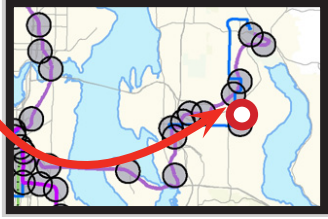
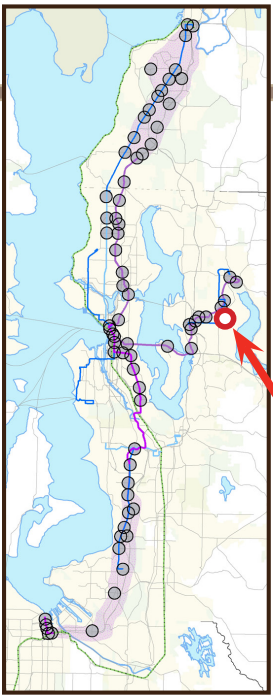


NE 15th Street



AREA DESCRIPTION —

NE 15th Street transit community, located in the City of Bellevue, is currently served by Metro RapidRide line B. Bus Rapid Transit (BRT) operations began in October 2011.

Current land uses are predominantly single-family and multifamily residential, parks, and commercial, including over 40 acres that comprise the Crossroads Shopping Center. Large blocks and incomplete sidewalk coverage create walkability challenges.

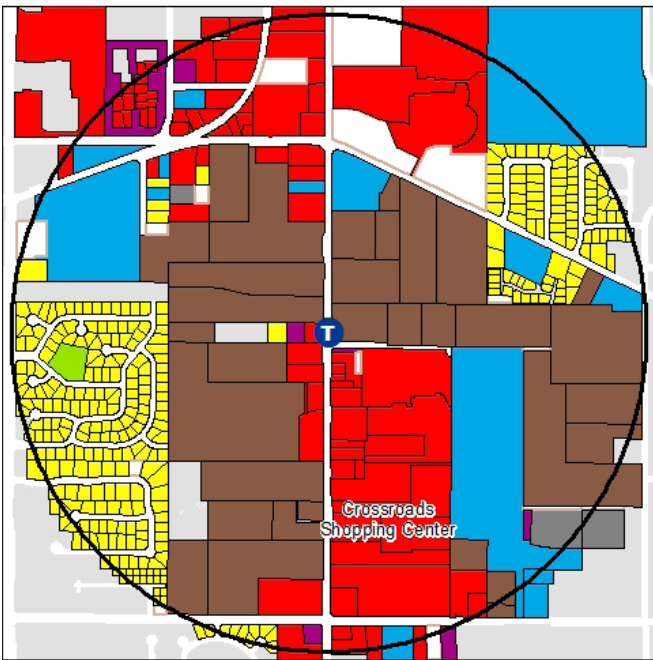
The NE 15th street transit community has a population of 8,478 with 64 percent minority, making it relatively more populous and diverse than other transit communities studied. Also incomes and household sizes are larger than most other transit communities. A total of 4,193 jobs are located within a half mile of the BRT stop at the center of the transit community.

Housing is primarily renter occupied multifamily. Compared to regional need and corridor averages affordability is low for households earning less than 50% AMI. A significant cluster of subsidized units is located in the transit community.

LOCAL PLANNING —

The NE 15th Street transit community is located primarily within the Crossroads Subarea (a small portion is within the Bel-Red Subarea). The city does not envision significant change within the NE 15th Street transit community. In 2007, the city adopted the Crossroads Subarea Plan to support new mixed use development on the Crossroads Shopping Center site.

LAND USE



- Transit Station** (T icon)
- 1/2 Mile Buffer** (circle icon)
- Land Use Categories**
 - Vacant & Unclassified
 - Commercial
 - SF Residential
 - MF Residential
 - Park and Open Space
 - Govt/Civic
 - Transportation and Utilities
 - Industrial
 - Mobile Home Park

Revised Summer 2013

TRANSPORTATION



- Bus Stops
- Transit Nodes (T icon)
- Bus Routes
- Existing Light Rail
- Planned Light Rail
- Existing Bus Rapid Transit
- Planned Bus Rapid Transit
- Commuter Rail
- Ten Minute Walkshed
- 1/2 Mile Buffer

PEOPLE

	TRANSIT COMMUNITY	ALL T/C MEDIAN
POPULATION	8,478	4,237
RACIAL DEMOGRAPHICS	64% minority	45%
AGE	19% > 18 years 15% < 65 years	19% 11%
MED. HH. INCOME	\$55,503	\$46,637
EDUCATION	27% BA or >	20%
AVERAGE HH SIZE	2.31	2.39

