The 120th Avenue NE Station transit community, located in the Bel-Red Subarea. In 2009, Bellevue adopted policies and regulations intended to transform the Subarea from a light industrial and auto-oriented commercial corridor to a series of vibrant, mixed-use neighborhoods supported by light rail transit. The plan establishes a vision for the community and presents a framework for future redevelopment. The city envisions the community transitioning from a warehouse district to the Spring District, is slated for redevelopment beginning in 2013 with a combination of office and residential uses.

**LOCAL PLANNING**

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**LAND USE**

Revised Summer 2013

**TRANSPORTATION**

**AREA DESCRIPTION**

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**PEOPLE**

**HOUSING**

**PEOPLE PROFILE**

Communities with a low displacement risk tend to be moderate to higher income communities and/or communities with lower market pressures. Good access to opportunity means households benefit from a wide range of nearby resources.

**HOUSING**

**PLACE PROFILE**

Communities with lower TOD orientation have a physical forms and activity level that do not strongly support a dense, walkable and transit-supportive neighborhood. A stronger real estate market suggests there is higher pressure for new development in the near- to mid-term.

**IMPLEMENTATION APPROACH**

**TRANSFORM AND DIVERSIFY**

Transform and Diversify transit communities are neighborhoods or centers poised for transformation due to good access to opportunity and strong real estate markets, together with recent planning efforts. However, many lack the sufficient physical form and activity level to fully support future transit-oriented growth. Key strategies leverage stronger markets to diversify land uses, make public realm improvements and expand affordability. These communities are currently either employment nodes or single-family neighborhoods with little mixing of uses or intensity of development. They also have limited housing choice, either through lack of housing or affordability. At the same time, they have stronger markets and near-term potential to grow as equitable transit communities. Six communities are categorized as Transform and Diversify, all located in the East Corridor (with no current light rail stations).

**KEY STRATEGIES**

- Development regulations and capital facilities investments that support market demand
- Full range of tools for new and preserved affordable housing
- Community needs assessment and targeted community investments
- Targeted small business support

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