



City OF Everett Districting Commission

Meeting date and time: January 6th, 2020 6:00 pm

District Commission Roll Call

In Attendance: Simone Tarver, Chris Geray; Ethel McNeal, Benjamin Young, James Langus, Mary Fosse, Kari Quaas, and Julius Wilson

Not in Attendance: John Monroe (out sick)

City Staff in Attendance: Nichole Webber, Flora Diaz

Approve Minutes: for 11/4/19 (edited), 11/18/19 (edited) and 12/2/19

Staff Comments: Notes updated and clarification on microphone usage/use of technology to support our remote Districting Master

Item 1-Tony Fairfax Presentation

Tony Fairfax express gratitude for the opportunity to be the Districting Master and hopes for a smooth process

Presentation:

<https://everettwa.gov/DocumentCenter/View/23558/Districting-Presentation-1620>

Jim Langus asks for clarity around core areas, which Fairfax explains are 1-2 types; areas where you can divide lines easily, or geographical/important areas that must remain together when maps are made.

Conversation on moving forward: Tony explains: agreement for him to start collecting data and decide if they want community participation at this point in the process.

Chris Geray believes Fairfax should have permission to start collect social and economic data and that it is too soon to begin collecting community input. Simone Tarver agrees.

Simone moves for Tony Fairfax to begin collecting socioeconomic data, Ben Young seconds motion. All are in favor of this motion. – Consensus

- Simone moves to hold on community engagement at this stage, Julius seconds. Ben asks for clarification, then confirms he is on the same page as Chris and Simone. Simone makes motion again for commission to represent the community for the time being, Ben seconds. Staff clarifies motion for everyone. All are in favor of this motion. – Consensus

Everett, Washington Districting Commission

Suggested Draft Summary Plan Development Process
Developed by: Tony Fairfax, CensusChannel LLC, Districting Master

Introduction

The central purpose of redistricting is to redraw district boundaries in order to equalize the population within a certain acceptable deviation. However, since the city of Everett, WA does not contain any previously defined council districts, it must go through the process of drawing its initial district boundary lines. These original district lines will contain areas that will constitute “cores” of the district.

The cores will act as seed areas for the district and should carry some relevance to the city as a whole. Although these core areas over time will most likely vary with changes in the city, the concept is that a significant portion of the areas will remain as anchors for each district from redistricting cycle to redistricting cycle. The selection of these district cores will be pivotal in the context of the initial plan as well as future plans and, consequently, will be the first step in the following plan development process.

Districting Plan Development Process

February - March 2020: The Districting Commission's first task in the plan development process is to provide the initial suggestions for the district core areas. Ideally, the commission's resulting core areas should be whittled down to five (5) to ten (10) distinct areas.

March – April 2020: The next step after the selection of the first batch of district core areas is to present these areas to relevant city departments such as the Legal Department, Planning Department, and Council of Neighborhoods. These entities will provide feedback and possibly additional suggestions.

The city entities will provide for jurisdiction professionals to weigh in on the selection of cores. The council of neighborhoods is specifically important to involve in the process. In order for the eventual redistricting plan to garner public legitimacy, the commission must seek input and suggestions from various citizen community entities throughout the city, early in the process. After input from select city departments and neighborhood organizations, five (5) final core areas will be selected by the commission.¹ At this time, the commission will determine whether the cores will be circulated to the general public.

