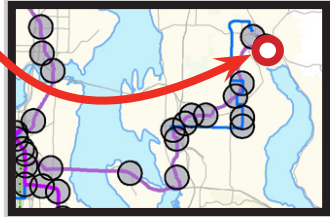
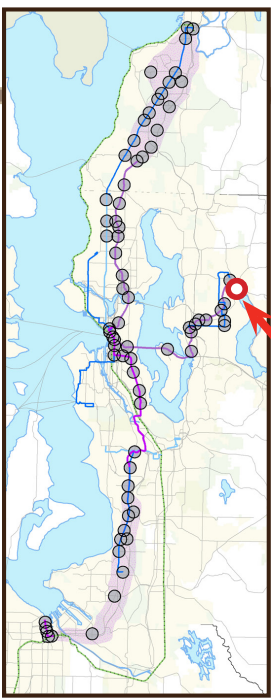


# SE Redmond



## AREA DESCRIPTION —

The SE Redmond transit community, located in the City of Redmond, is a future light rail station on the East Link extension.

Current land use is roughly split between Marymoor Park to the south and commercial and light industrial uses to the east and north. A portion of the Redmond Town Center, a regional shopping center, is located in the northwest portion of the transit community. The community is bisected by State Route 520 and, outside of Marymoor Park, is characterized by low-rise strip commercial development, resulting in an auto-oriented environment that impedes connectivity.

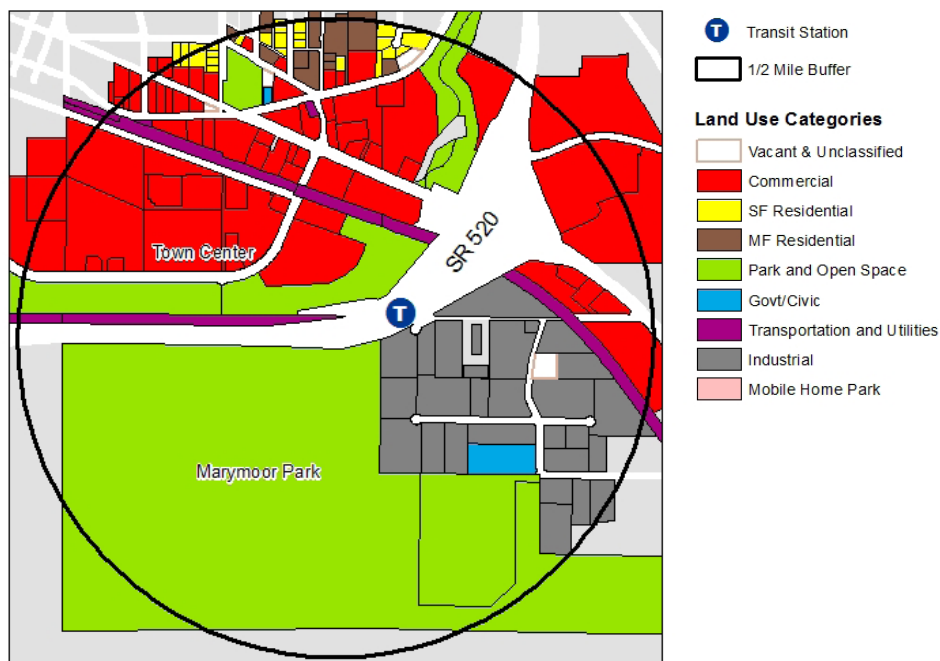
The SE Redmond transit community has a resident population of 513 with 36 percent minority, making it one of the least populous transit communities in the region. Over 5,000 jobs are located in the transit community.

The limited housing stock is primarily renter occupied multifamily. Compared to regional need and corridor averages, affordability is low for households earning less than 50% AMI.

## LOCAL PLANNING —

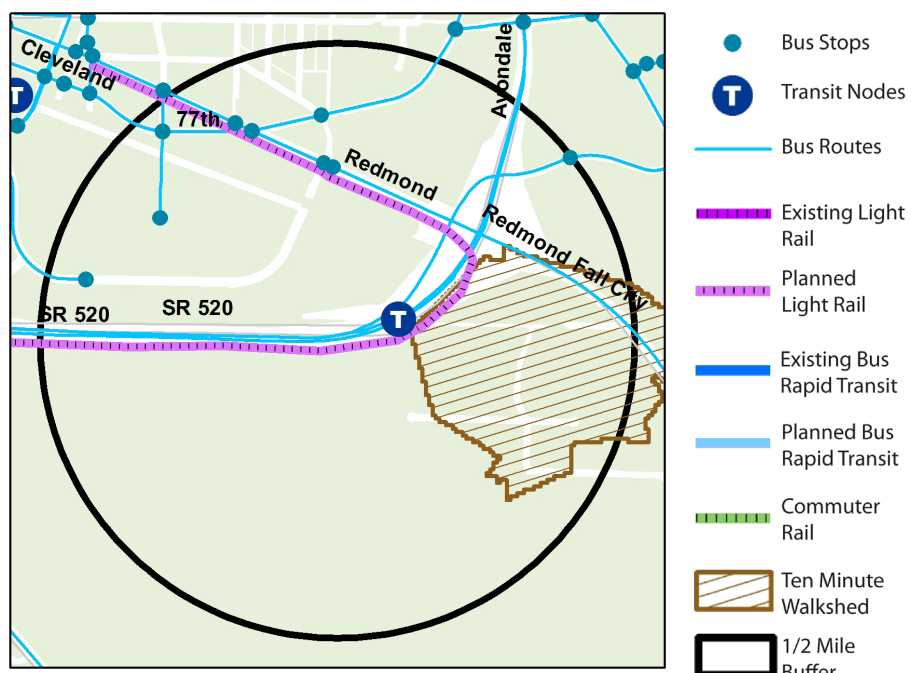
An update to the SE Redmond Neighborhood Plan is underway and is scheduled for completion by mid-2014. This update includes reviewing policies related to land use, transportation, parks, neighborhood character, and other topics. Existing policies support the extension of light rail to Southeast Redmond.

