

# Convergence at Everett Station Community Collaborative

The Everett Station District will become an equitable community that is home to great jobs, abundant and affordable housing, and a enjoyable public spaces.

Today, the neighborhood is currently home to industrial businesses and related commercial activities, medical centers, and ten public transit services but few residents. Light rail is arriving in 2037, and regional policy expects the neighborhood to grow by thousands of residents.

With the convergence of transportation, industry, residents, the community is converging to ensure our neighborhood transformation from past to future capitalizes on this catalytic moment to create a community that works for all people.

The Convergence at Everett Station Community Collaborative ("Convergence Collaborative" for short), brings our community partners together for a multi-year effort to align public and private investments, programs, and policies to meet the needs of marginalized populations and to reduce disparities, providing access to quality education, living wage employment, healthy environment, affordable housing, and transportation.

The Convergence Collaborative centers equity, sets priorities with community leaders, and implements those priorities through a collective impact model with working groups.

## Near-term Priorities

### Convergence Place

A current park & ride lot will be redeveloped into a mixed-use development with market rate and affordable housing, BIPOC-owned stores on the groundfloor, and shared office space for nonprofit agencies. The adjacent 32<sup>nd</sup> Street will become a pedestrianized plaza that will serve as a neighborhood town square where farmers markets and other outdoor community events will be held. Over the next three years, the Collaborative is focused on seeking necessary governmental approvals, establishing governance structures, and aligning public and private investments.

### New Community Development Institutions & Tools

To support our other priorities, several new institutions and tools may need to be established, including a business improvement area, public development authority, community development financial institution program, housing benefit district, and transportation management association.

*The above image is rendering of a proposed redevelopment of Everett Transit's park & ride lot, as prepared for the "Convergence: Everett Station Area TOD Study." In 2020-2021, the Everett Station District Alliance partnered with Housing Hope in working with a consultant team to envision how the park & ride lot could be developed into a mixed-use, mixed-income complex with market rate and affordable housing, grocery store and other groundfloor retail, bicycle hub, library, early childhood learning facility, community resource center and welcome desk, and office space for nonprofit social service agencies. More than 200 people were engaged through numerous focus groups and public meetings, resulting in a 462-page report with detailed recommendations. The report is a foundation upon which the Convergence Collaborative is built.*

### Workforce Development Hub

As a partnership between local colleges, neighborhood businesses, and nonprofit workforce development organizations, this hub will provide a pipeline of quality workers to support our businesses while providing socio-economic mobility for current and future residents. The hub will connect a network of existing businesses as sites for training with academic and experiential learning programs.

### Health & Safety Initiative

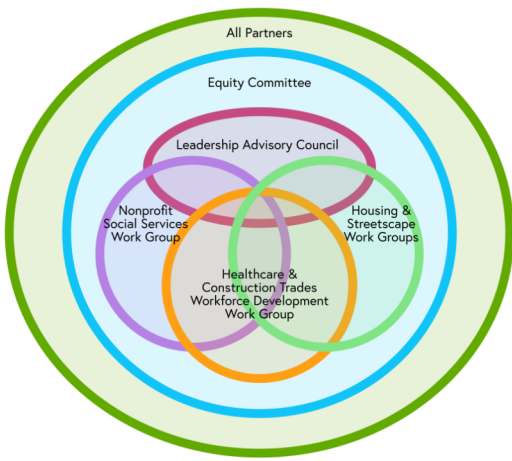
To ensure the neighborhood is safe and welcoming, ESDA's BIA-funded neighborhood ambassadors, Compass Health's community outreach team, and the City of Everett's Community Outreach & Enforcement Team (COET) will coordinate efforts. This will help provide pathways toward recovery for those experiencing homelessness and drug-addiction.

### Activation & Engagement

Over the next couple of years, to foster a sense of community and inspire the public's imagination of future transformations, ESDA will activate key outdoor spaces through weekly farmers markets, hosting community events, creating inviting public spaces with food carts and yard games, and installing murals.

*The Convergence Collaborative is stewarded by the Everett Station District Alliance.*

*You can learn more about the collaborative at:  
[everettstationdistrict.com/convergence-collaborative](http://everettstationdistrict.com/convergence-collaborative)*



### Convergence Collaborative Structure

Stewarded by the Everett Station District Alliance, the Convergence Collaborative is governed by its Leadership Advisory Council of community leaders. An Equity Committee establishes our equity principles and holds everyone accountable to those standards. Several work groups comprised of invested key community members are committed to implementing the priorities of the collaborative. These groups are convened around social services, workforce development, housing, and streetscape improvement. Any agency, organization, or business that supports the vision of the collaborative can become a partner.

### How we're supported

The Convergence Collaborative is made possible thanks to the generosity of Kaiser Permanente.



### Timeline of Everett Station District

- 1996, The region's voters pass the "Sound Move" ballot measure, creating Sound Transit, setting vision for light rail from Tacoma to Everett, and funding Sounder commuter rail to Everett with a new transit center.
- 2002, Everett Station opens, consolidating transit service to the neighborhood.
- 2005, Everett City Council adopts the "Everett Station Area Plan," envisioning the redevelopment of the neighborhood.
- 2008, The region's voters pass the ST2 ballot measure, funding light rail to Lynnwood.
- 2015, Everett City Council rezones the neighborhood to allow residential development. Neighborhood leaders begin meeting to advocate for future of neighborhood.
- 2016, The region's voters pass the ST3 ballot measure, funding light rail to Everett.
- 2017, ESDA becomes a 501(c)(3) organization and publishes its "Recommendations for a Neighborhood Transformation."
- 2018, Everett City Council adopts the Metro Everett Plan, increasing the allowable height of new buildings and setting new development regulations for transit-oriented development.
- 2020, ESDA publishes its "Future Concepts Report."
- 2021, ESDA publishes its "Convergence: Everett Station Area TOD Study."
- 2022, Sound Transit begins planning the Everett Link Extension for light rail from Lynnwood to Everett.
- 2037, Target year for light rail to Everett Station to be completed.

### Map of the Everett Station District