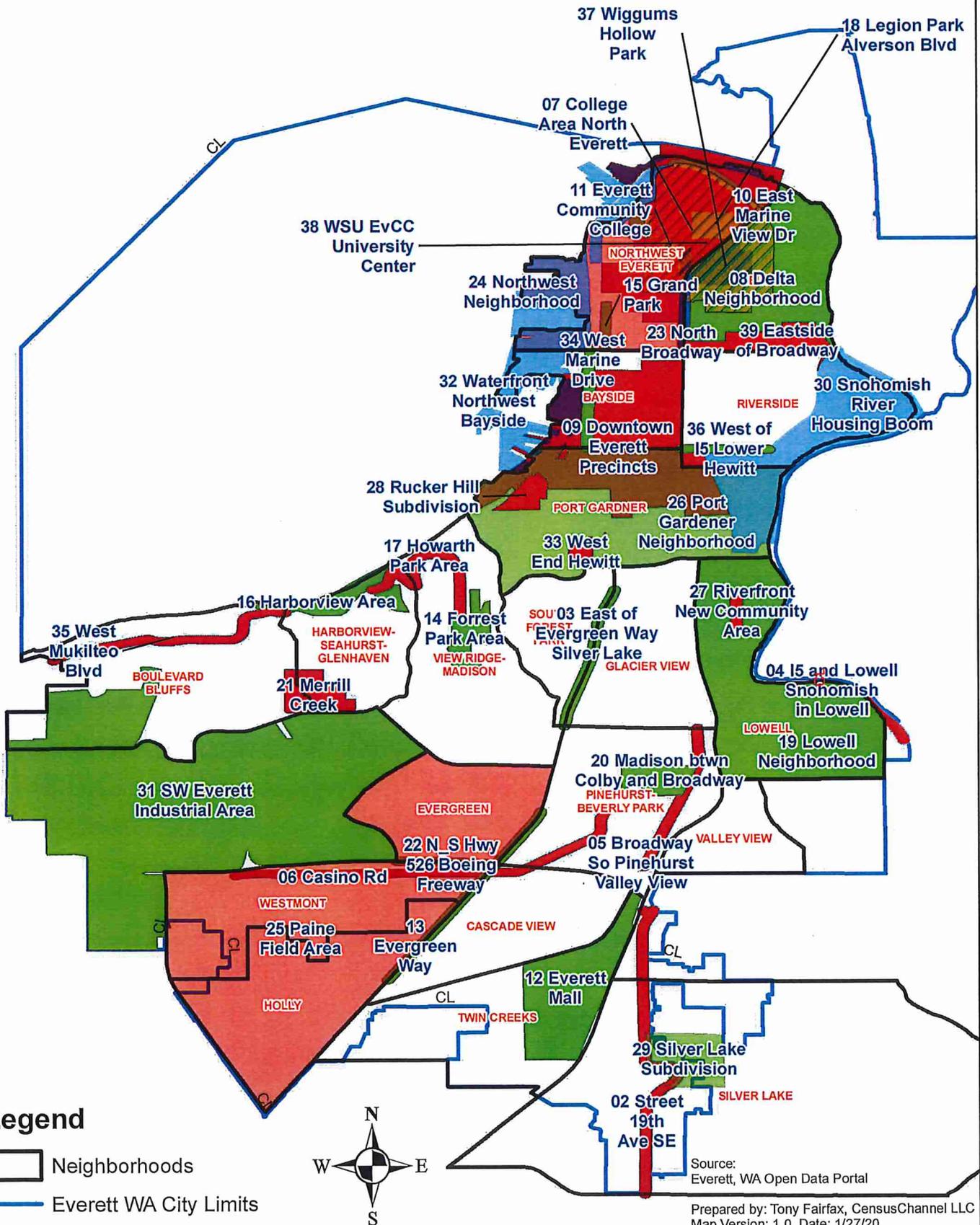
April – June 2020: The five core areas will be expanded into five complete districts with total populations within +/- 5 percent of the ideal district population of 20,604. In addition to considering population, the following city districting criteria will be used to develop the districts:

- compactness
- contiguity
- respect natural boundaries
- follow existing precinct boundaries
- preserve communities of interest (specifically neighborhood boundaries)
- avoid splitting (cracking) minority communities

¹ There is a possibility that more than five core areas will be selected, which will result in additional proposed plans.