## LAND USE



Revised Summer 2013

## TRANSPORTATION



## PEOPLE

	TRANSIT COMMUNITY	ALL T/C MEDIAN
POPULATION	513	4,237
RACIAL DEMOGRAPHICS	36% minority	45%
AGE	12% > 18 years 18% < 65 years	19% 11%
MED. HH. INCOME	\$86,957	\$46,637
EDUCATION	38% BA or >	20%
AVERAGE HH SIZE	2	2.39

## JOB

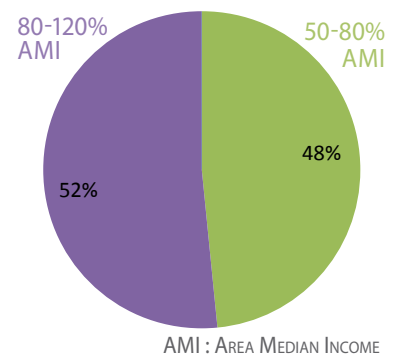
	TRANSIT COMMUNITY	ALL T/C MEDIAN
TOTAL JOBS	5,253	3,032
AVERAGE WAGE	\$43,109	\$36,636
TOP 2 SECTORS	n/a	n/a
MAJOR EMPLOYERS	n/a	n/a
SBI	18%	17%

NOTE: DATA ARE NOT AVAILABLE FOR THE EXTREMELY LOW NUMBER OF EMPLOYERS IN THIS STATION AREA.

## HOUSING

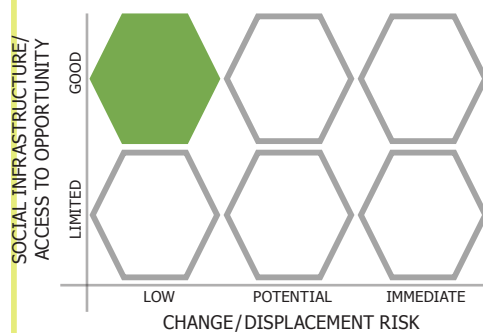
	TRANSIT COMMUNITY	ALL TC MEDIAN
TOTAL HOUSING UNITS	2,318	2,674
AFFORD. RANGE (% AMI)	0%	21%
HOMEOWNERS	9%	35%
RENTERS	91%	65%
COST BURDEN (% OF INCOME)	31%	44%

## AFFORDABLE HOUSING BY INCOME LEVEL

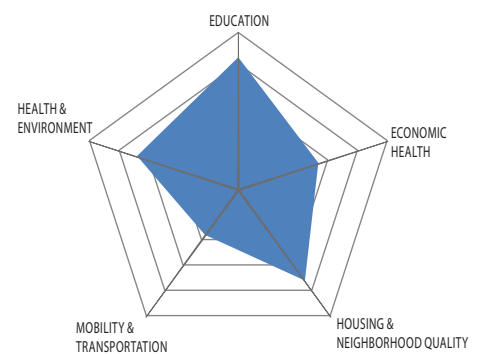


## PEOPLE PROFILE

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.

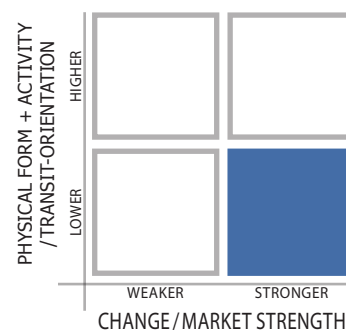


## ACCESS TO OPPORTUNITY

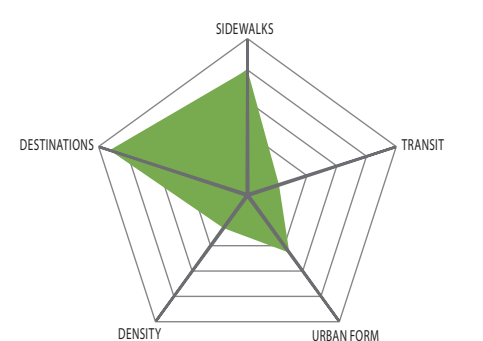


## PLACE PROFILE

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

**4 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 levels 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

