

# *Everett Link Extension*



*Puget Sound Regional Council  
Growth Management Policy Board  
September 5, 2024*



# Voter-approved system

## Link light rail 1 2 3 4 T

- Five lines
- 116 miles
- 83 stations

## Sounder trains N S

- Two lines
- 91 miles
- 14 stations

## Stride bus rapid transit S1 S2 S3

- Three lines
- 45 miles on I-405 and SR 522
- Serving 12 cities and connecting to light rail in Shoreline, Lynnwood, Bellevue, and Tukwila

# Approved by voters



1996

## Sound Move

**Link** light rail from Westlake to SeaTac/Airport

**Sounder** rail from Everett and Tacoma to Seattle

**ST Express** bus service



2008

## ST2

**Link** to Angle Lake, Bellevue, Redmond, Northgate, **Lynnwood**, Federal Way

**Sounder** expansion to South Tacoma, Lakewood



2016

## ST3

**Link** to Ballard, West Seattle, **Everett**, Tacoma, Kirkland, Issaquah, Downtown Redmond

3 lines of **Stride** bus rapid transit service

2 new **Sounder** stations, more capacity, parking and access improvements

# Lynnwood Link Extension



# Lynnwood service began August 30

- **Trains will run every:**
  - 8 mins (weekday peak).
  - 10 mins (midday & weekends).
  - 15 mins (early morning & late night).
- **Travel time examples:**
  - 68 mins Lynnwood – SeaTac.
  - 28 mins Lynnwood–Westlake.
  - 10 mins MLT–Northgate.
- 3,570 new parking stalls.
- 34,200 – 47,700 daily boardings projected by 2028.





# Ribbon-Cutting





# Night Markets



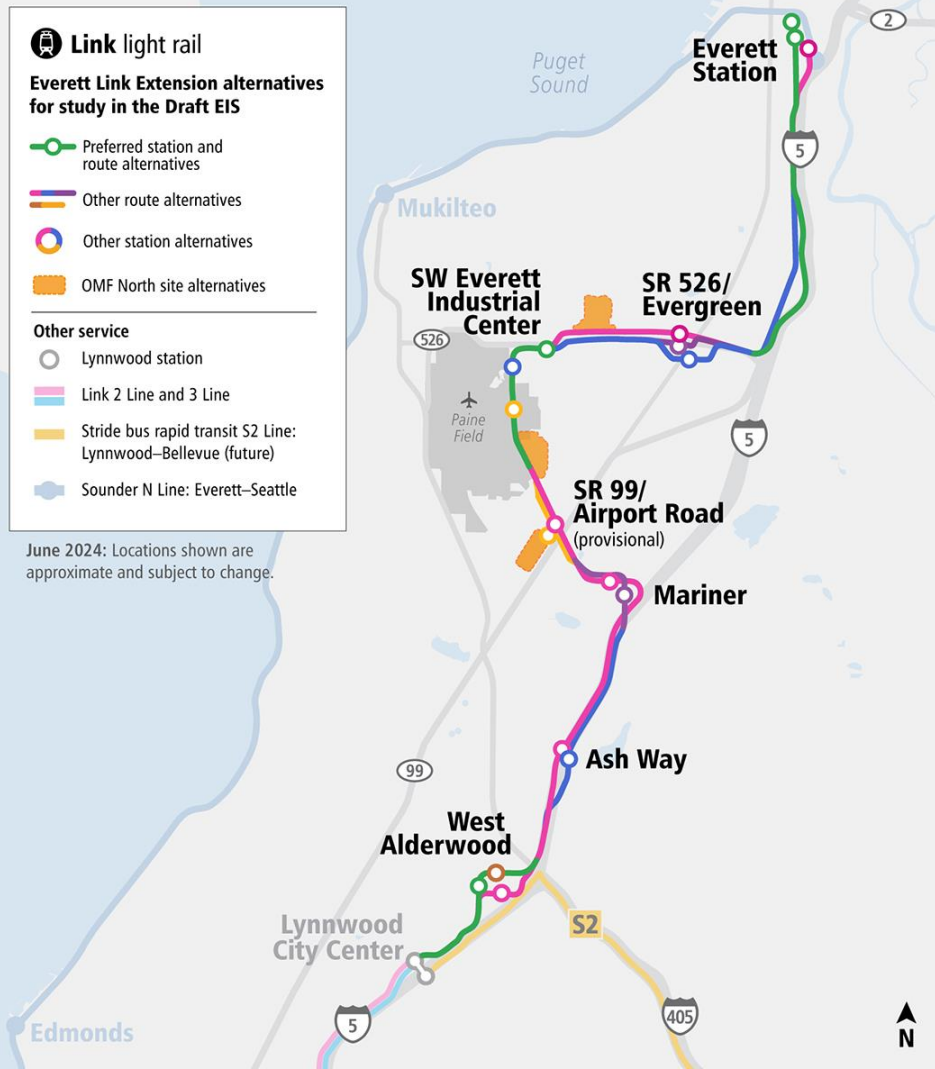
# *Everett Link Extension*

[\*soundtransit.org/everettlink-plan\*](https://soundtransit.org/everettlink-plan)



# Everett Link Extension

- **Length:** 16 miles
- **Stations:** six plus one provisional (unfunded) station
- **Opening service:** 2037 – 2041\*
- **Operations & Maintenance Facility North** opens 2034
- **New parking** at Everett Station and Mariner opens 2046



