	2,180	51%
Hindi	3,818	3%	838	22%
Russian	2,900	2%	1,305	45%
Japanese	1,862	1%	795	43%
Other Indic languages	1,618	1%	567	35%
Vietnamese	1,431	1%	776	54%
French (incl. Patois, Cajun)	1,340	1%	122	9%
Other Indo-European languages	1,001	1%	379	38%
Tagalog	879	1%	335	38%
Persian	831	1%	414	50%

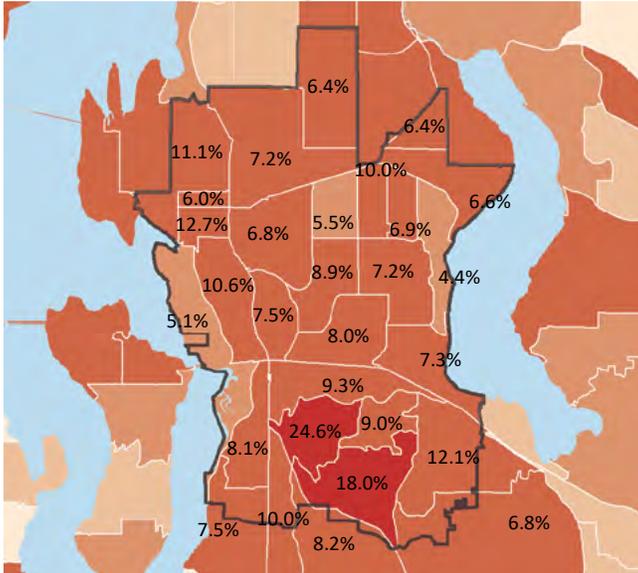
Figure 56 | Source: U.S. Census Bureau, 2011-2015 American Community Survey.

Trends in the percentage of Bellevue's population 5 and over who speak a language other than English at home and their ability to speak English

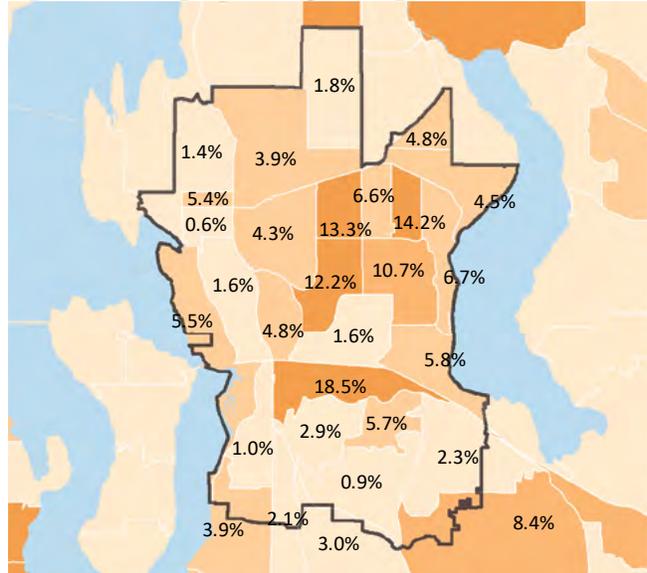
	1990	2000	2010	2016
Percent of population 5 and over that speak a language other than English at home	14%	27%	37.9%	41.7%
Percent of population 5 and over that speak English less than "very well"	12%	6%	14.8%	16.7%
Percent of households that are limited English speaking households (no member over 14 speaks English "very well")	NA	6.8%	8.2%	10.3%

Figure 57 | Sources: U.S. Census Bureau, 1990 and 2000 censuses and 2010 and 2016 American Community Surveys.

