Liveable Lattes
TOD and Commuter Rail
from a mill town....
to a high tech center
..if you can get there
strategies for success

1. more than a transit center
2. the right location
3. lots of transit choices
4. a place people want to be
1. more...complementary partnerships
more... university center of north puget sound
more...university center of north puget sound

University of Washington
Washington State University
Central Washington University
Western Washington University
Eastern Washington University
Edmonds Community College
Everett Community College
Skagit Valley Community College
more…
more… Worksource Northwest

- Career Alternatives Center
- Job Training & Re-Training
- Job Corps
- Refugee and Immigrant Forum
- Housing Resources
more...Community Room

private and public meeting room
180 person capacity
kenneth callahan mural showpiece
dramatic cascade mountains views
more...

extended hours and security

viability of the station cafe
2. the right location
next to downtown (not in it)
walkable distance (1/2 Mile)
capture value of investments
accommodate existing uses
connect to new development
3. many transportation choices
choices

Amtrak (Empire Builder)

Cascades Regional rail (Vancouver to Eugene)

ST Sounder Commuter Rail

Everett Transit

Community Transit (Snohomish County)

ST Regional Express Bus

Intercity Bus

Private Bus (Charters and Airport Links)

Plus Taxis, bicycle facilities, & parking
choices
choices
4. a place people want to be
solicit advice
a safe, inviting, accommodating, and convenient civic building

a grand vision for redevelopment
place
place
place
so where’s the tod?
HONESTLY, I WON'T GO ANY FURTHER
the ball
the ball
Everett Area Station Plan

Recommended by Planning commission – 2003

Approved by City Council – July 2005
Everett Station Area Plan - Planning and Urban Design Principals

1. Build upon **existing assets** - Everett Event Center and businesses compatible with the long term vision

2. Improve the **appearance** of the area to reinforce positive image of Everett and downtown

3. Develop clear & attractive **connections** to/from Everett Station

4. Encourage **transit-supportive** development

5. Encourage development that reflects the **quality** of Everett Station

6. Create a district that has a strong **sense of place**, distinct character and quality that will appeal to investors, employees and visitors

7. Improve public **safety** with sidewalks, crosswalks, lighting and traffic controls

8. Encourage **reuse** of existing buildings without adequate parking

9. Focus development as an **employment center** that builds upon the job training & educational base of Everett Station (Anticipate 500,000 SF of new and retrofitted “flex-tech” space in 3-5 level buildings)
Facts and Figures

- 58,000 SF building (36,000 leasable)
- 10 Acres, 742 parking spaces
- 16 bus bays, 2 passenger train platforms
- $46.5 M development costs
- Opened 2002

Awards

- AIA, Washington Chapter, Civic Design Award
- Puget Sound Regional Council ‘Vision 2020’ Award
“Everett Station does three things that I really care about, it makes education more accessible, it improves our transportation network, and it invests in the people of this community.

When you put it all together you have one remarkable facility that will make a big difference in peoples lives”

Patty Murray, U.S. Senator
ZIMMER·GUNSUL·FRASCA PARTNERSHIP

Portland  Seattle  Los Angeles  Washington DC

Architecture / Planning / Interior Design