



Transit Facility Profile

Edmonds Station

Sounder Commuter Rail | Location: 211 Railroad Ave. | Station Area Population in 2000: 769

Edmonds Station is an interim facility for Sounder commuter rail located in southern Snohomish County. The temporary station includes a platform for waiting and boarding passengers, accessible ramps, and 140 parking spaces. The site is accessed from Edmonds Way on Dayton St. and James St. A permanent station will be built in conjunction with a new ferry pier and Amtrak station. The preferred location is at Point Edwards, southwest of the current location of the passenger rail and Sounder station and ferry terminal.

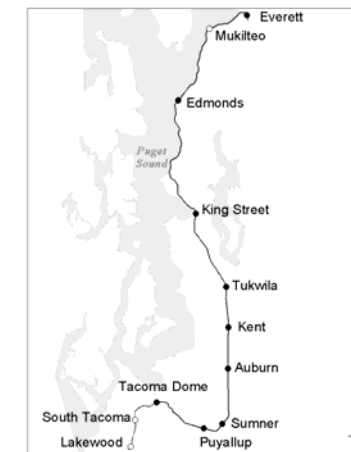
Connections

Sounder Commuter Rail provides 33-minute service to King Street Station in Seattle, making one trip every weekday morning. Reverse service is provided in the afternoon. There is Amtrak service out of this station with connections to Vancouver, BC, Seattle, Portland and other west coast destinations.

A ferry terminal within the station area on Main St. provides service to Kingston and the Olympic Peninsula. Service is every forty minutes from 5am to 1am daily, and the ride is 30 minutes to Kingston.

Edmonds Crossing, which would relocate the Edmonds ferry pier, Amtrak and Sounder stations and realign State Route 104, is part of the Regional Transportation Investment District, and requires voter approval for funding. The \$161 million project also includes a bus transit facility and a parking garage. State Route 104 would be realigned and travel west from an intersection at Pine St. This project would reduce the number of cars waiting for the ferry on SR 104 and reduce conflicts between trains and cars by providing a grade difference. A Final Environmental Impact Statement is expected to be complete in the summer of 2004, with a Record of Decision issued in the fall. If the RTID package is approved by voters this fall, construction could begin in 2006, following a 2-year permit process.

Edmonds Station is located in downtown Edmonds. It has access to SR 104, which connects to Interstate 5 within five miles, and State Route 524. Downtown Everett is 20 miles to the northeast and the Seattle-Tacoma International Airport is 30 miles south of Edmonds Station.



Sounder System map

Bus Service

Route	Type of Service	Destinations
CT 114	Local	Lynnwood, Mill Creek
CT 115	Local	Lynnwood, Mill Creek
CT 116	Local	Lynnwood, Mill Creek
CT 404	Express	Downtown Seattle
CT 630	Local	Lynnwood, Mountlake Terrace
CT 870	Express	Seattle's University District
CT 875	Express	Mountlake Terrace, Seattle's University District



For information, write to Sound Transit at Union Station, 401 S. Jackson St., Seattle, WA 98104 or call our toll-free information line at (800) 201-4900 or (888) 713-6030 TTY. You can also e-mail us at main@soundtransit.org or visit our Web site at www.soundtransit.org.

Land Uses

The principal land use in the Edmonds station area is public. The public uses mainly appear on the waterfront, where there is a marina and the ferry terminal. Other public uses include the Sounder and Amtrak station and a post office.

There is a significant amount of green space in the station area. The 23.4 acre parcel in the south portion of the station area is the Union Oil Marsh, a saltwater estuary.

There are three undeveloped parcels in the Edmonds station area. One 13,399 square foot parcel is on Sunset Ave. N north of Bell St., a second 11,723 square foot parcel is on Sunset Ave. N south of Bell St., and the other 3,900 square foot parcel is on the corner of 3rd Ave. N and Dayton St.