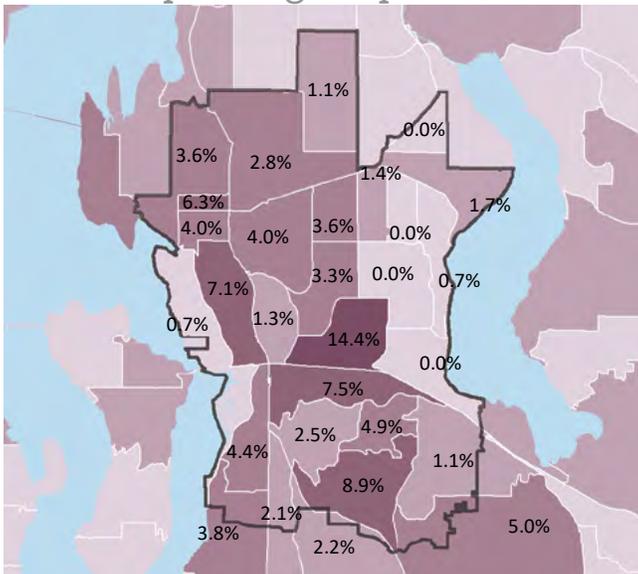
Chinese Speaking People



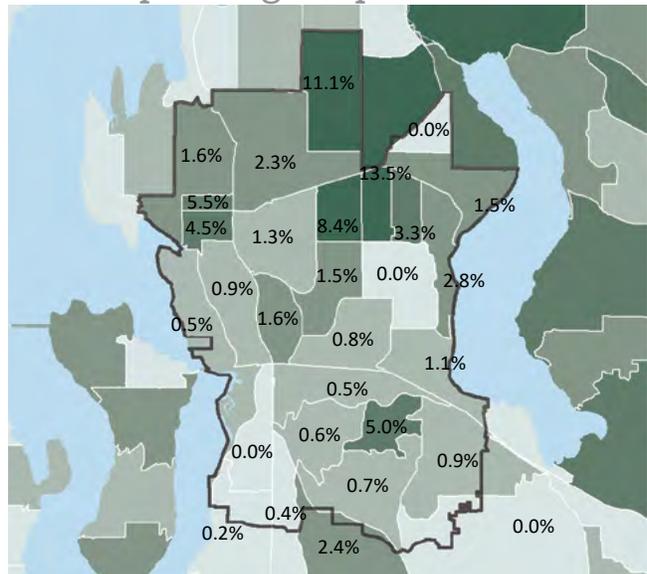
Spanish Speaking People



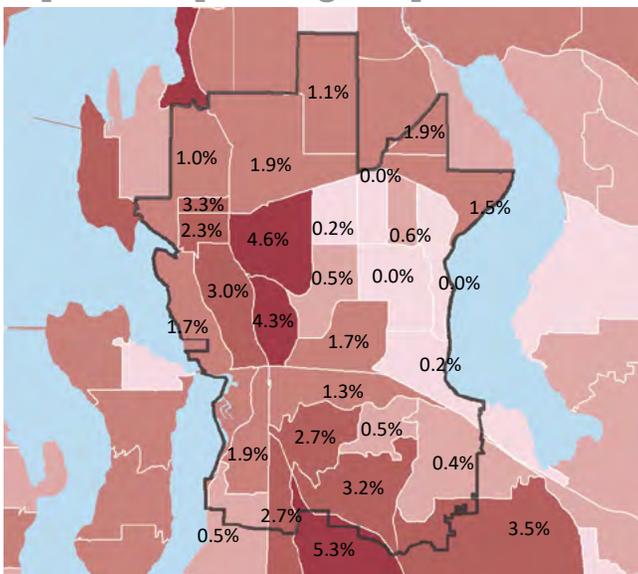
Korean Speaking People



Hindi Speaking People



Japanese Speaking People



Russian Speaking People

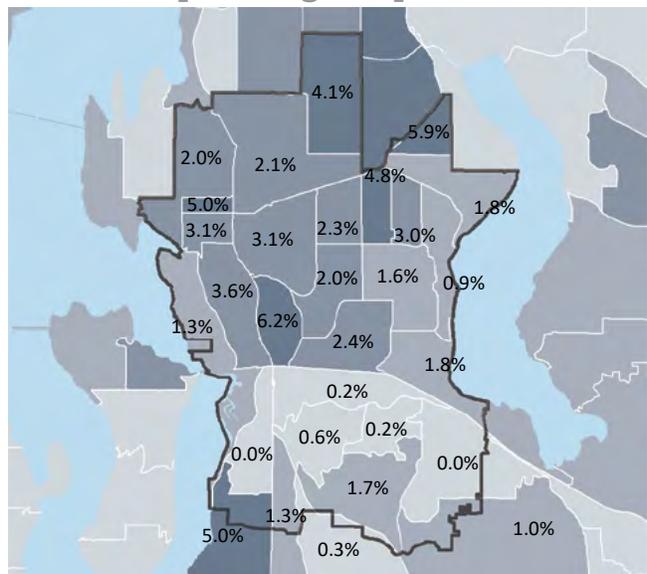


Figure 58-63 | Source: U.S. Census Bureau, 2011-2015 American Community Survey.