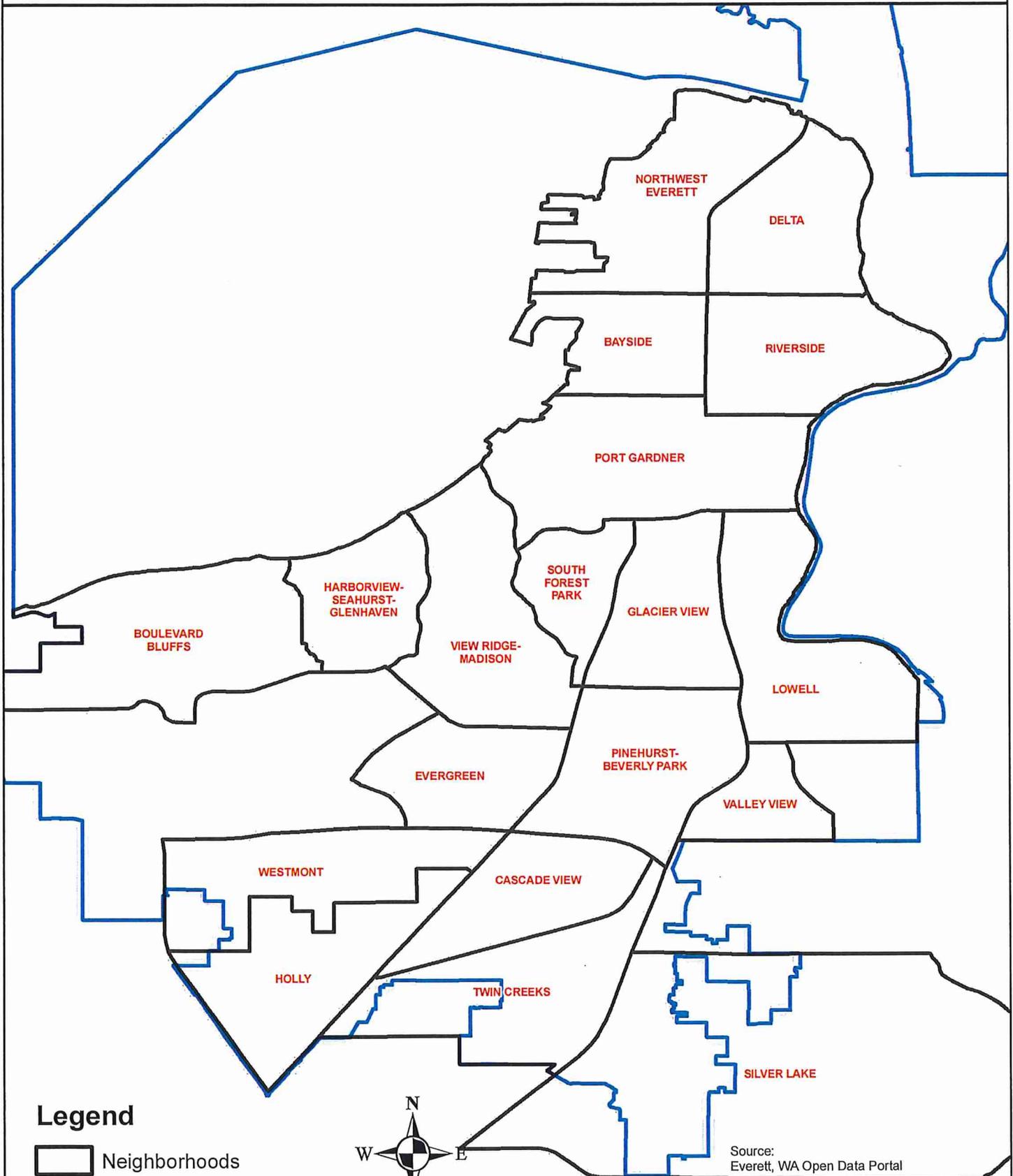
Everett, Washington

Suggested Core Areas



Everett, Washington

Blank Suggested Core Areas Sheet



Legend

-  Neighborhoods
-  Everett WA City Limits



Source:
Everett, WA Open Data Portal

Prepared by: Tony Fairfax, CensusChannel LLC
Map Version: 1.0 Date: 1/27/20

Everett, Washington

Districting Commission

Neighborhood Demographic, Socioeconomic, Lifestyle Attributes

Follow is a list of demographic, socioeconomic, and lifestyle attributes for the city of Everett, Washington neighborhoods. Neighborhood data were estimated using ESRI's enrichment services. These neighborhood attributes may inform the Districting Commission on commonalities and potential communities of interest.

Included in this document are the following neighborhood attributes:

- Total 2010 Population
- College Degree%
- No High School Degree%
- Businesses
- Housing Median Year Built
- Median Household Income
- Some Other Language%
- Diversity%
- Minority%
- Tapestry Segmentation

2010 Total Population

U.S. Census Bureau, 2010 Decennial Population. Note: The city ideal population size is 20,604 with +/- 5% at 19,574 to 21,634.

College Degree%

ESRI 2019 Estimated Demographics on the percentage of persons with college degrees. Persons above the age of 25.

No High School Degree%

ESRI 2019 Estimated Demographics on the percentage of persons with no high school degrees. Persons above the age of 25.

Businesses

ESRI Infogroup Estimated 2019 number of businesses. Using the Standard Industrial Classification (SIC) data.

Housing Media Year Built

U.S. Census Bureau American Community Survey (ACS) 2013-2017 5-Year data on the median year that the housing structures were built.

Median Household Income

ESRI 2019 Estimated Demographics on data on the median income for households.

Speak Another Language% (Other than English)

U.S. Census Bureau American Community Survey (ACS) 2013-2017 5-Year data on the percentage of persons who speak another language besides English.

Diversity Index

Esri Diversity Index that captures the racial and ethnic diversity of a geographic area in a single number, 0 to 100. The Diversity Index allows for efficient analysis and mapping of seven race groups that can be either of Hispanic or non-Hispanic origin—a total of 14 separate race/ethnic grouping.

Minority%

ESRI 2019 Estimated Demographics on the minority percentage. In essence, the percentage of the non-Hispanic White population subtracted from 100.

ESRI Tapestry Segmentation Descriptions

ESRI's Documentation Description of Tapestry Segmentation:

Tapestry segmentation provides an accurate, detailed description of America's neighborhoods—U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition—then further classifies the segments into LifeMode and Urbanization Groups.

7C American Dreamers *Located throughout the South and West, most American Dreamers own their own homes, primarily single-family housing - farther out of the city, where housing is more affordable. Median household income is slightly below average (Index 94). The majority of households include younger married-couple families with children and, frequently, grandparents. Diversity is high; many residents are foreign born, of Hispanic origin. Hard work and sacrifice have improved their economic circumstance as they pursue a better life for themselves and their family. [Link to PDF summary.](#)*

8C Bright Young Professionals *This large market is primarily located in urban outskirts of large metropolitan areas. These communities are home to young, educated, working professionals. One out of three householders is under the age of 35. Bright Young Professionals are slightly more diverse and couples dominate this market, with more renters than homeowners. Over two-fifths of households are single-family dwellings; over a third reside in 5+ unit buildings. Labor force participation is high, generally white-collar work, with a mix of food service and part-time jobs (among the college students). Median household income, median home value and average rent are close to the US values. [Link to PDF summary.](#)*

8E Front Porches *This group blends household types, with more young families with children or single households than average. Front Porches is also more diverse than the US. Half of householders are renters, and many of the homes are older townhomes or duplexes. Friends and family are central to Front Porches and help to influence household buying decisions. Residents enjoy their automobiles and like cars that are fun to drive. Income and net worth are well below the US average, and many families have taken out loans to make ends meet. [Link to PDF summary.](#)*

11C Metro Fusion *This is a young, diverse market. Many residents do not speak English fluently and have moved into their homes recently. Metro Fusion residents are highly mobile and over three quarters of households are occupied by renters. Many households have young children; a quarter are single-parent families. The majority of residents live in midsize apartment buildings. Metro Fusion is a hard working market dedicated to climbing the ladders of their professional and social lives. This is particularly difficult for the single parents due to median incomes that are 35% lower than the US level. [Link to PDF summary.](#)*

