

NEIGHBORHOOD AREA PLANNING: IDENTIFYING CHANGE, GROWTH, AND POSSIBILITY IN BELLEVUE

CITY OF BELLEVUE PROJECT LEADS Doug McIntyre and Terry Cullen, Community Development
UNIVERSITY OF WASHINGTON INSTRUCTOR India J. Ornelas, Health Services
H SERV 580, Foundations of Health Behavior and Social Determinants of Health



UW graduate student Huangqianyu Li conducts a stakeholder interview with NW Bellevue resident Keith Swenson. JUNYI ZHANG

neighborhoods. Each group used data provided by the City of Bellevue, the US Census Bureau, and other publicly available sources to review trends and changes in their respective neighborhood. They also interviewed 12 community stakeholders to better understand Bellevue's strengths and residents' concerns. From their data gathering and analysis, and using the City of Portland's neighborhood profiles as a model, students compiled a one-page data profile for each of the four neighborhoods.

THE CHALLENGE

The City of Bellevue is preparing to create neighborhood profiles for each of its 16 neighborhoods as part of its most recent Comprehensive Plan, approved in 2015. The City partnered with Livable City Year at the University of Washington and students from HSERV 580 to gather information about four of these neighborhoods: Crossroads, Newport, Northeast Bellevue, and Northwest Bellevue. Students applied their skills to examine data and identify historic trends in the four neighborhoods.

OUR METHODS

Students worked as four teams, with each team focusing on one of the four neighborhoods. Each group used data provided by the City of Bellevue, the US Census Bureau, and other publicly available sources to review trends and changes in their respective neighborhood. They also interviewed 12 community stakeholders to better understand Bellevue's strengths and residents' concerns. From their data gathering and analysis, and using the City of Portland's neighborhood profiles as a model, students compiled a one-page data profile for each of the four neighborhoods.

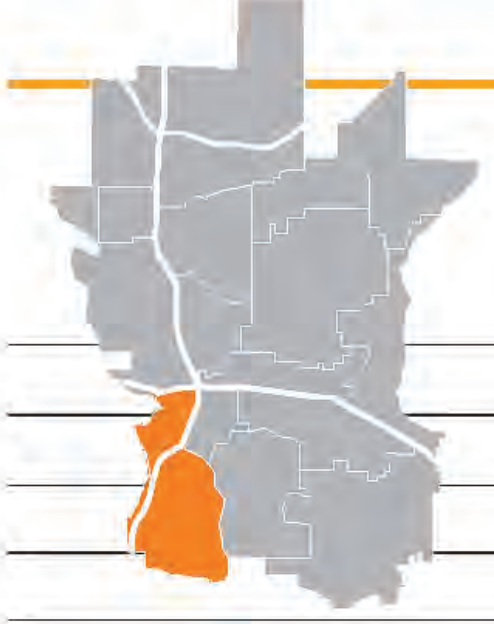
OUR FINDINGS

The following overarching trends reflect changes occurring in Bellevue at large:

- **Demographics are shifting.** The city's foreign-born population rose from 24.5% in 2000 to an estimated 38% in 2017, according to Census data. This is changing the way residents communicate with each other and with the City.
- **Median household income is on the rise.** Some neighborhoods have seen a significant increase in the number of people who make more than \$200,000 annually, widening the income gap between affluent residents and those who live below the federal poverty line.
- **More people are renting in Bellevue.** Since 2000, more residents have chosen to rent, possibly because of rising property values.
- **Some neighborhoods are beginning to favor public transit.** However, a majority of residents still drive to work.

DATA SNAPSHOT

Students used Census and other publicly available data to create snapshots of each neighborhood. Here, students present their snapshot for the Newport neighborhood, which is located in southwest Bellevue and encompasses 1,800 acres. The neighborhood is characterized as having high graduation rates, a high median household income, and a low crime rate.

GREAT NEIGHBORHOODS	
NEWPORT	
	9,877 Residents
	42.5 Median age
	37% Percent of population that is non-white
	2,656 Families
	3,645 Households
	2.71 Average household size
	\$109,033 Median household income
	\$50,728 Per capita income
Population Density	
	63% White alone, not Hispanic or Latino
	4% Black or African-American alone, not Hispanic or Latino
	24% Asian alone, not Hispanic or Latino
	10% Hispanic or Latino
	0.0% Other race alone
	4% Two or more races
	\$812,000 Median home value
	29% Owner-occupied homes
	71.4% Renter-occupied homes
Structure Type	
	1,472 One-unit detached
	1,100 One-unit attached and two - four unit structures
	2,021 Five - 19 unit structures
	1,614 20 or more unit structures
	0 Mobile home, boat, RV, van, etc.
	3 Public schools
	30 Average walk score
	42% Tree canopy
	261 Acres of public parks/open space, trail miles
	36% Percent of households within 1/3 mile walking distance to entrance of park/trail
	7.6 miles Bicycle networks
	86% Percent bicycle network complete
	63% Percent pedestrian network complete
	603 Reported crimes (since 2014)
	99% Percent of land zoned for residential use
	1% Percent of land zoned for non-residential uses
Commuting to Work	
	59% Drove alone
	24% Rode transit
	8% Carooled
	4% Walked
	5% Worked at home

Data sources: 1) US Census Bureau: American Community Survey, 2) City of Bellevue, 3) WalkScore.com, and 4) Zillow