Race and Ethnicity

Race and Ethnicity Distribution Trends

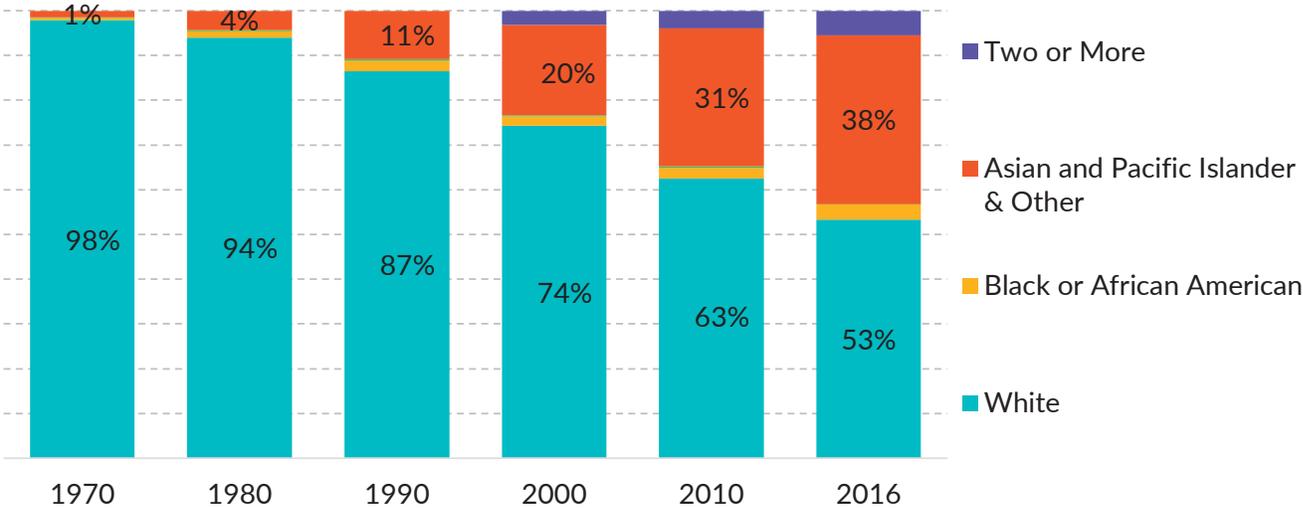


Figure 64 | Sources: IPUMS-USA, University of Minnesota, www.ipums.org and U.S. Census Bureau, 2016 American Community Survey.

Race and Ethnicity Distribution by Geography

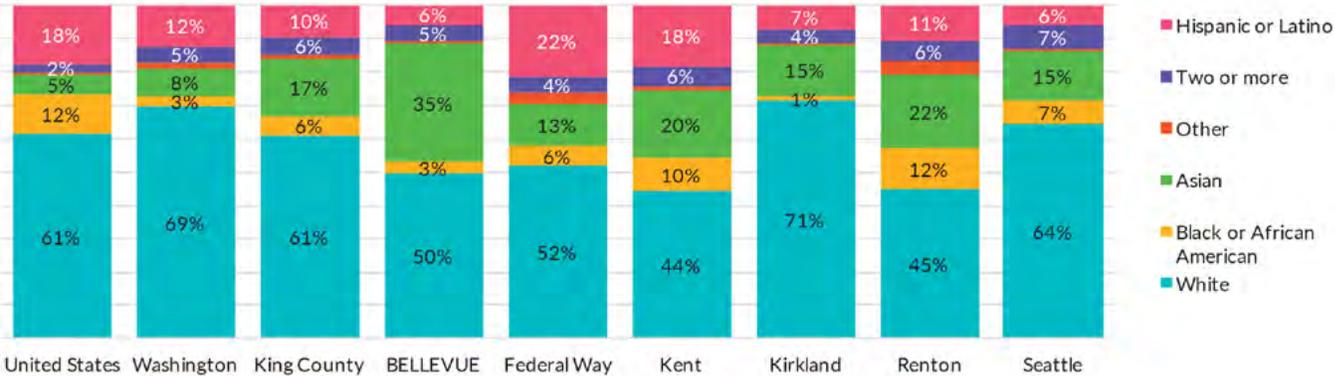


Figure 65 | Source: U.S. Census Bureau, 2016 American Community Survey.