5C Parks and Rec *These practical suburbanites have achieved the dream of home ownership. They have purchased homes that are within their means. Their homes are older, and townhomes and duplexes are not uncommon. Many of these families are two-income married couples approaching retirement age; they are comfortable in their jobs and their homes, budget wisely, but do not plan on retiring anytime soon or moving. Neighborhoods are well established, as are the amenities and programs that supported their now independent children through school and college. [Link to PDF summary.](#)*

11D Set to Impress *This segment is depicted by medium to large multi-unit apartments with lower than average rents. These apartments are often nestled into neighborhoods with other businesses or single-*

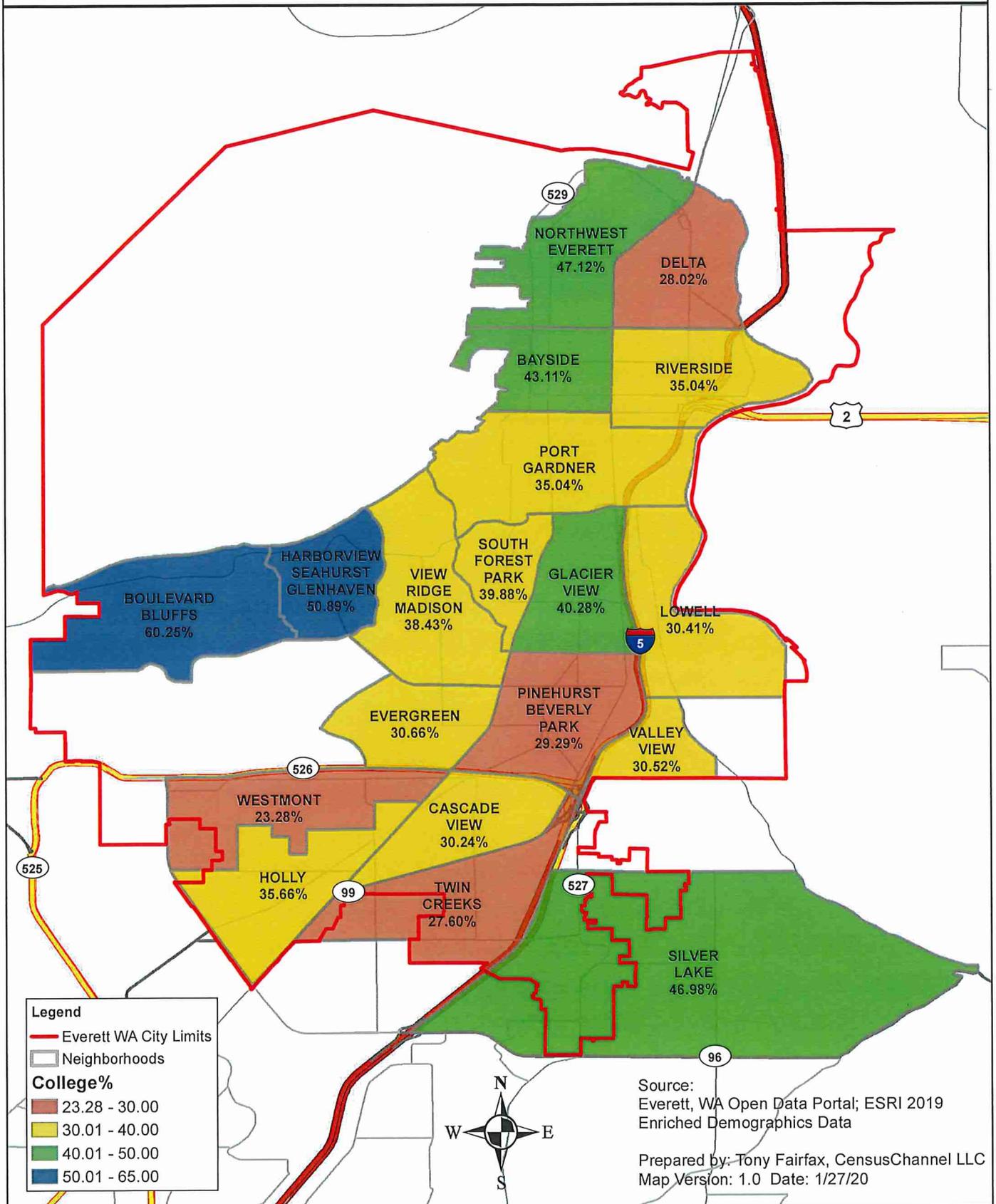
family housing. Nearly one in three residents is 20 to 34 years old, and over half of the homes are nonfamily households. Although many residents live alone, they preserve close connections with their family. Income levels are low; many work in food service while they are attending college. This group is always looking for a deal. They are very conscious of their image and seek to bolster their status with the latest fashion. Set to Impress is tapped into popular culture and the local music scene. [Link to PDF summary.](#)

9F Social Security Set *Over one third of householders in this segment are aged 65 or older and dependent on low, fixed incomes, primarily Social Security. Social Security Set is an older market located in metropolitan cities across the country. In the aftermath of the Great Recession, early retirement is now a dream for many approaching the retirement age; wage and salary income in this market is still robust. Residents live alone in low-rent, high rise buildings, located in or close to business districts that attract heavy daytime traffic. But they enjoy the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation. [Link to PDF summary.](#)*