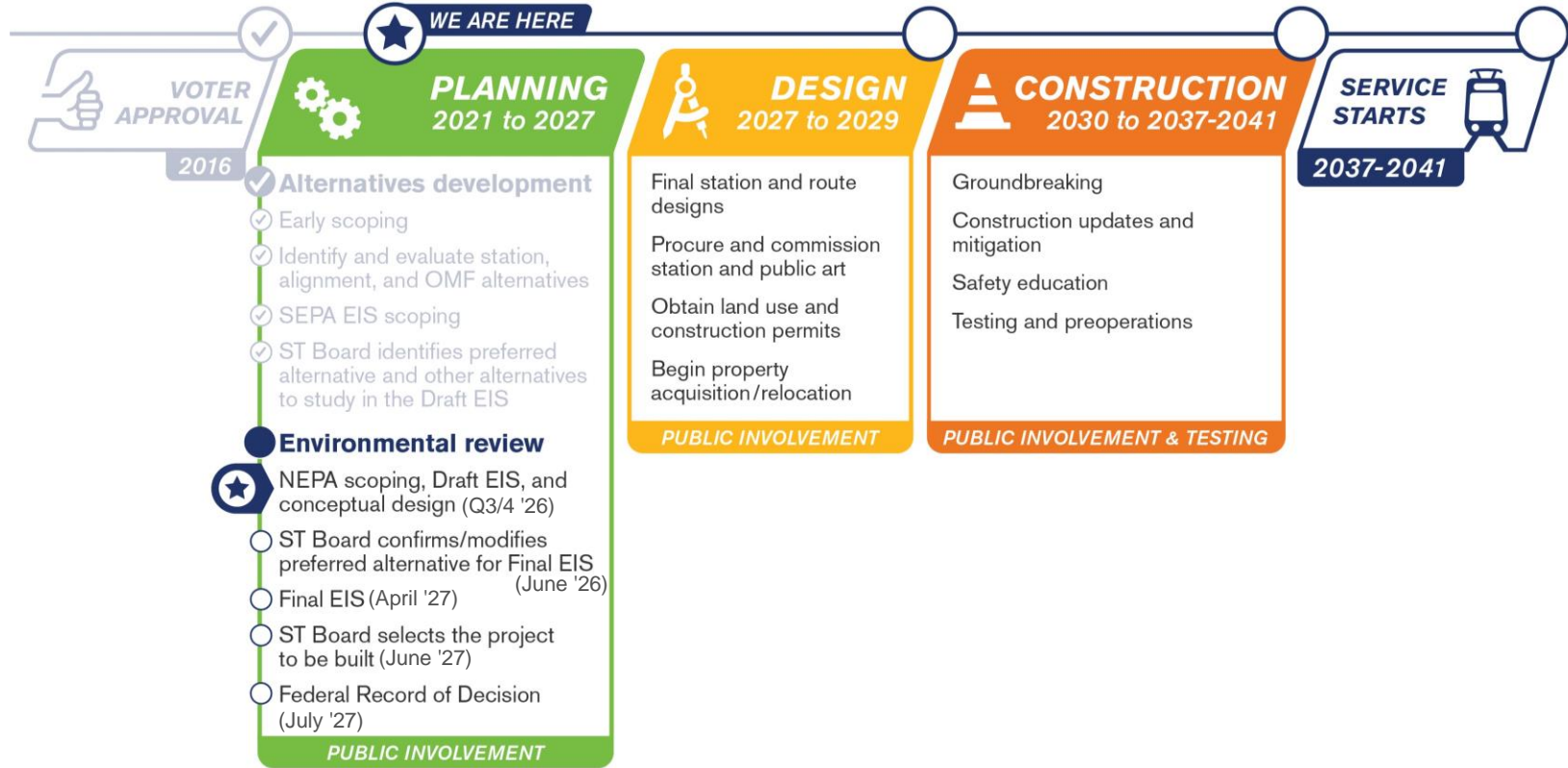
# Operations and Maintenance Facility North

*Facility supports EVLE and system-wide expansion needs*

- **Capacity:**
  - Store, maintain, and repair vehicles
  - 150+ light rail vehicles
  - 450+ high skilled, living wage jobs
  - Facility requires 80-100 acres
- **Affordable and Target Schedules:** 2034



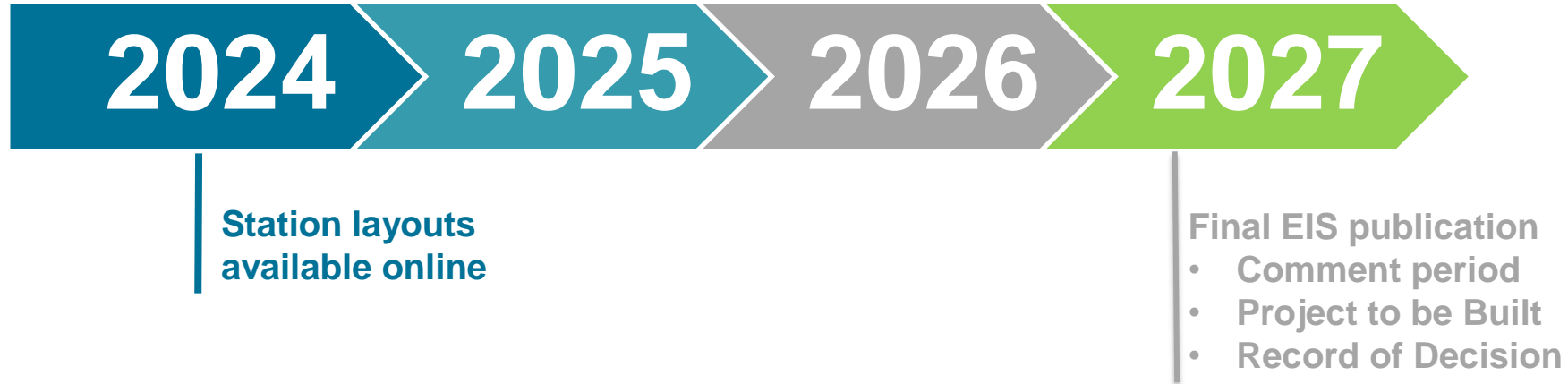
# EVLE Project Phases





# Everett Link Extension

Environmental Impact  
Statement Schedule



***Model Code Partnership  
(MCP)  
Scope and Schedule***

# *FTA TOD Pilot Program Grant*

*\$2M Grant Awarded in December 2020*

To support corridor-wide adoption of model regulatory language for:

- Transit-Oriented Development
- Multi-modal connectivity
- Public-private partnerships
- Economic development
- Affordable housing