Race and Ethnicity

Percent People of Color by Census Tract and Neighborhood Area

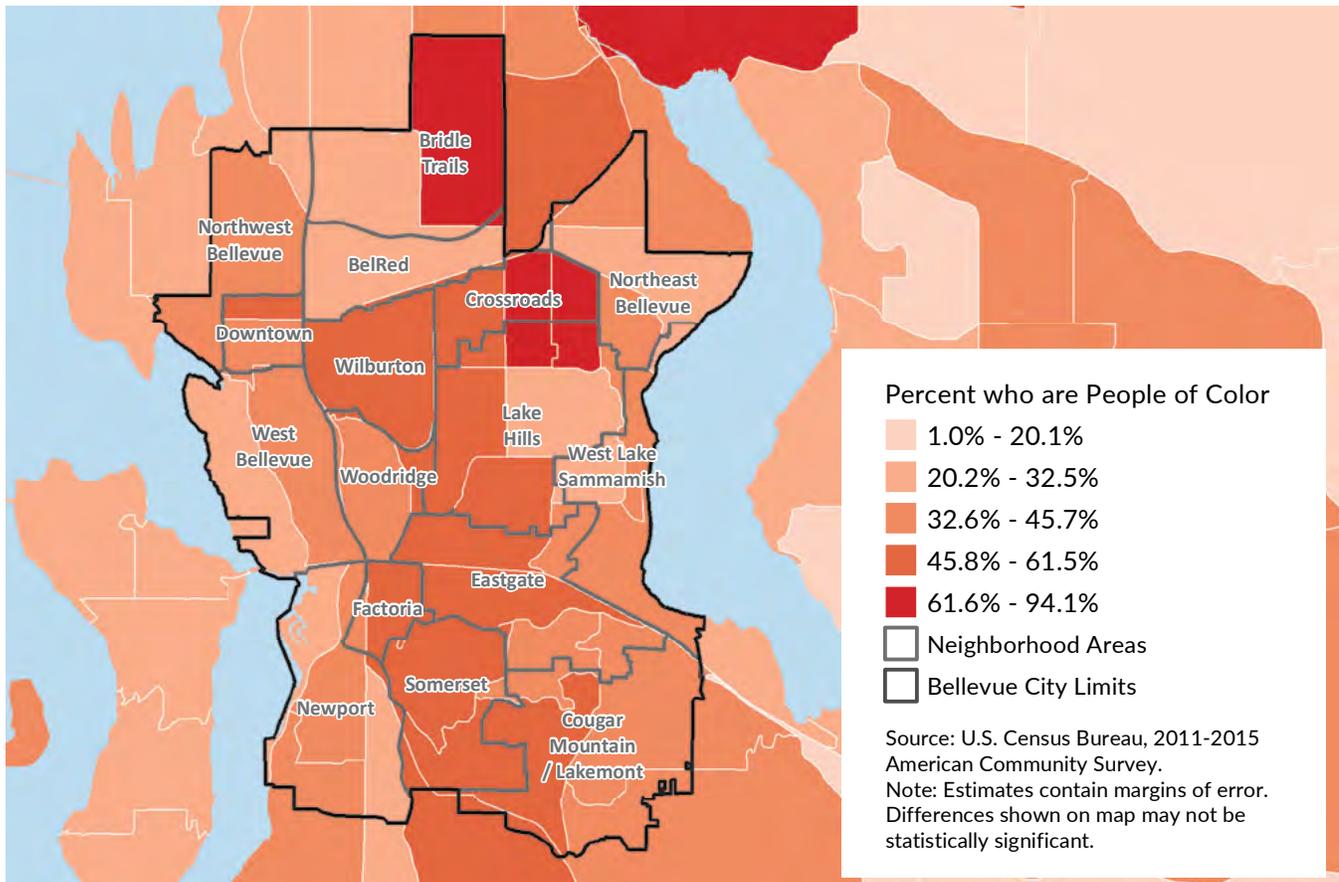


Figure 66 | Source: U.S. Census Bureau, 2011-2015 American Community Survey..

Race and Ethnicity by Age

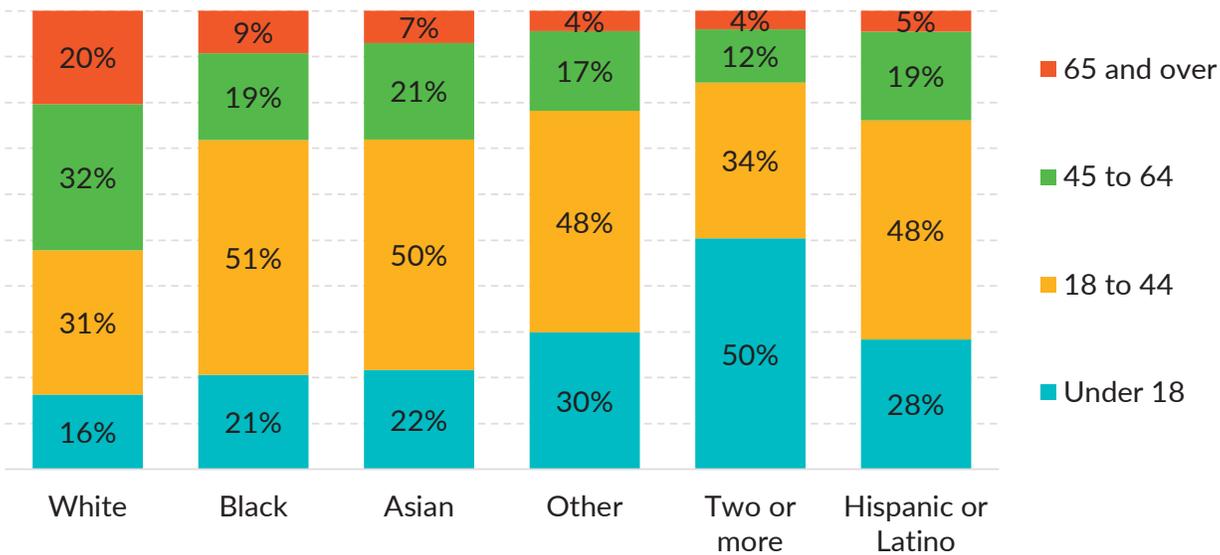


Figure 67 | Source: U.S. Census Bureau, 2011-2015 American Community Survey.

Race and Ethnicity

Percent Asian Comparisons

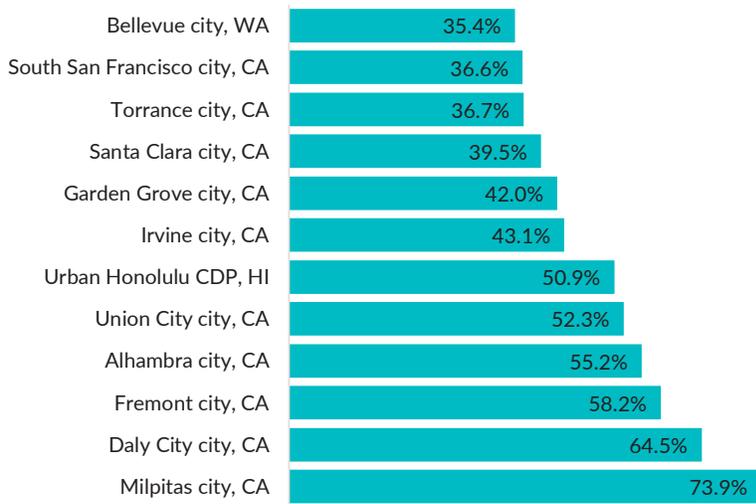


Figure 68 | Source: U.S. Census Bureau, 2016 American Community Survey.

