The NE 10th Street transit community, located in the City of Bellevue, is currently served by Metro RapidRide line 8. 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 10th Street transit community has a population of 6,236 with 63 percent minority, making it relatively more diverse than the region and other transit communities studied. A total of 2,791 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 and moderate for households earning between 50% AMI and 80% AMI. Growing market strength and current moderate affordability result in a potential risk for displacement.

Housing market suggests there is higher pressure for new development in the near- to mid-term. 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.

Communities with lower TOD orientation have a physical form 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.

Implementing strong light rail transit and additional public transportation options is 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