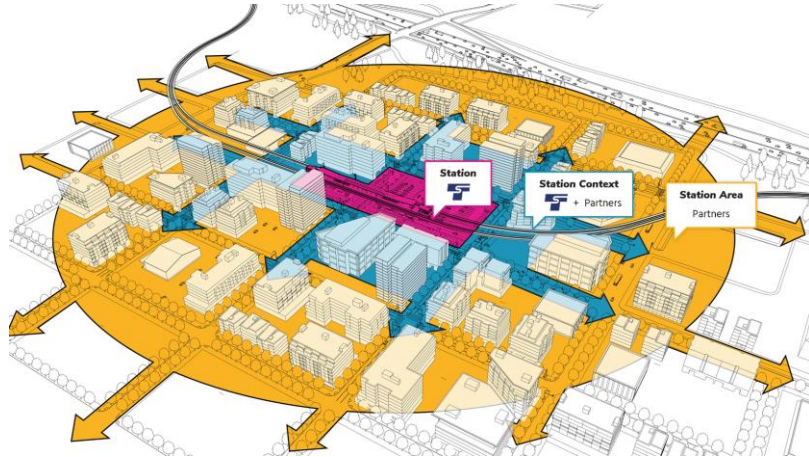




# Station Environments

## Zones of responsibility

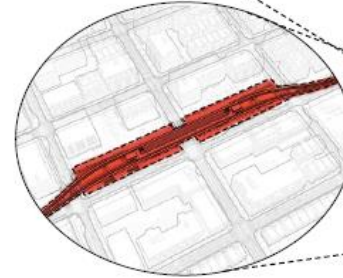
- Station (ST)
- Station Context (ST & Partners)
- Station Area (Partners)



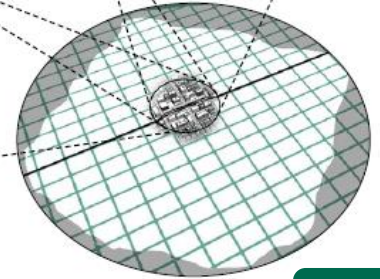
Station Access



Station Context

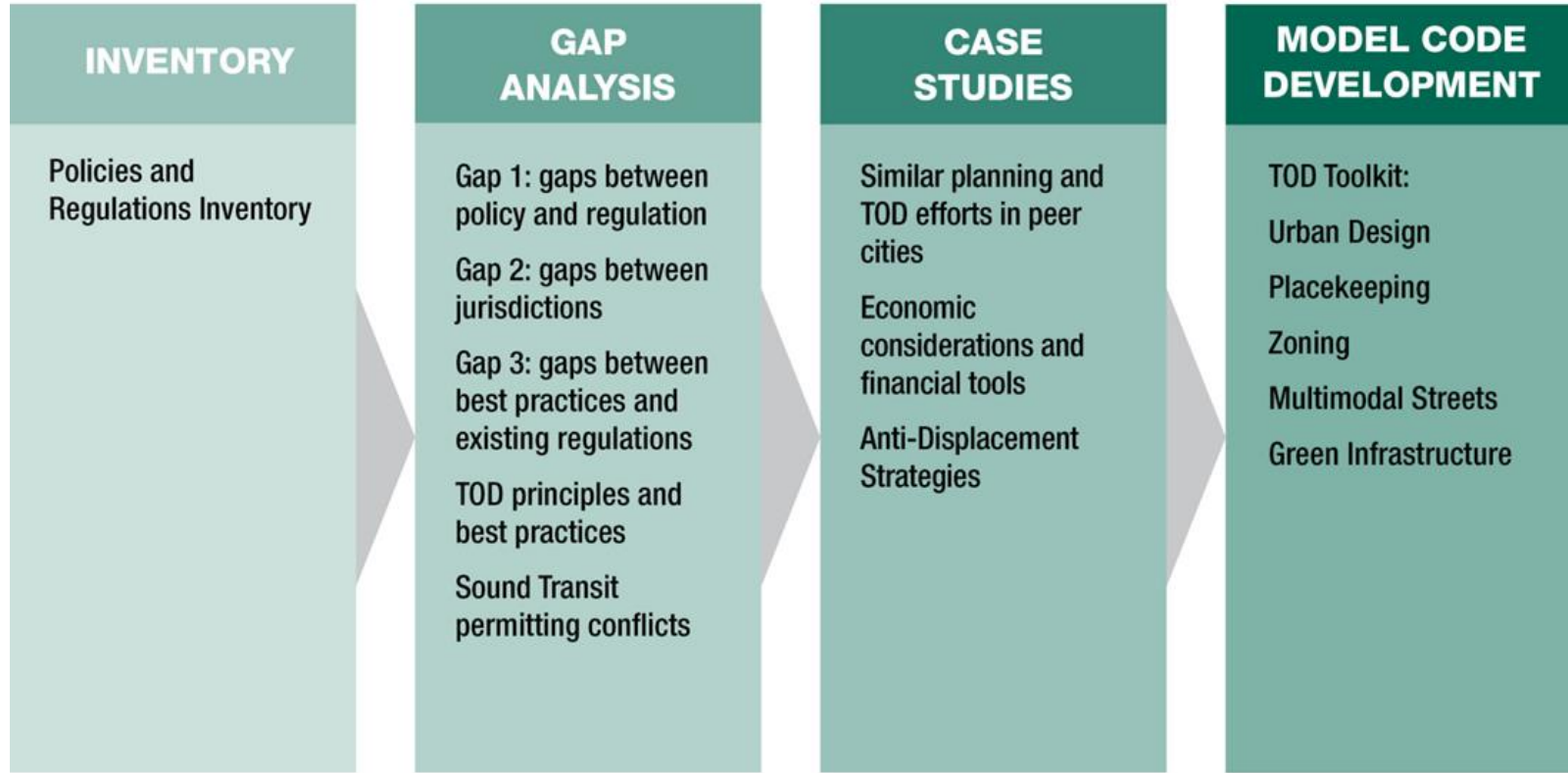


The Station



Station Area

# Model Code Elements



# EVLE MCP Workshops – Phase 2

## EVLE MCP WORKSHOPS - PHASE 2

### MODEL CODE LANGUAGE

#### § WORKSHOP - JULY 2023

- Phase 1 wrap up
- Phase 2 schedule and priorities

#### § WORKSHOP - SEPTEMBER 2023

- Street Typologies
- Parking

#### § WORKSHOP - NOVEMBER 2023

- Land Use and Urban Form

#### § WORKSHOP - JANUARY 2024

- Street Typologies

#### § WORKSHOP - MARCH 2024

- Housing
- Economic Development
- Anti-Displacement Strategies

#### § WORKSHOP - APRIL 2024

- Land Use and Urban Form
- Street Typologies

#### § WORKSHOP - MAY 2024

- Placekeeping and Urban Design
- Natural Environment

#### § WORKSHOP - JULY 2024

- TOD Toolkit Early Content Package: Urban Design, Placekeeping, Zoning, and Parking