Percent Asian Trends

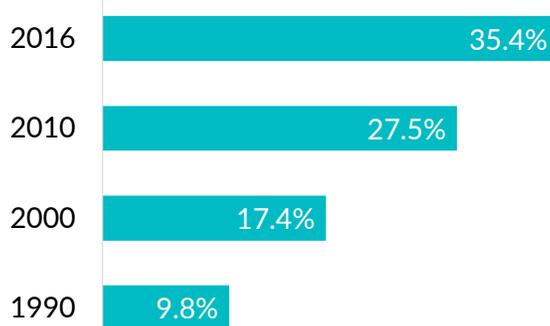


Figure 69 | Sources: U.S. Census Bureau, 1990, 2000, 2010 censuses and 2016 American Community Survey.

Growth in Bellevue's Most Numerous Asian Populations 1990 to 2016

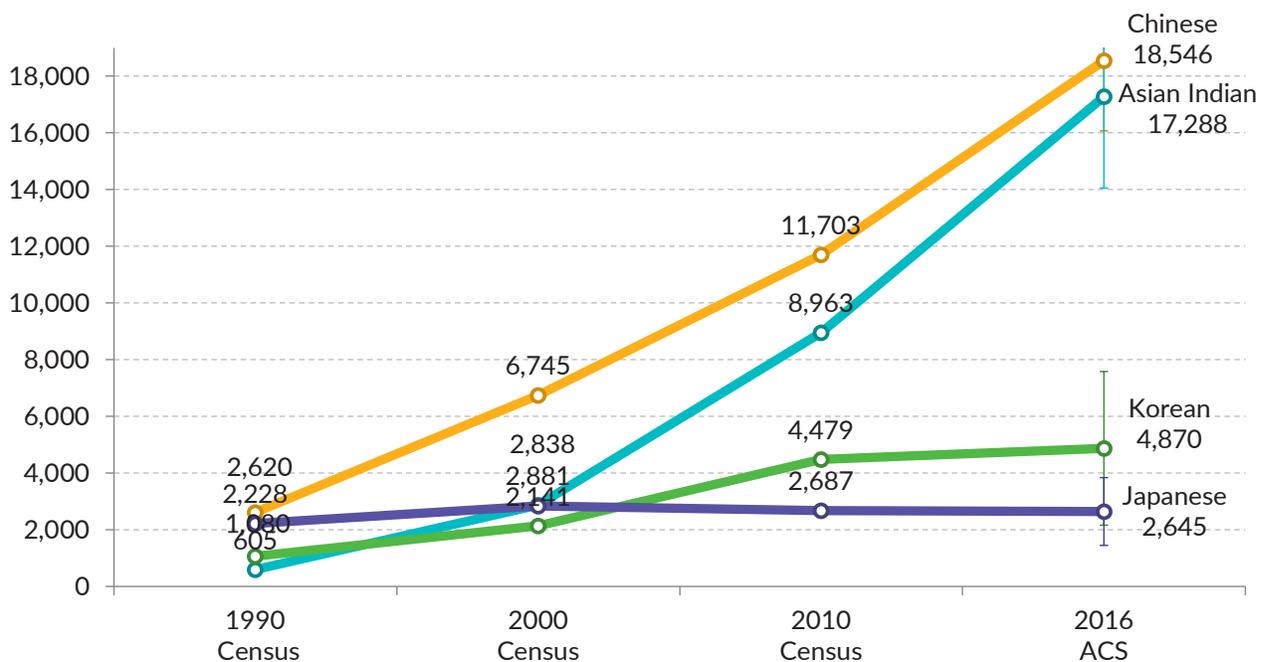


Figure 70 | Sources: U.S. Census Bureau, 1990, 2000, 2010 censuses and 2016 American Community Survey.

