

City of Everett Industrial Lands

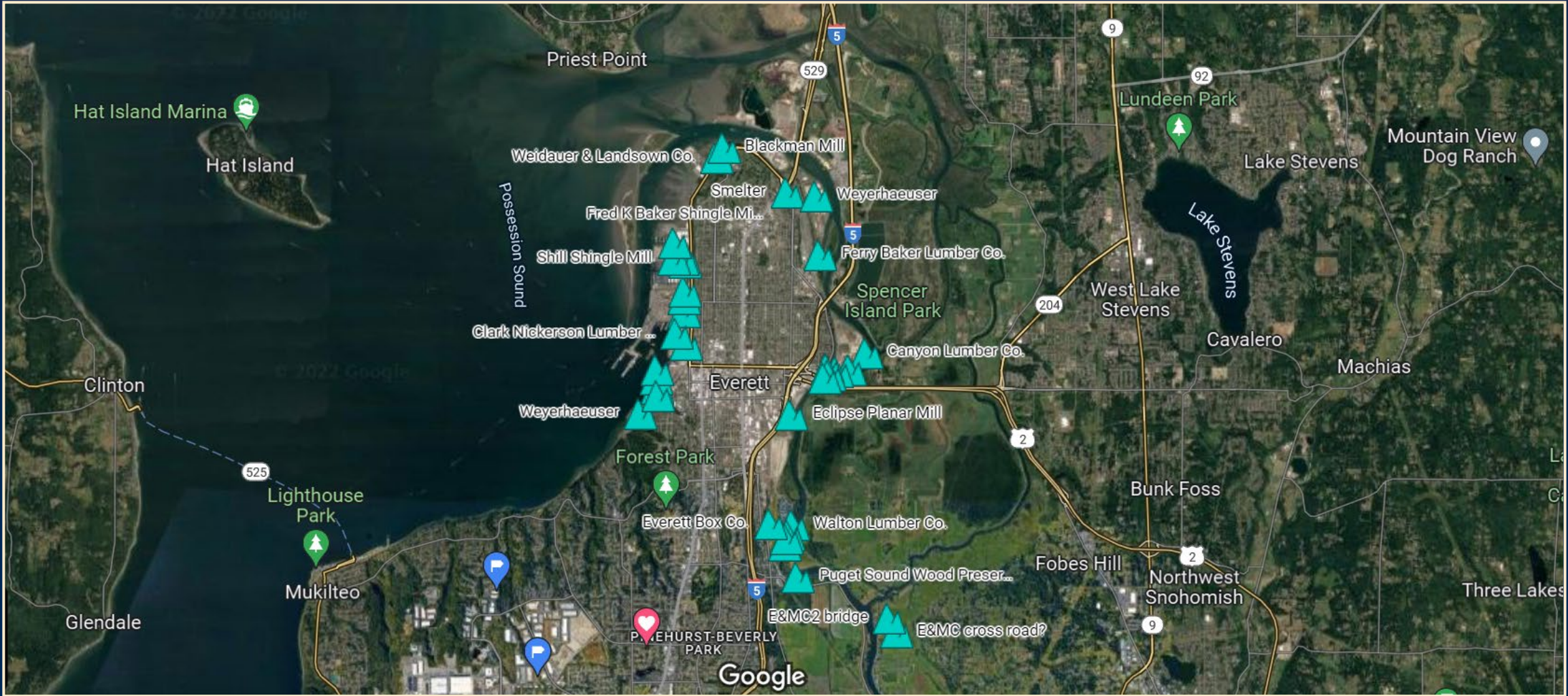
Building on the past, fighting for the future

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Economic Development Director