11B Young and Restless *Gen Y comes of age: Well-educated young workers, some of whom are still completing their education, employed in professional/technical occupations, as well as sales and office/administrative support roles. These residents are not established yet, but striving to get ahead and improve themselves. This market ranks in the top 5 for renters, movers, college enrollment, and labor force participation rate. Almost 1 in 5 residents move each year. Close to half of all householders are under the age of 35, the majority living alone or in shared nonfamily dwellings. Median household income is still below the US. Smart phones are a way of life, and they use the Internet extensively. Young and Restless consumers are diverse, favoring densely-populated neighborhoods in large metropolitan areas; over 50% are located in the South (almost a fifth in Texas), with the rest chiefly in the West and Midwest. [Link to PDF summary.](#)*

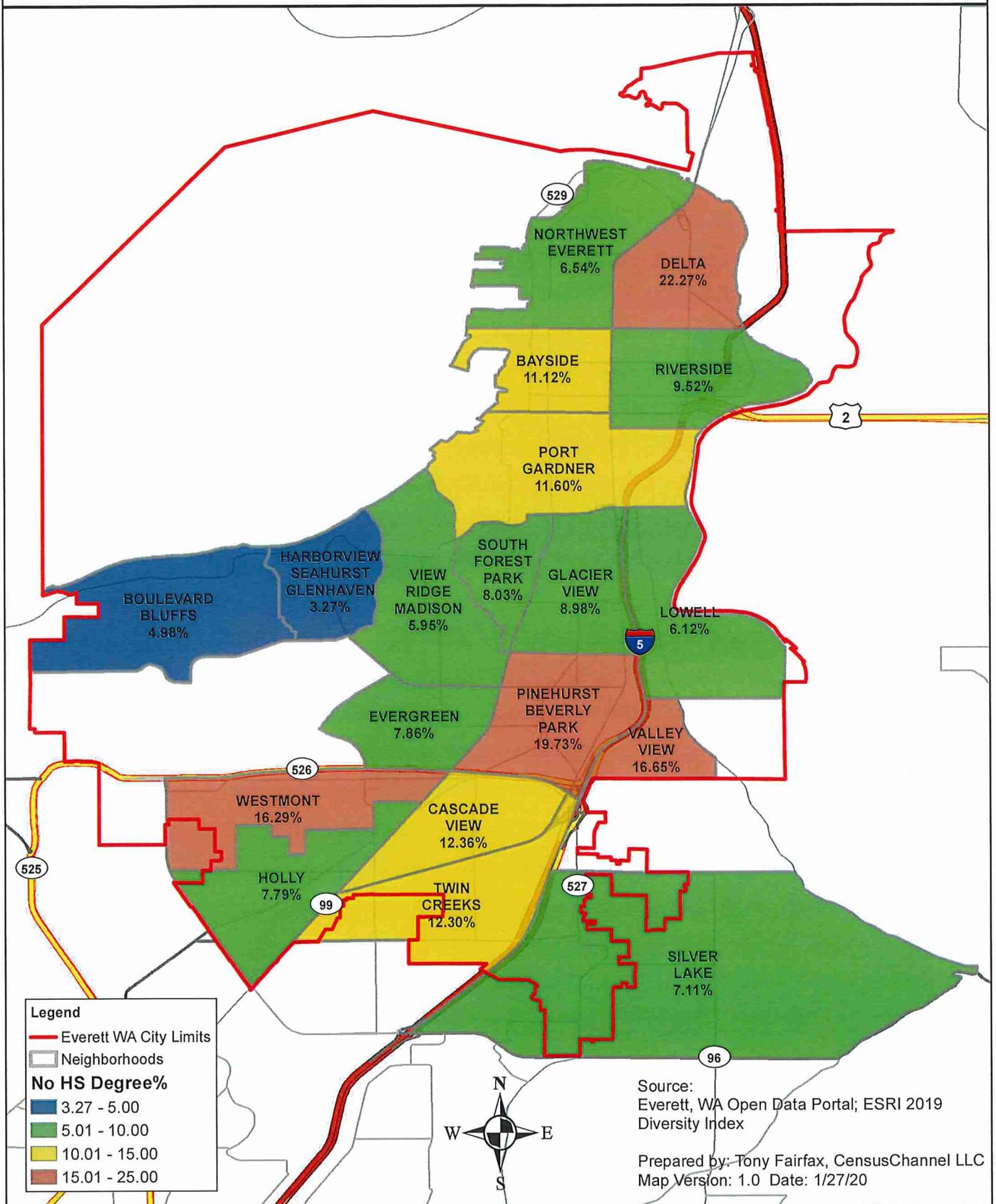
Everett, Washington

College Degree% (Neighborhoods)