Age

Age Distribution Trends

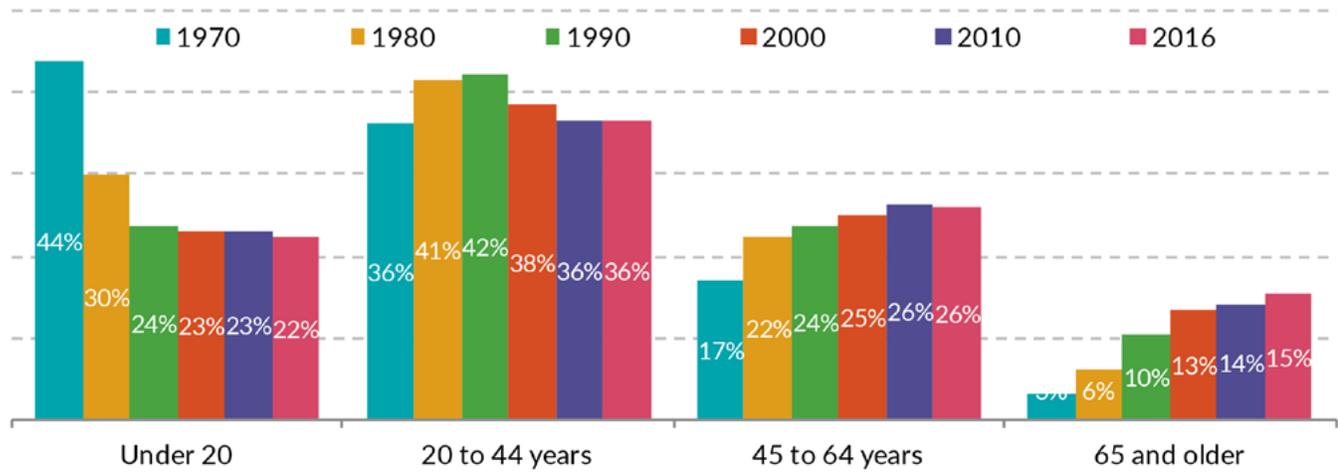


Figure 71 | Source: IPUMS-USA, University of Minnesota, www.ipums.org and U.S. Census Bureau, 2016 American Community Survey.

Median Age Trends

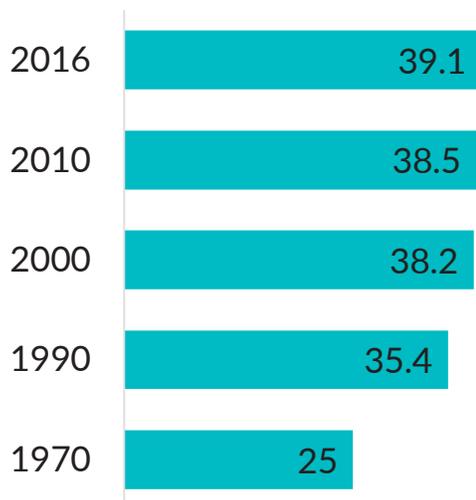


Figure 72 | Source: IPUMS-USA, University of Minnesota, www.ipums.org and U.S. Census Bureau, 2016 American Community Survey.

Age Distribution by Geography



Figure 73 | Source: U.S. Census Bureau, 2016 American Community Survey.

Age

Age by Gender - Population Pyramid

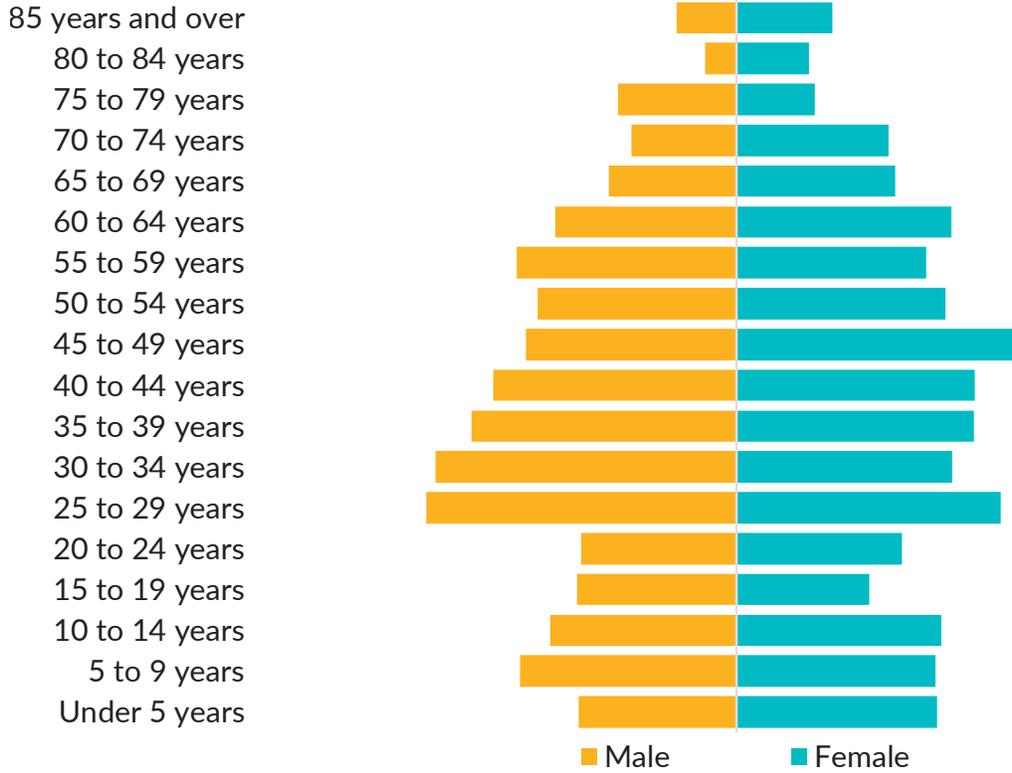


Figure 74 | Source: U.S. Census Bureau, 2016 American Community Survey.