#### § WORKSHOP - SEPTEMBER 2024

- TOD Toolkit Content Preview: Sustainability, Multimodal Streets
- Anti-Displacement Strategies

#### § WORKSHOP - NOVEMBER 2024

- Draft TOD Toolkit

### LOCAL ADOPTION AND FINAL GRANT DELIVERABLES



FINAL TOD TOOLKIT



DRAFT MCP SUMMARY REPORT



CODE ADOPTION



FINAL MCP SUMMARY REPORT



# ***TOD Principles***

- 1. Urban Form, Uses and Development Intensity**
- 2. Multimodal Access to Transit**
- 3. Infrastructure Needs to Support TOD**
- 4. Public Realm to Support TOD**
- 5. Affordable Housing and Equitable TOD**



# ***Comprehensive Plan Elements***

## **Land Use**

- Zoning (e.g. intensity, uses, design considerations), TOD...

## **Housing**

- Choice and affordability, incentives (e.g. MFTE) and mandates (e.g. inclusionary zoning), residential anti-displacement strategies...

## **Transportation**

- Multimodal infrastructure, Complete Streets, street classifications and cross-sections, right-sized parking...

## **Capital Facilities and Utilities**

- Innovative solutions for stormwater, water and sewer; public-private partnerships and other funding mechanisms...

# ***Comprehensive Plan Elements***

## **Economic Development**

- Support for neighborhood-serving businesses, business incubators, commercial anti-displacement strategies, creative class...

## **Parks and Recreation**

- Impacts/mitigations for growth and strategies for funding (e.g. impact fees), public art...

## **Natural Environment / Sustainability**

- Critical areas and climate action (e.g. combined heat and power, LID, green building)...

## **Community Character / Urban Design**

- Transitions, design standards, partnerships and services...

# *TOD Case Studies*

[\*soundtransit.org/mcp\*](https://soundtransit.org/mcp)

# Focus of Case Studies

- **Corridor-based**
- **Station-specific**
  - Freeway Adjacent & Suburban
- **Thematic Vignettes**





# Corridor-based Case Studies

- *Honolulu Rapid Transit; Honolulu, HI*
- *BART Phase II; San José, CA*
- *Central Corridor; Saint Paul, MN*

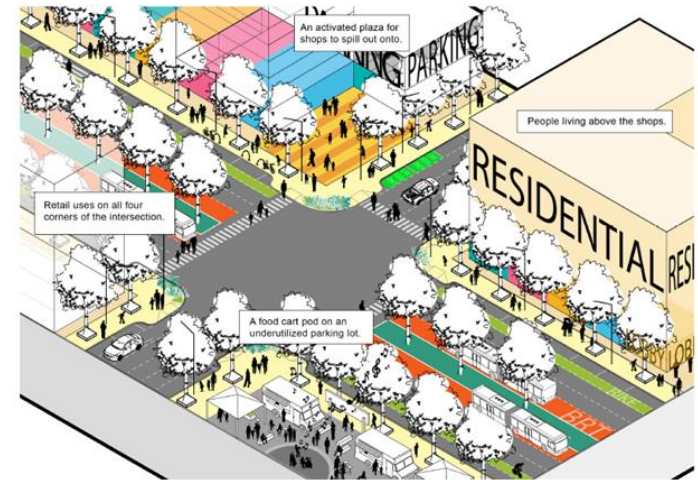
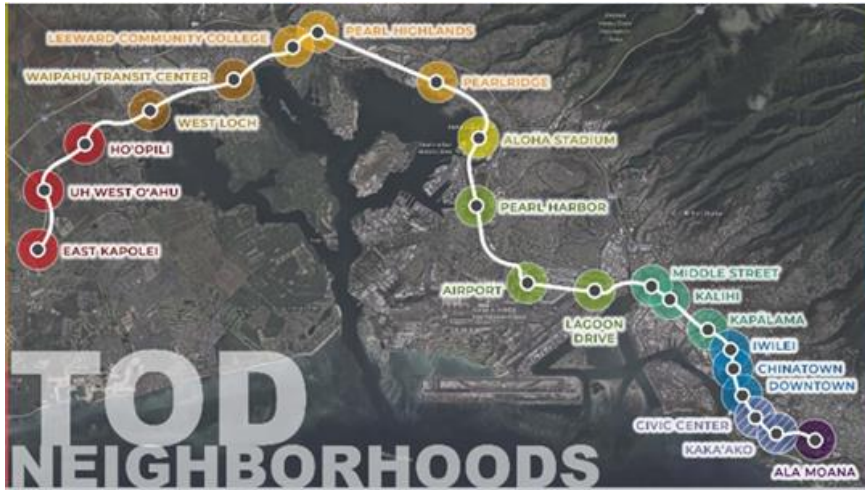


Diagram of a distinct retail destination

# Station-specific Case Studies

- *Pleasant Hill BART; Contra Costa, CA*
- *Alameda Station; Denver, CO*
- *Orenco Station; Hillsboro, OR*





# Thematic Vignettes









- *Privately Owned Public Spaces (POPS)*
- *Complete Streets*
- *Stormwater Parks*
- *Swales*
- *Shared Stacked Green Infrastructure*
- *District Energy*