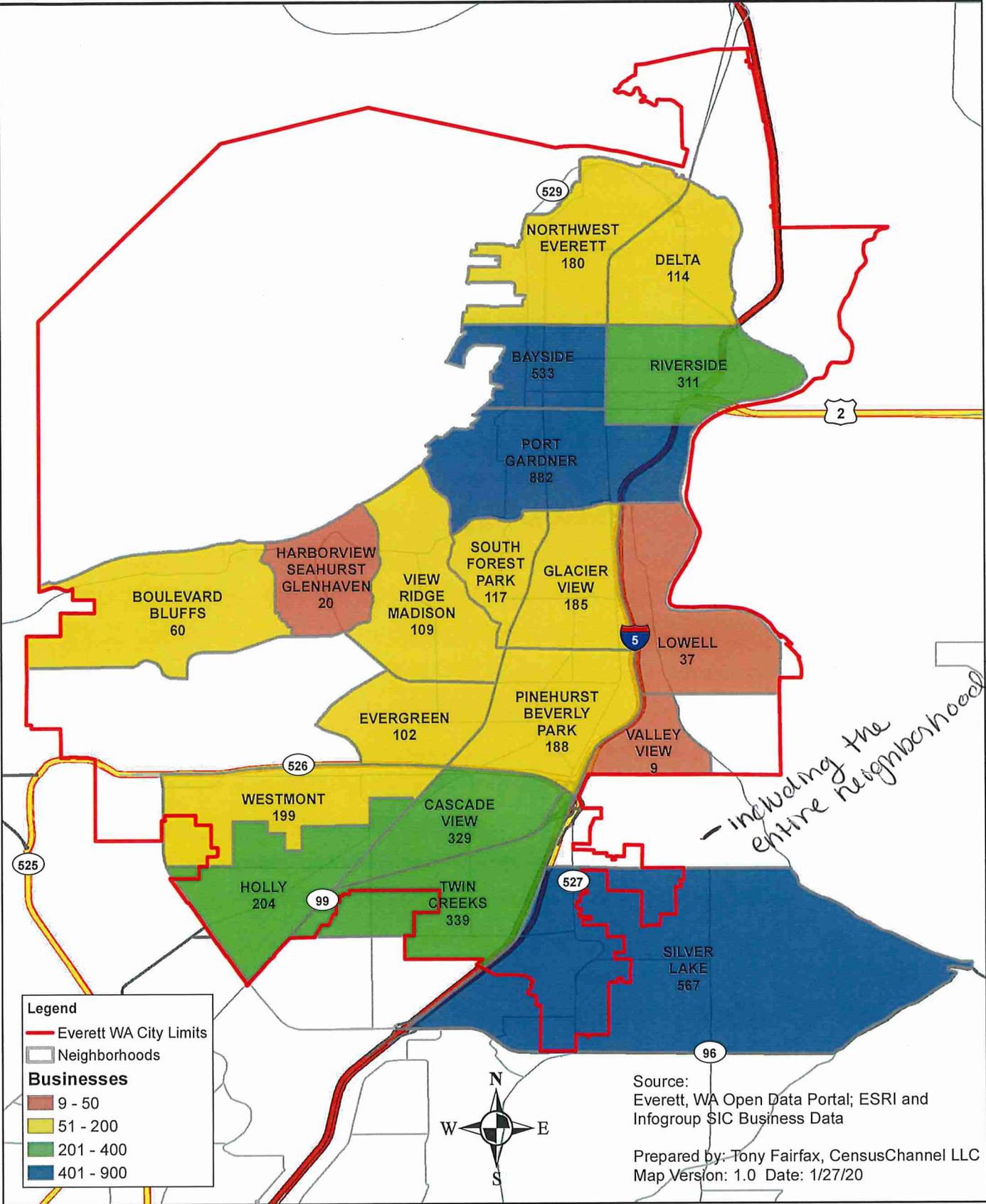
Everett, Washington

No High School Degree% (Neighborhoods)



Everett, Washington

Businesses (Neighborhoods)