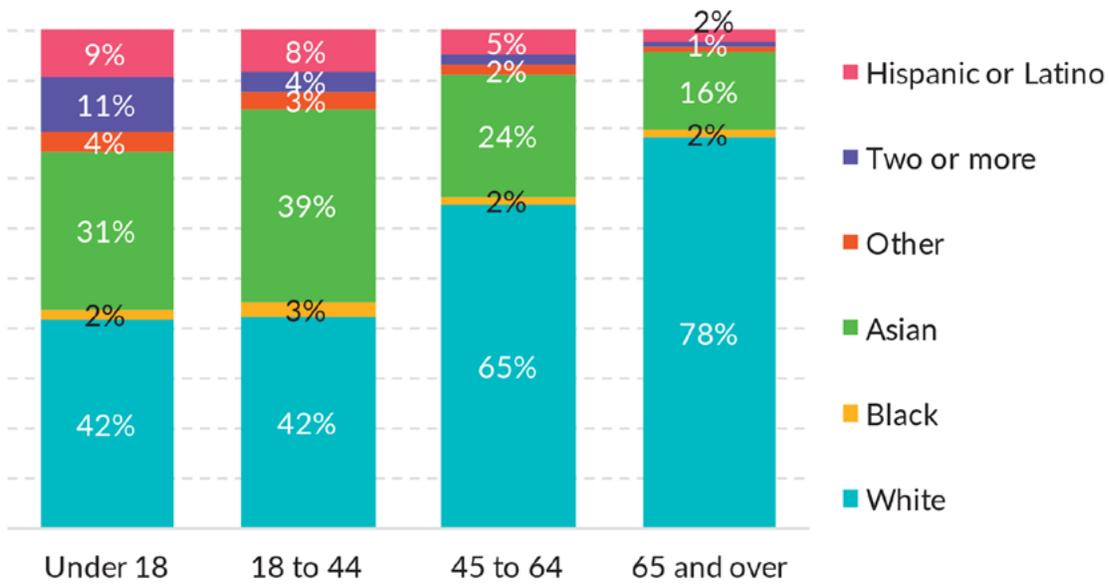


Figure 75 | Source: U.S. Census Bureau, 2011-2015 American Community Survey.

Age

Projections of Older Adult Population Annual Increase



Figure 76 | Source: Washington State Office of Financial Management, Forecasting and Research Division, State Population Forecast 2010-2040, November 16, 2016.

