Mercer Island

AREA DESCRIPTION — The Mercer Island transit community is a future light rail station on the East Link extension, with service expected to begin in 2023. The community has a King County Metro Park and Ride lot, with numerous local and intercity bus connections.

The Mercer Island transit community is partially located in Mercer Island’s designated Town Center. Current land use is predominantly multifamily residential, office, and commercial within the Town Center. The land use outside of the Town Center is entirely single family residential.

The community is bisected by I-90, impeding walkability from the northern portion of the community. Smaller blocks, ample sidewalks, and a mix of uses in the town center portion create a pedestrian friendly environment at the center of the Mercer Island transit community.

The Mercer Island transit community has a population of 3,496 with 29 percent minority, making it less diverse than both the region and most other transit communities. Incomes are higher than regional and corridor averages while household sizes are smaller. A total of 3,480 jobs are located within the transit community.

Housing in the transit community is primarily renter occupied multifamily. Compared to regional need and corridor averages affordability is low, especially for households earning less than 50% AMI, indicating a need for increased investment in affordable housing.

LOCAL PLANNING — The Mercer Island transit community is partially located in Mercer Island’s designated Town Center. Mercer Island’s comprehensive plan, updated in 2005, includes a Town Center Element forwarding a vision of mixed-use development with appropriate scale residential, retail, office, and park and open space uses while maintaining predominantly a single family residential community outside of the Town Center.

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