*including the entire neighborhood **

Legend

- Everett WA City Limits
- ▭ Neighborhoods

Businesses

- 9 - 50
- 51 - 200
- 201 - 400
- 401 - 900

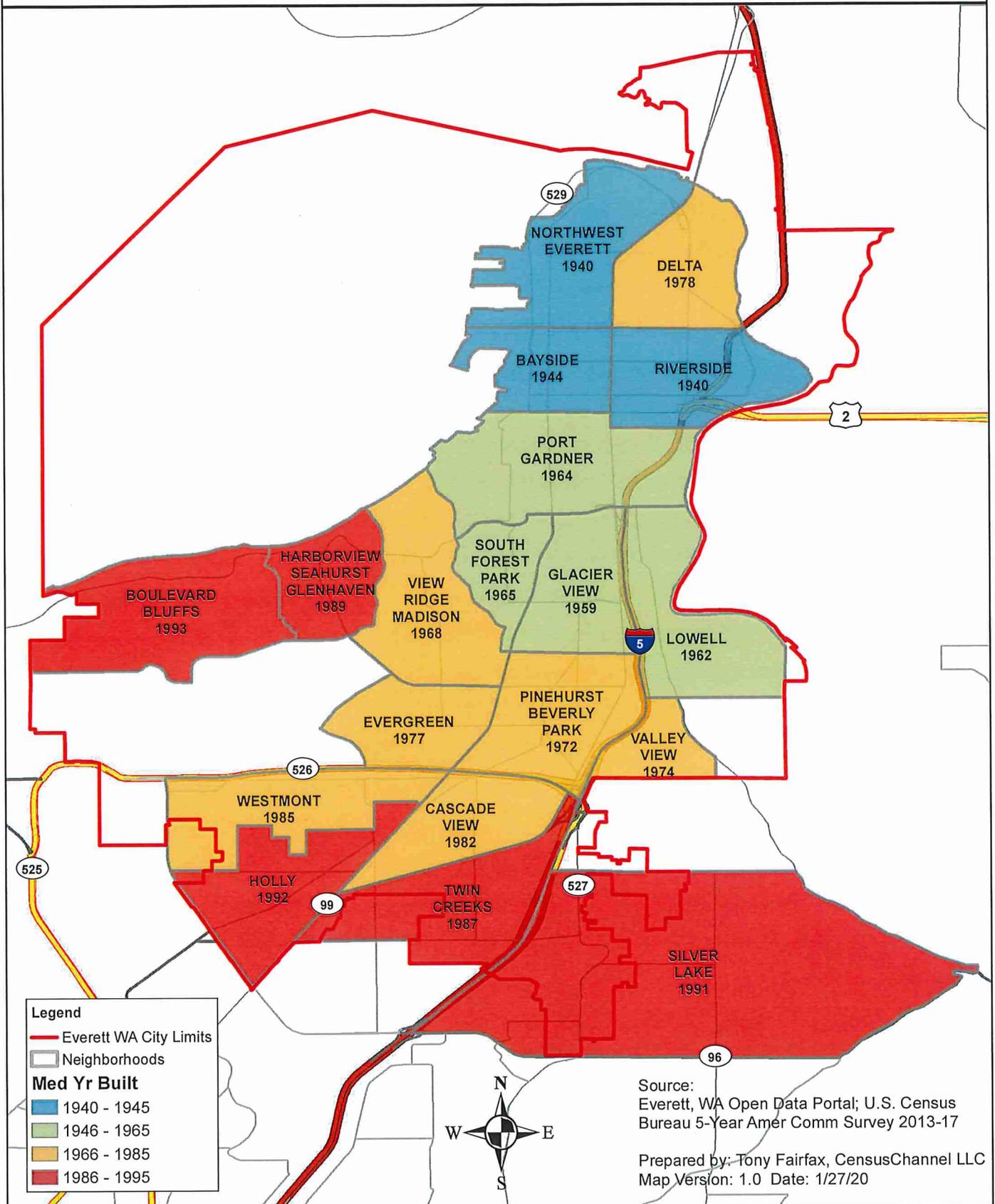


Source: Everett, WA Open Data Portal; ESRI and Infogroup SIC Business Data