***Economic Development &  
Financial Tools***

# Current Financial Tools: Everett

## In Use

- Affordable Housing Trust Fund 
- Business Improvement District  
- MFTE/Low Income Housing Tax Credit  
- Transportation Impact Fee reduction 
- New Jobs Tax Credit 
- CBDG/HOME 

## Exploring

- Impact fee deferral
- Utility Connection fee reduction
- Low interest loans for façade improvements/preservation
- Community Renewal Area

	Transportation Facilities/Amenities
	Infrastructure Development
	Housing
	Commercial Development
	Green Building/ Infrastructure



# Potential Funding Mechanisms

- Regional Equitable Development Initiative Fund 
- Business improvement district   
- Tax increment financing     
- Infrastructure investment funds   
- Housing benefit districts  
- Special assessment districts\*
- Redevelopment agencies/districts\*
- Value capture through district parking   

\*= not in place at this time

	Transportation Facilities/Amenities
	Infrastructure Development
	Housing
	Commercial Development
	Green Building/ Infrastructure

# ***Anti-Displacement Strategies***

# Partnership in Prosperity- Commercial Land Trust, Minneapolis

## Overview

- Assists with access to affordable commercial space for small business owners
- Prioritizes BIPOC small business owners from the neighborhood at risk of displacement

## How was it built

- Utilizes Community Land Trust
  - Funders include Hennepin County and City of Minneapolis among others



35TH AND PENN AVE N



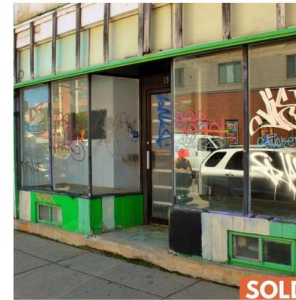
35TH AND PENN AVE N



35TH AND PENN AVE N



1819 LOWRY



19 E 26TH ST



19 E 26TH ST

# PROJECT-ACTIVATED

Based on requirements of Federal Uniform Relocation Act

## Direct / Acquisition

When a public agency needs to purchase land to begin a project



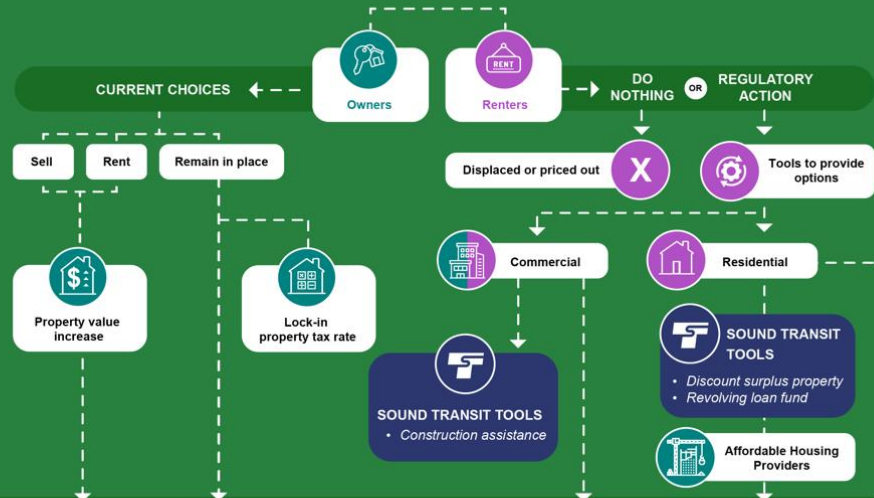
**SOUND TRANSIT TOOLS**

- Acquisition Relocation Handbook

# MARKET-ACTIVATED

## Indirect / Gentrification

When neighborhood redevelopment and amenities increase market value



**Maximize Development Capacity**

- Infill, including accessory dwelling units
- Short-term rentals, AirBnB or VRBO

**Economic Development Initiatives**

- Business incubators
- Mixed-Use Zoning
- Live/work units
- Establish funding source to support small businesses

**Housing Choice and Affordability**

- Inclusionary zoning
- Multi-family property tax exemption
- Housing benefits district
- Establish funding source to support non-profit housing providers, land banking, etc.

## Cultural / Community

When neighborhood or culture changes due to influx of new residents



**SOUND TRANSIT TOOLS**

- Community-based facilities
- Joint development
- Public / private partnerships

**Capacity-building Tools for Community Organizations**

- Community and commercial land trusts
- Community/cultural spaces within TOD
- Mission-based affordable housing
- Establish funding source to support community organizations

Potential Tools Available to Local Governments  
To be considered through Model Code Partnership

# Placemaking

Coined by urbanist Fred Kent

**“a process of community development that leverages outside public, private, and nonprofit funding to strategically shape and change the physical and social character of a neighborhood using arts and cultural activities.”**

*While there are ample examples of Placemaking activities resulting in positive change, some Placemaking activities can also support gentrification, racism, real estate speculation, displacement, all in the name of “neighborhood revitalization.”*

# Placekeeping

Coined by Roberto Bedoya

**“the active engagement of bringing together diverse people, who live and work there, to shape, maintain and take care of a place.”**

*It involves fostering a sense of connection to local knowledge, stories, and traditions in aims to empower communities to have a voice in decisions that affect their built and natural environments.*



# ***TOD Toolkit***

# ***Document Organization and Flow***

- 1. Purpose and Introduction***
- 2. Urban Design and Placekeeping***
- 3. Station Area Land Use, Zoning, and Built Form***
- 4. Multimodal Streets***
- 5. Parking and Demand Management***
- 6. Sustainability and Green Infrastructure***
- 7. Implementation Guidance***
- 8. Educational Resources***