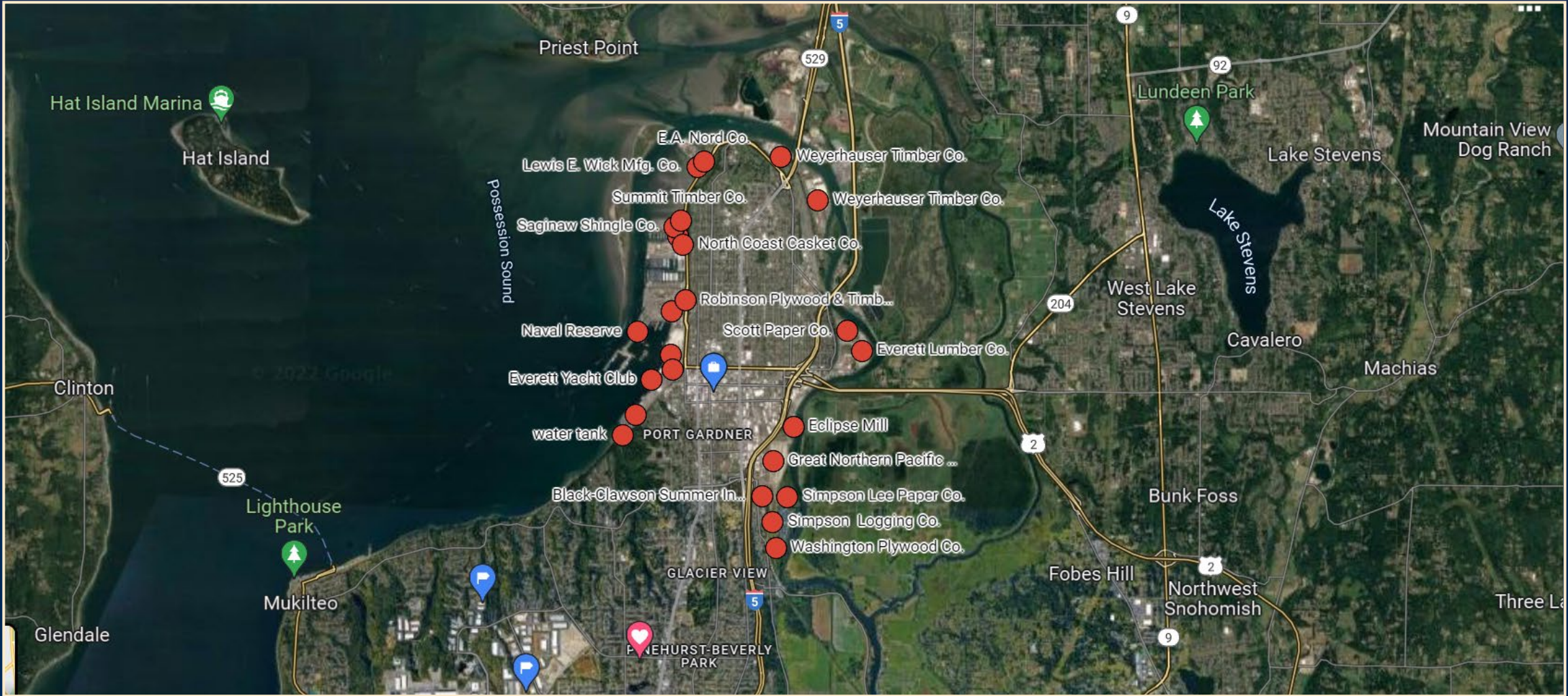
June 24, 2022





Everett mills in 1914

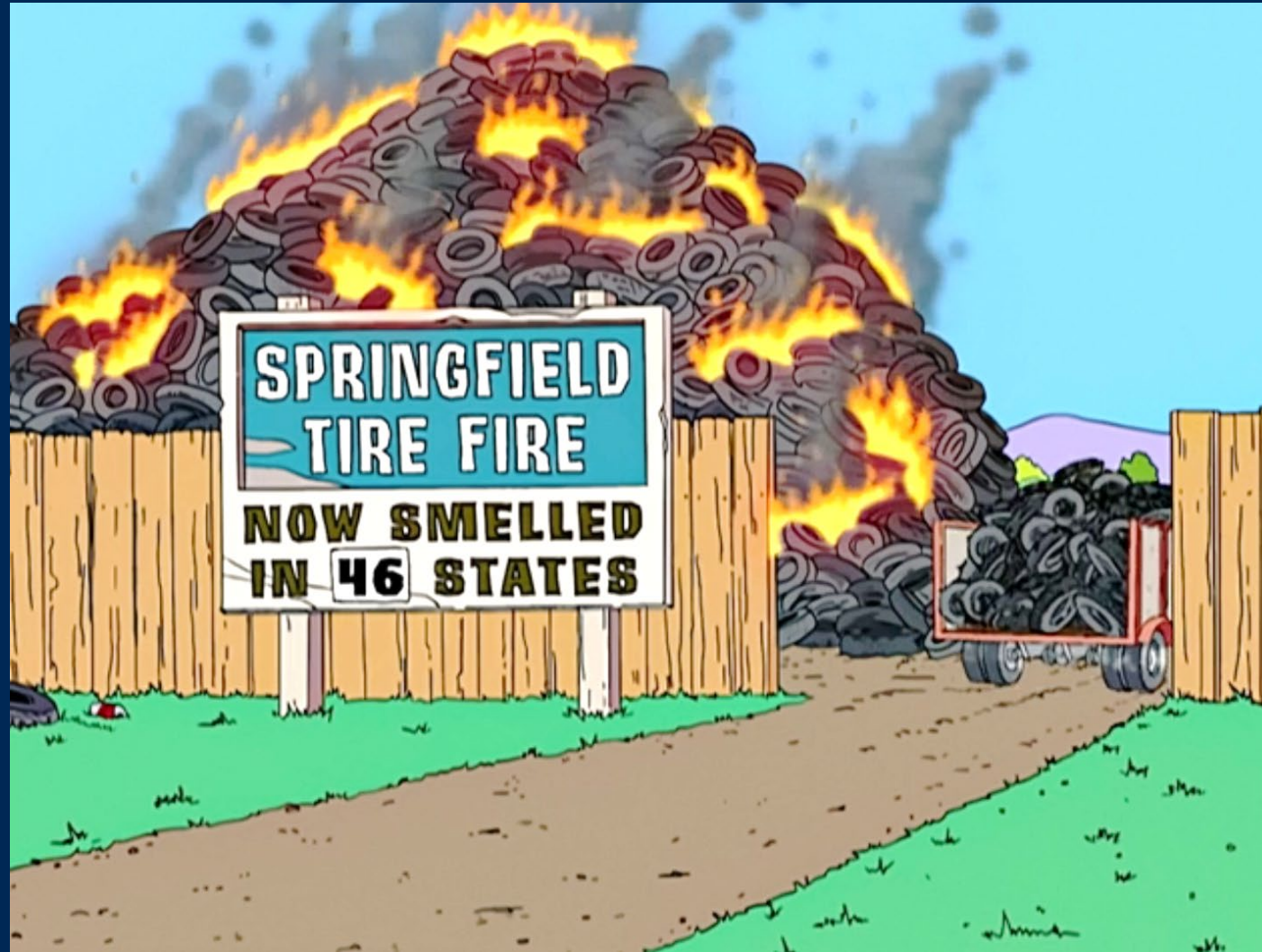




Everett mills in 1975



Building on the past . . . is hard



Gold star redevelopments

- Public sector reduces uncertainty
 - Proactive
 - Grant-driven
- Market demand for industry encouraged
- Developer brings experience
 - Patient equity
 - Realistic timelines
 - Helpful team member



Tire fire site >> lifestyle community



Weyerhaeuser mill >> Riverside Business Park



Kimberly Clark >> Port's Norton Terminal



Lumber mill >> Baywood



Redevelopment sites to come



24ac JELD-WEN site



Smith Island railroad terminal



55ac Smith Island south



60ac Everett Point Industrial Center (EPIC Green)