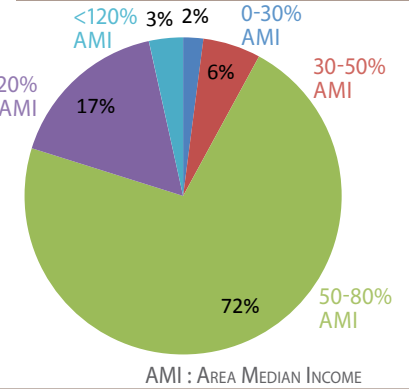
JOBS

	TRANSIT COMMUNITY	ALL T/C MEDIAN
TOTAL JOBS	4,193	3,032
AVERAGE WAGE	\$37,518	\$36,636
TOP 2 SECTORS	n/a	n/a
MAJOR EMPLOYERS	n/a	n/a
SBI	20%	17%

HOUSING

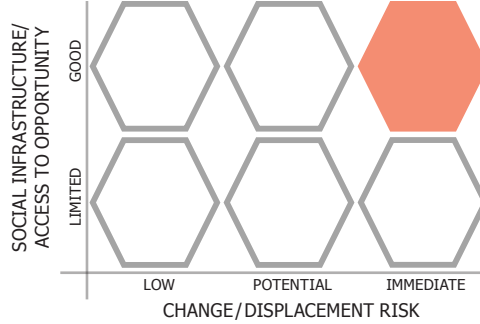
	TRANSIT COMMUNITY	ALL T/C MEDIAN
TOTAL HOUSING UNITS	3,685	2,674
AFFORD. RANGE (0-50% AMI)	8%	21%
HOMEOWNERS	26%	35%
RENTERS	74%	65%
COST BURDEN (% OF INCOME)	40%	44%

AFFORDABLE HOUSING BY INCOME LEVEL

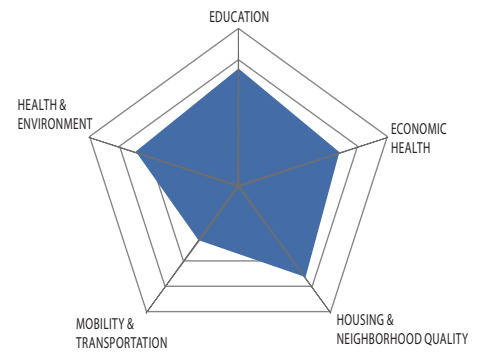


PEOPLE PROFILE

Communities with immediate displacement risk show indications that displacement of lower income populations has begun, higher current market strength, and/or high number of community risk factors. Good access to opportunity means households benefit from a wide range of nearby resources.

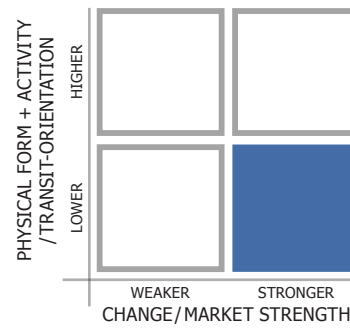


ACCESS TO OPPORTUNITY

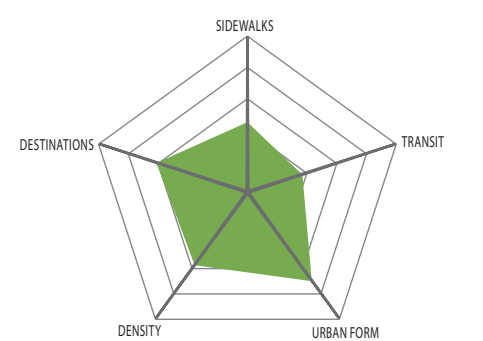


PLACE PROFILE

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.



PHYSICAL FORM + ACTIVITY



IMPLEMENTATION APPROACH

1 PROTECT AND GROW

Protect and Grow transit communities are neighborhoods with emerging to strong real estate demand and community characteristics that indicate an immediate risk of displacement. Physical form and activity levels are varied. Key strategies focus on supporting an emerging market for higher density development while preserving affordability and leveraging community benefits from growth. As communities in transition, they call for a more proactive approach to ensuring equitable growth. Nine communities are categorized as Protect and Grow (including five current light rail stations in Southeast Seattle).

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