Land Use	Acreage	Percentage of Total
Public	54.56	41.51%
Green Space	24.21	18.42%
Multi Family Residential	7.75	5.90%
Retail	7.37	5.61%
Office	6.63	5.04%
Recreation	5.42	4.12%
Single Family Residential	4.11	3.13%
Infrastructure	3.94	3.00%
Mixed Use	3.55	2.70%
Social and Religious Uses	2.63	2.00%
Commercial	2.37	1.80%
Right of Way	2.36	1.79%
Parking	1.80	1.37%
Hotel/Motel	1.59	1.21%
Institutional Residential	1.38	1.05%
Vacant	1.07	0.81%
Medical/Dental	0.37	0.28%
Manufacturing	0.33	0.25%
Total	131.44	100.00%

Public Ownership

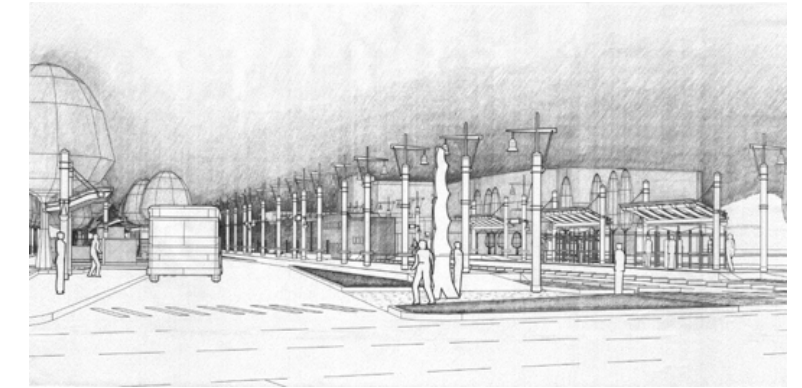
Agency	Acreage	Number of Parcels	Land Uses
City of Edmonds	61.16	10	Undeveloped land, Green Space, Infrastructure, Public, Social and Religious Uses
Port of Edmonds	33.73	13	Hotel/Motel, Office, Parking, Public, Recreation, Retail, Right of Way
Washington State	0.92	2	Public, Parking

The city of Edmonds owns 46% of the land in the station area. Most of this land is the waterfront marina and Union Oil Marsh. The undeveloped land owned by the city of Edmonds, 13,399 square feet in size, is located at Sunset Ave. N and Bell St.

Major landowners and employers

There are no dominant private landowners in the Edmonds station area that control enough resources to drive change.

South of the station area is a condominium project currently under construction that would build 297 units ranging from \$200,000 to \$1 million in price. This will potentially increase ridership for Sounder.



Edmonds Station Rendering

Assessed Real Property Values

Assessed Value	Acreage	Percentage of Total
Less than \$250,000	74.03	31.06%
\$250,000 - \$500,000	57.30	24.04%
\$500,000 - \$2,000,000	49.44	20.74%
\$2,000,000 - \$10,000,000	39.43	16.54%
\$10,000,000 +	18.17	7.62%
Total	238.37	100.00%

Zoning

The Edmonds station area is entirely within the city of Edmonds. There are eight zoning districts in the quarter mile. The largest district is Community Business (CB). In this district retail uses, offices, single family residential, and multi family residential uses not on the ground floor are permitted.

The second commercial district in the Edmonds station area is General Commercial (CG). All uses permitted in any other district are allowed in the CG district.

The third commercial district is Commercial Waterfront (CW). This district provides for retail and commercial uses that are marine-oriented. Pedestrian-oriented businesses and offices are also allowed.

One parcel is in the Neighborhood Business (BN) District. This district allows most commercial uses. Auto-oriented uses usually require a conditional use permit (CUP). Residential uses are allowed.

There are three residential districts in the Edmonds station area. The first two districts, Multiple Residential 1.5 (RM-1.5) and Multiple Residential 2.4 (RM-2.4), allow all residential uses, home occupations, and local public facilities. Offices, schools, and cultural uses are permitted with a CUP.

The other residential district is Single Family Residential (RS-6). This district allows residential uses, religious uses, and local public facilities. Home occupations are permitted. Accessory dwelling units are permitted with a CUP.

The final district in the Edmonds station area is Public Use (P). In this district, local and regional public facilities, service commercial uses, and parks are permitted.

Development Regulations

Zone	Building height limit	Residential Density	Floor to Area Ratio	Off-Street Parking Requirements
CB	25 plus 5 feet with a modulated roof design	7.3 units per acre for single family, no maximum for multi family	Not specified	Not based on zoning
CG	35 feet or no limit with CUP	Not specified	Not specified	Not based on zoning
CW	30 feet	Not applicable	Not specified	Not based on zoning
BN	25 feet	7.3 units per acre	Not specified	Not based on zoning
RM-1.5	25 feet	29 units per acre	Not applicable	Minimum: 2 per unit
RM-2.4	25 feet	18.2 units per acre	Not applicable	Minimum: 2 per unit
RS-6	25 feet	7.3 units per acre	Not applicable	Minimum: 2 per unit
P	25 feet or 60 feet with CUP	Not applicable	Not applicable	Not based on zoning