East Main

AREA DESCRIPTION —
The East Main transit community, located in the City of Bellevue, surrounds the site of a future light rail station on the East Link extension, with service expected to begin in 2023.

The half-mile radius around the East Main Station encompasses three distinct areas: the northern portion within Downtown Bellevue, single family residential to the southwest, and office, hotels, and auto sales to the east along I-405. Downtown Bellevue has a nearly complete sidewalk network, resulting in a very walkable environment. In the remainder of the transit community, there is lower street connectivity and a more auto oriented environment. The half mile radius around the East Main Station has a population of 3,783, with 46 percent minority, making it relatively more diverse than the region and on par with the average for all transit communities. The East Main area has the highest percent of population with a Bachelor’s Degree of any transit community studied. With 21,921 jobs, primarily located within Downtown Bellevue, the area is part of an important regional employment center and also includes a number of hotel and hospitality jobs.

Housing in the community is a mix of single family and multifamily condominiums and apartments. Compared to regional need and corridor averages, affordability for households earning less than 50% AMI is low. Studies indicate there is the potential for redevelopment in this area. Data also suggests a risk of residential and business displacement.

LOCAL PLANNING —
The northern portion of the East Main transit community is located in Downtown Bellevue, a designated Regional Growth Center. In 2004, the City of Bellevue adopted an updated Downtown Subarea Plan as a chapter of the city’s comprehensive plan. The area to the east will be analyzed designated Regional Growth Center. In 2004, the City of Bellevue adopted an updated Downtown Subarea Plan as a chapter of the city’s comprehensive plan. The area to the east will be analyzed.

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PEOPLE

- **POPULATION**: 3,783
- **TOTAL HOUSING UNITS**: 2,646
- **AFFORDABLE HOUSING**: 21%
- **RENTERS**: 70%
- **AFFORDABLE HOUSING BY INCOME LEVEL**:
  - 80-120% AMI: 32%
  - 50-80% AMI: 44%
  - 30-50% AMI: 27%
  - 20-30% AMI: 27%

LOCAL TOOLS

- **AFFORDABLE HOUSING STRATEGIES**:
  - Mixed income residential
  - Inclusionary zoning
  - Preservation

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