# Urban Design Guideline Approaches

## ***Building Design and Standards***

*Orientation to the Street*

*Massing/Articulation*

*Façade Modulation*

*Parking Garages*

*Blank Wall Treatments*

*Signage, Lighting & Art*

*Green Factor*

*Encourage High-Quality Design*

*Architectural Style*

## ***Site / Streetscape***

*Streetscape*

*Public Spaces*

*Screening of Trash and Service Areas*

*Parking and driveways*

*Pedestrian Connections*

*Wayfinding & Art*

*Signage*

*Street Lighting*

*Pedestrian Pavements*

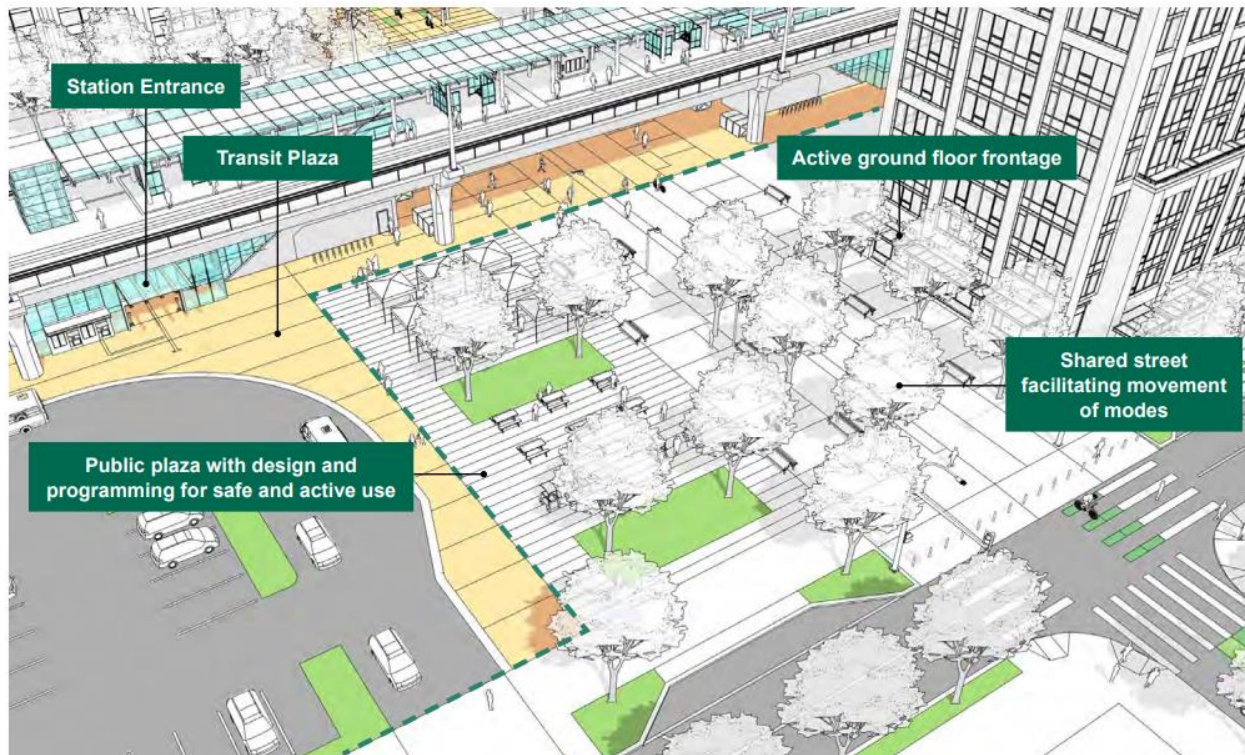
*Streetscape Amenities & Furnishing*

*Bicycle parking and transit integration*

*Landscape & Green Infrastructure*



# Characteristics of Publicly or Privately Owned Plaza Adjacent to Station

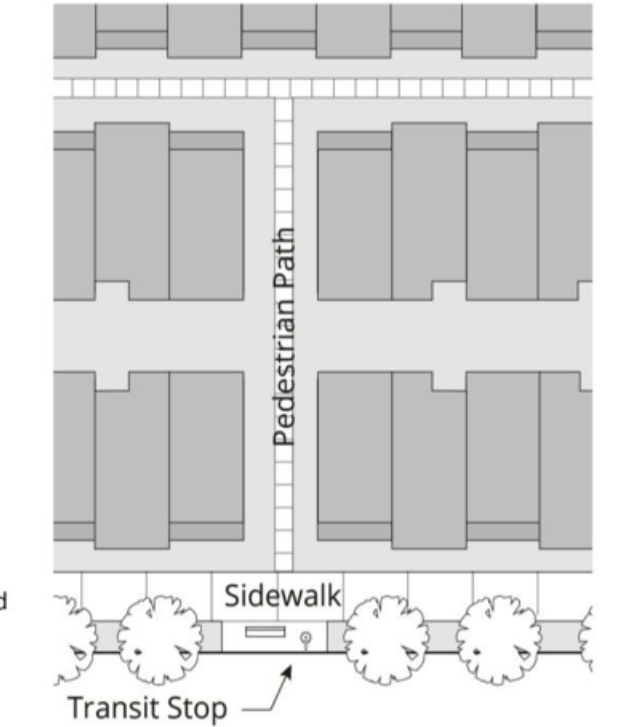
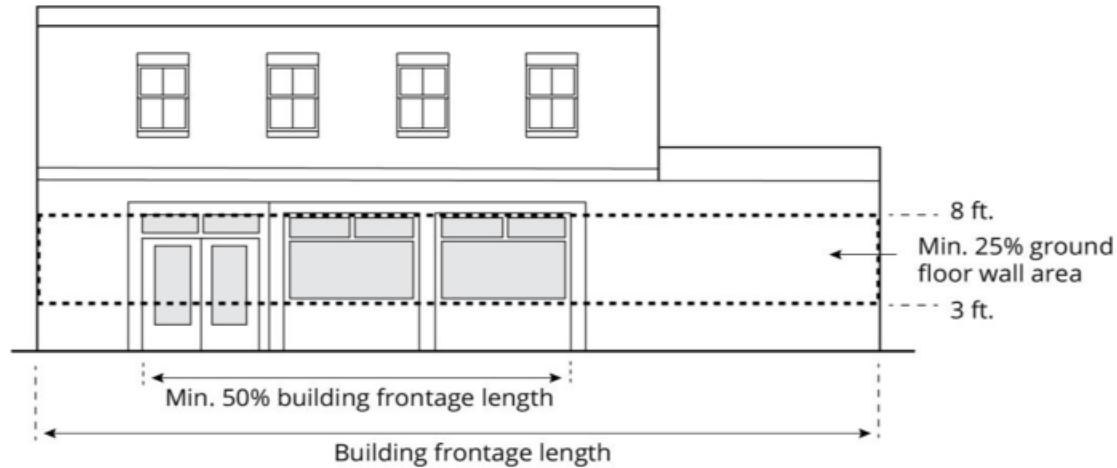


# Example Content

## Building Façade Guidance

### Figure 3.X. Ground Floor Windows

Required *ground floor windows* shall be transparent to allow views from outside the building into the working areas, lobbies, and pedestrian entrances, or shall be display windows set into the wall. Display cases attached to the outside wall do not qualify. The bottom of the windows shall be no more than three (3) feet above the adjacent finish grade or public sidewalk.