Children by Census Tract/Neighborhood Area

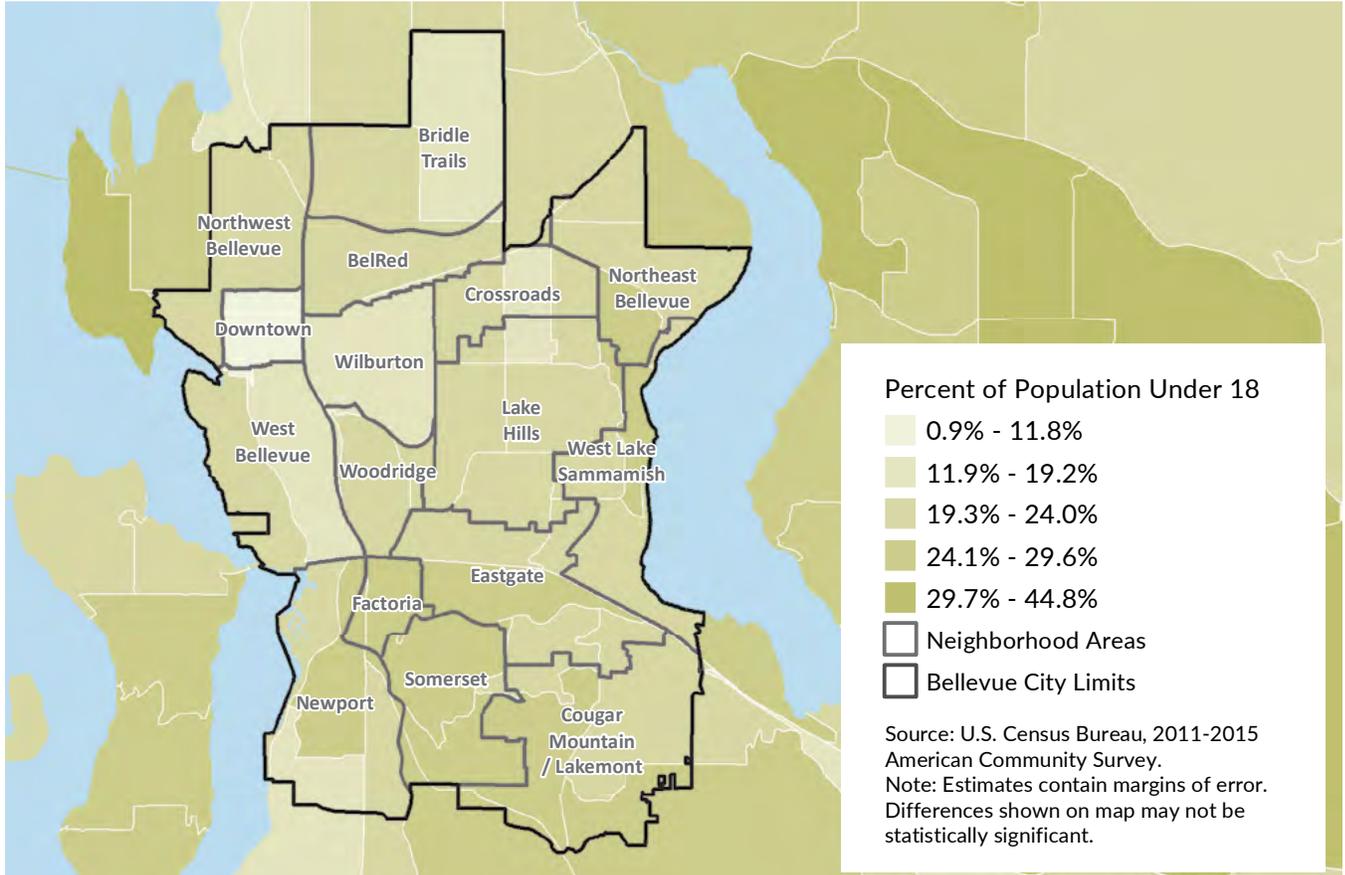


Figure 77 | Source: U.S. Census Bureau, 2011-2015 American Community Survey.

Older Adults 65 and older by Census Tract/Neighborhood Area

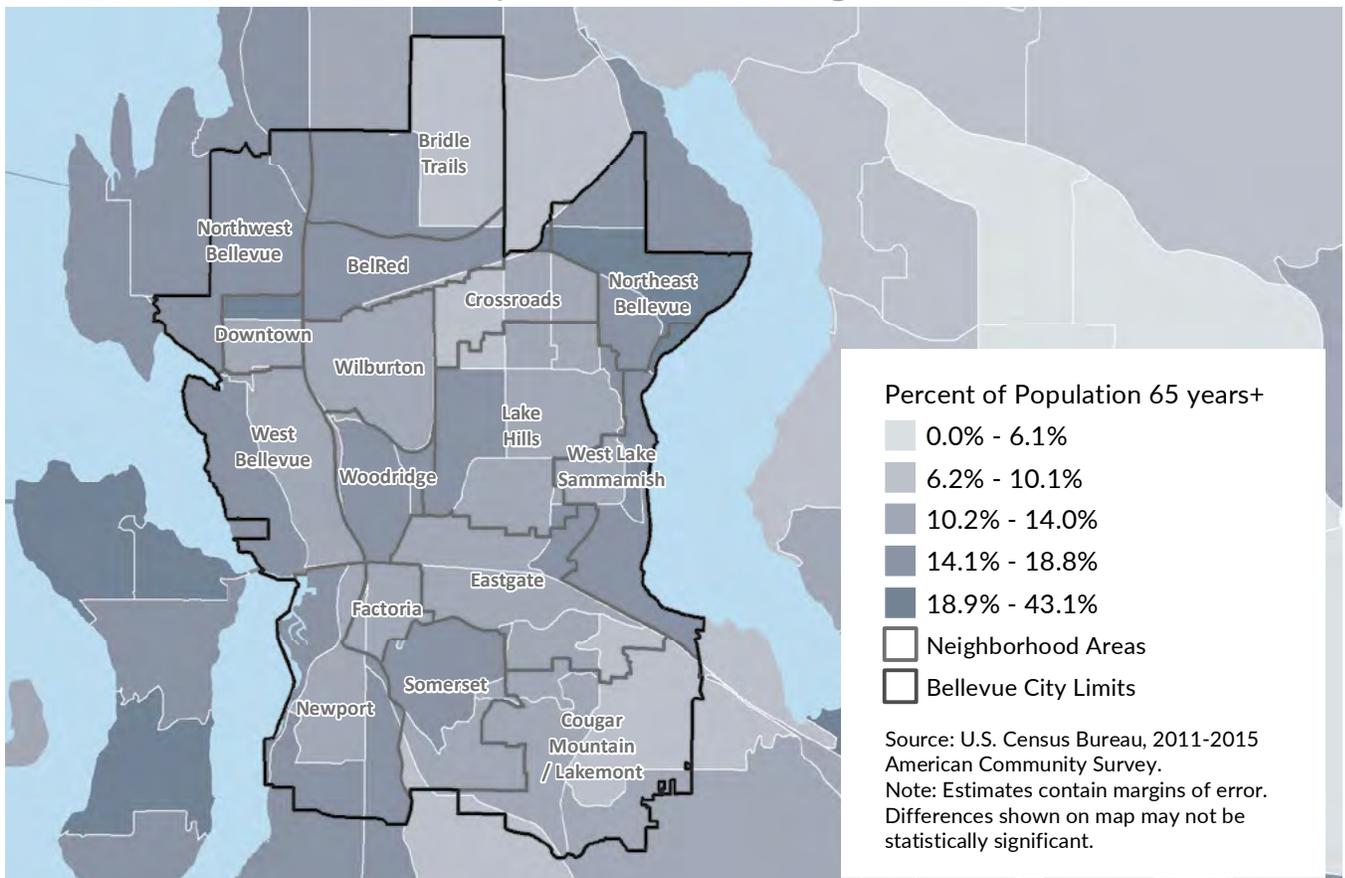


Figure 78 | Source: U.S. Census Bureau, 2011-2015 American Community Survey.