Fighting for the future . . . also hard



Boeing's Everett Plant – 30,000 employees



SW Everett Industrial Center station not certain

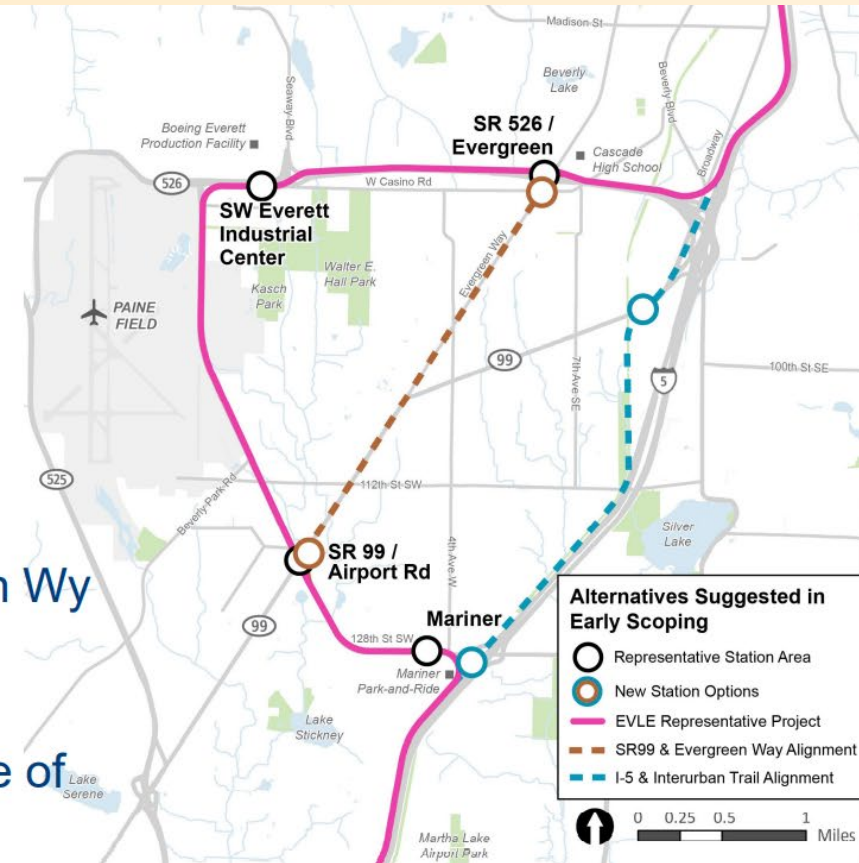
New Alternatives from Early Scoping

Potential stations & alignments

- Continuing to study more promising options

Less promising:

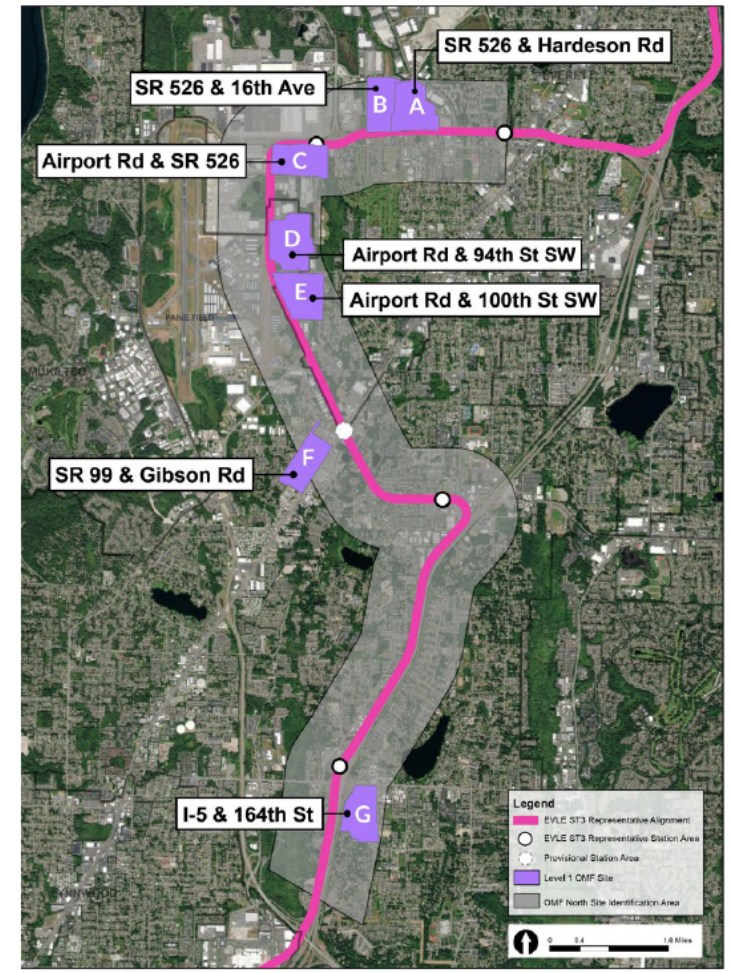
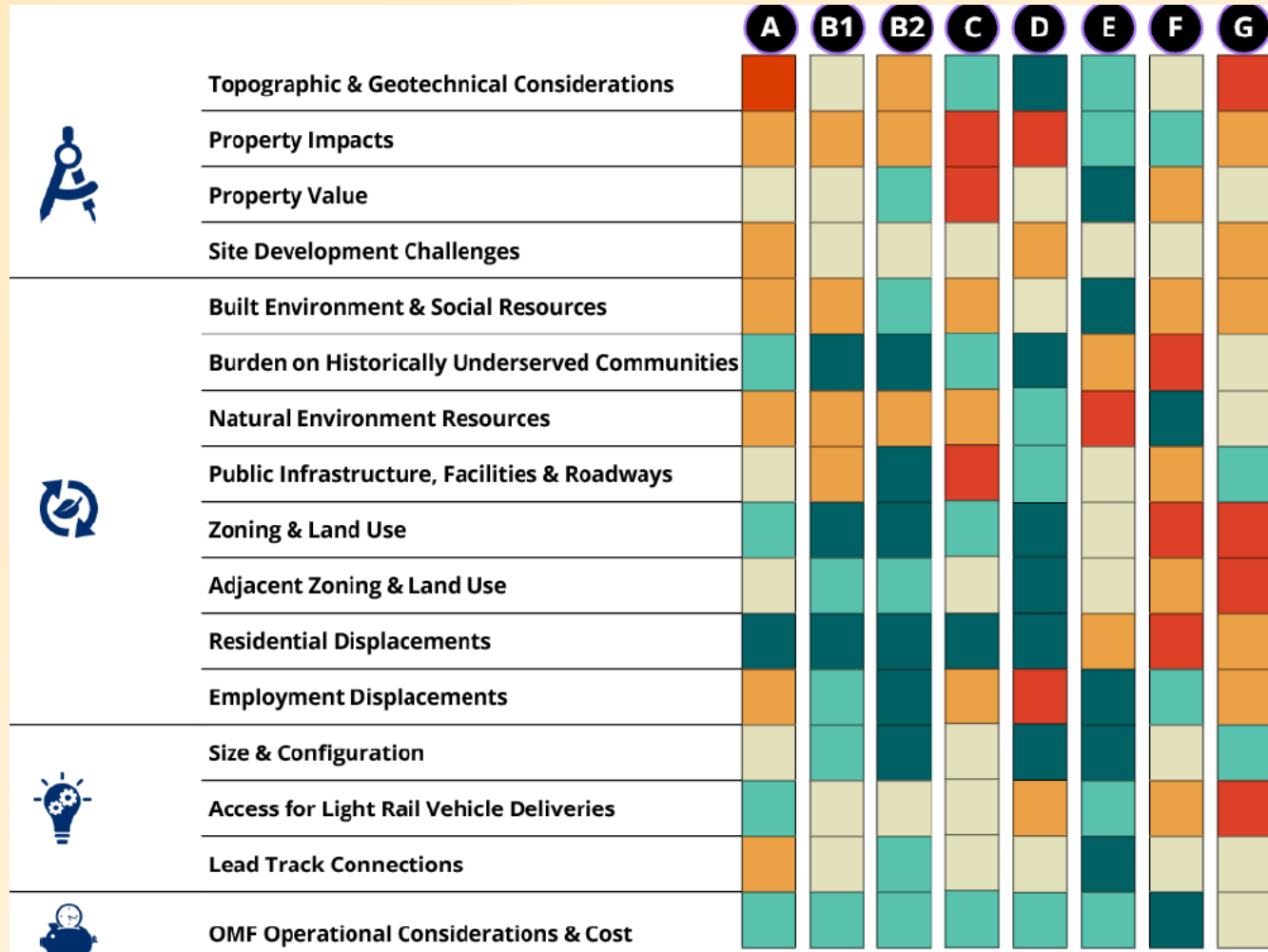
- Station at SR99 & Evergreen Wy
- Alignment leg on SR99 (SE Everett Mall Way)
- Alignment & station east side of Everett Mall



60ac Operations Maintenance Facility north



60ac Operations Maintenance Facility north



Planning for industrial lands

- Fight for the underdog: transit-oriented industry
- Highlight value of industrial lands
- Allow light-industrial on BRT-connected corridors
- Differentiate ‘jobs’ . . . And who creates them
- Educate decision-makers on industry clusters
 - Infrastructure of dependent companies
 - Network of workers and knowledge
 - Need for physical proximity