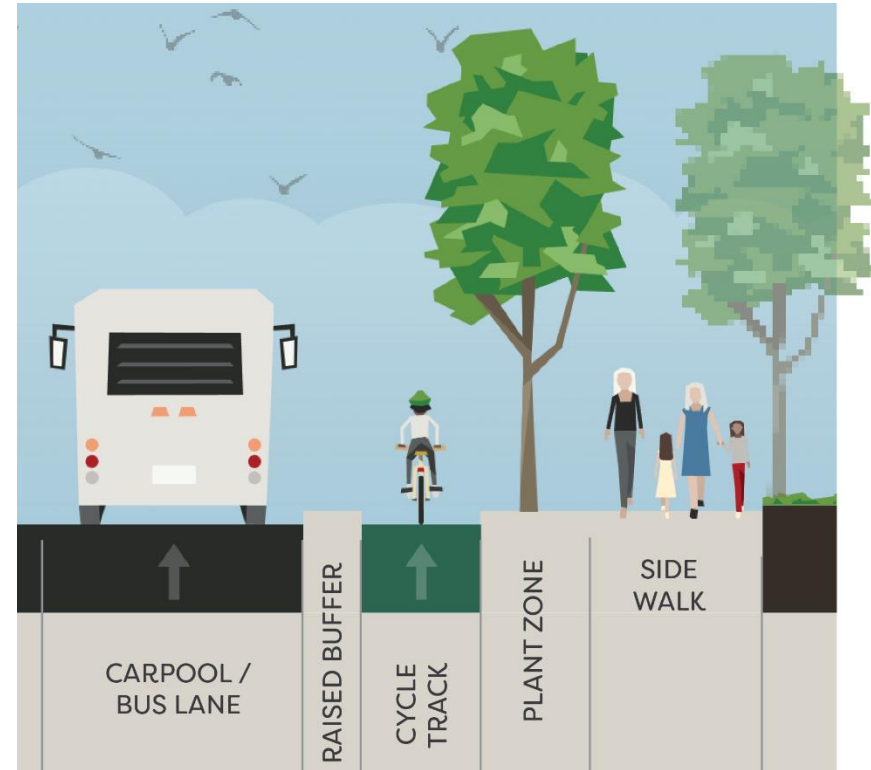


## Pedestrian Permeability and Access to Transit



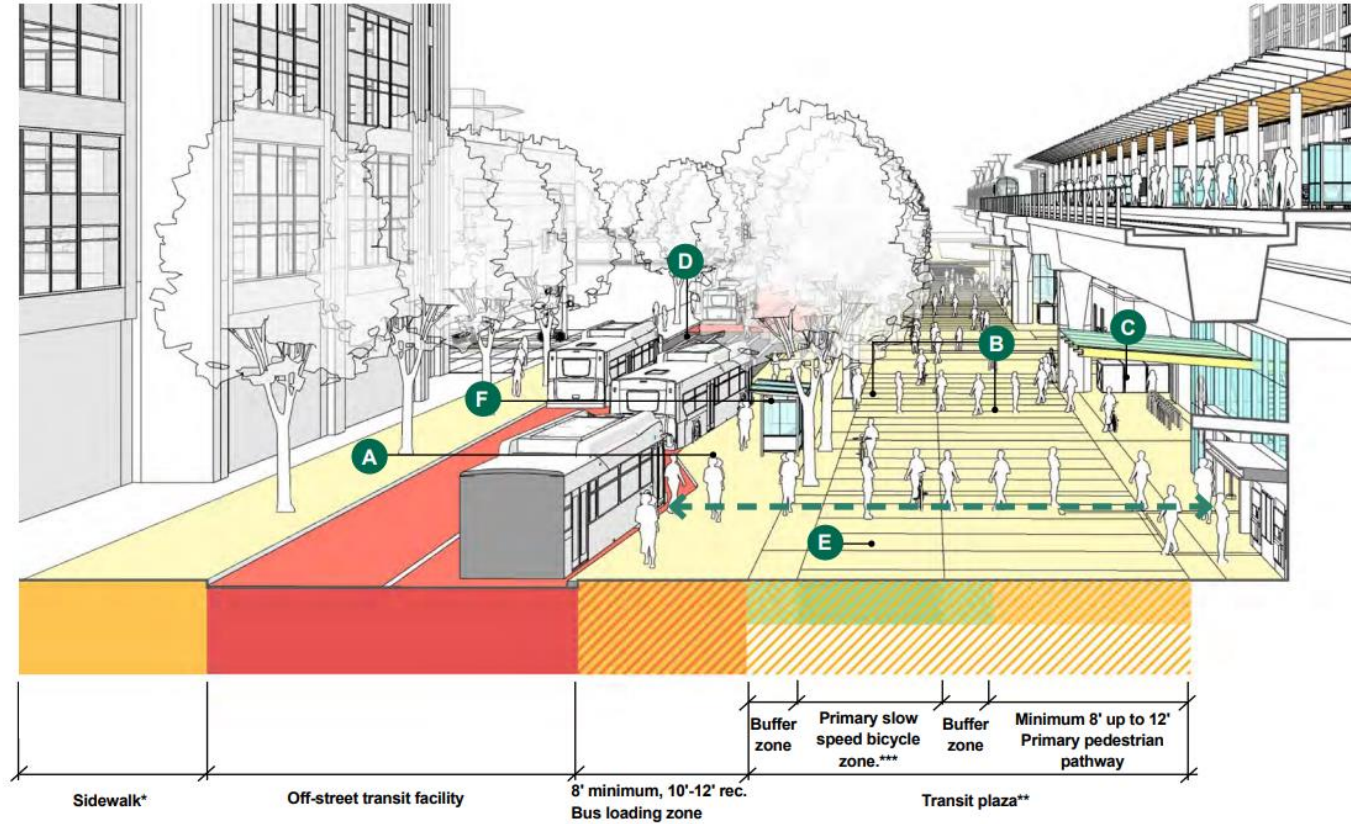
# Flexible Components in Streets:

- On-Street Parking (Yes/No)
- Configuration of On-Street Parking
- Bicycle Facilities/Type
- Shared Use Paths
- Sidewalks—Separated or Not
- Planting Zone/Widths
- Medians
- Travel Lane Uses



# Station Experience Design Guidelines

## Multimodal Access Typology Street Section



# Transportation Demand Management

## Menu of Options

- Bike parking
- Car share parking
- ORCA cards for residents
- Shared parking agreement
- Ped/bike connection improvements
- Electric vehicle charging stations
- Proximity to high-capacity transit

Figure 1 TDM Toolkit, Applicable Land Use Groups, and Associated Points

Category	Strategy	Land Use Group			Recommended Points
		Residential	Office	Retail, Community	
Active-1	Bicycle Parking	X	X	X	1 - 4 ●●●●
Active-2	Bicycle Repair Station	X	X	X	1 ●
Active-3	Bicycle Maintenance Services	X	X	X	1 ●
Active-4	Showers and Changing Facilities Lockers		X	X	1 ●
Active-5	Bike Valet			X	1 ●

# Green Infrastructure Systems



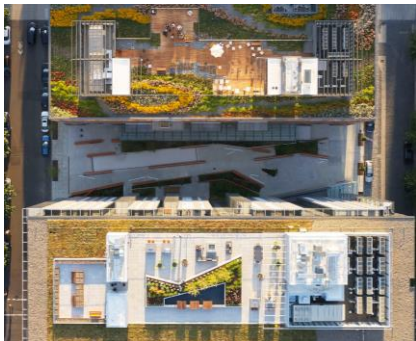
Urban/ROW rain gardens & urban tree canopy



Bioretention facility in plaza / open space



Bioswale



Green Roofs



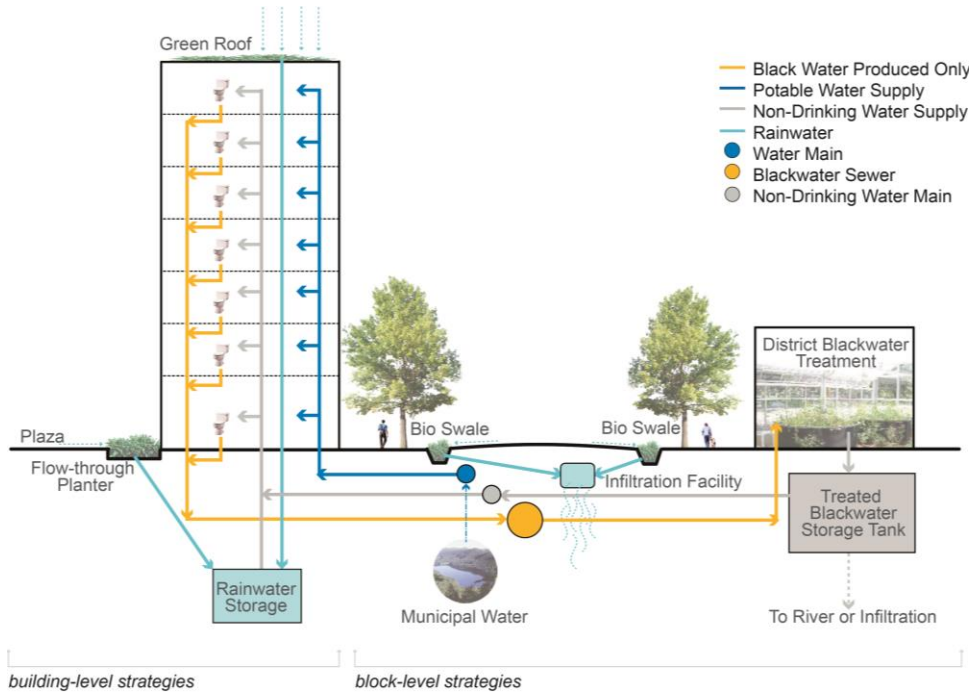
Permeable Pavement



Rain garden with native plants



# Integrated District Water System



*Hasslo on Eighth Development and onsite wastewater treatment and recycling plant in the Lloyd District, 2015*

*Lloyd Crossing Sustainable Urban Design Plan, Portland, OR 2005*



# *What questions are you hearing from your community?*

- What is **transit-oriented development**?
- How does **stormwater** work?
- How does growth management work in Washington (**GMA and growth targets**)?
- What is **placemaking/placekeeping**? How does this approach improve **livability** and **quality of life** in communities?
- How do **sidewalks** get built?
- How do we **design for safety** and crime prevention (**CPTED**)?
- What are **road diets** and why do they work?
- What are benefits of **multi-modal** transportation networks and **complete streets**?
- How can we make streets **safer** for **pedestrians**?

# Transit-Oriented Development

## Key Messages

- TOD is the creation of compact, walkable neighborhoods that are centered around transit.
- TOD encourages a variety of land uses, especially housing and neighborhood-serving businesses.
- Locating homes, businesses, and services close to transit is beneficial because it can lower household transportation costs, traffic, and pollution.



[Video reference: "A partnership for good: Cedar Crossing"](#)

***What's Next?***

*Thank you*

*Visit:  
soundtransit.org/mcp*

*Contact:  
miranda.redinger@soundtransit.org*



 [soundtransit.org](https://www.soundtransit.org)