Prepared by: Tony Fairfax, CensusChannel LLC
Map Version: 1.0 Date: 1/27/20

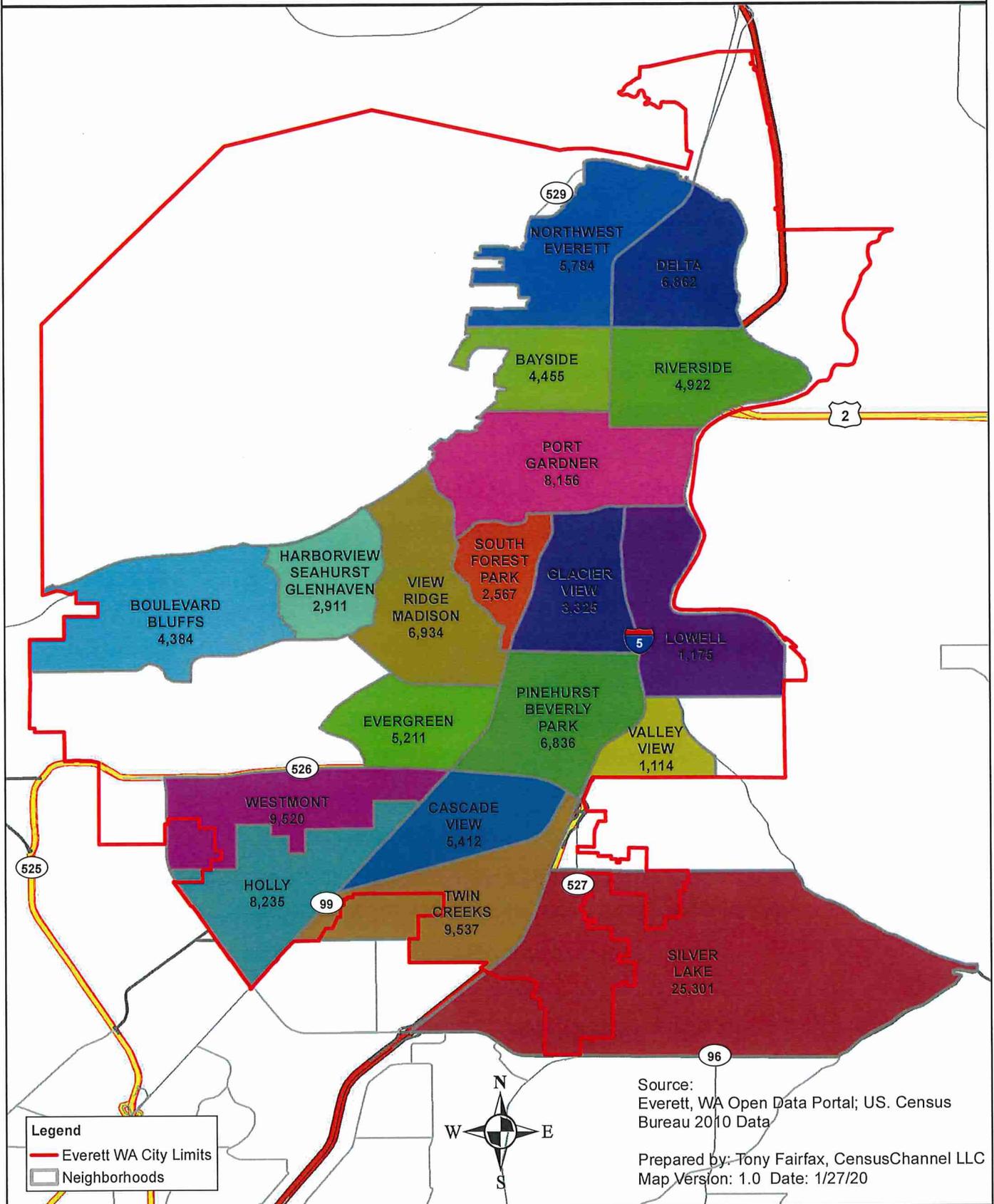
Everett, Washington

Median Year Built for Housing (Neighborhoods)



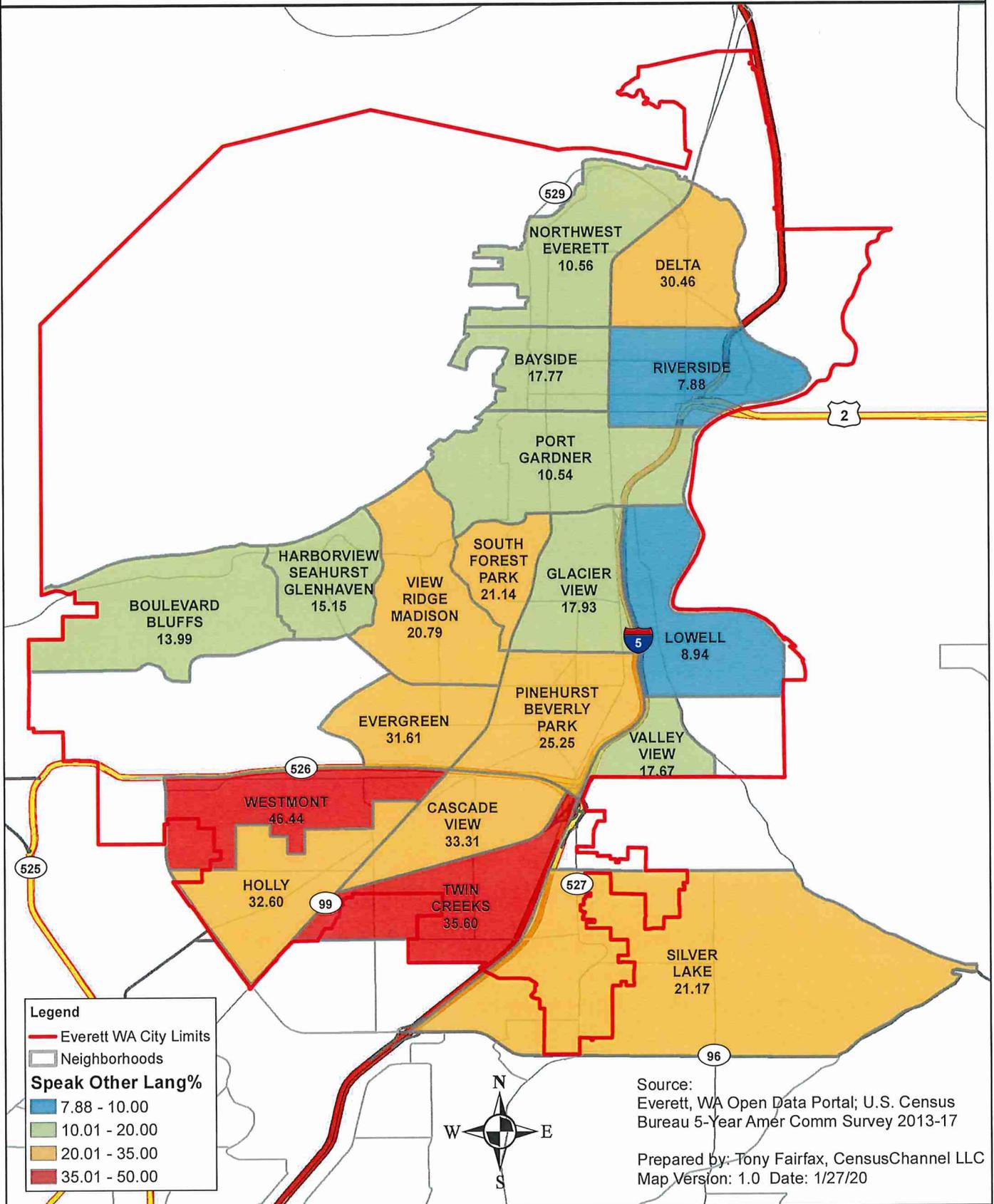
Everett, Washington

2010 Total Population (Neighborhoods)



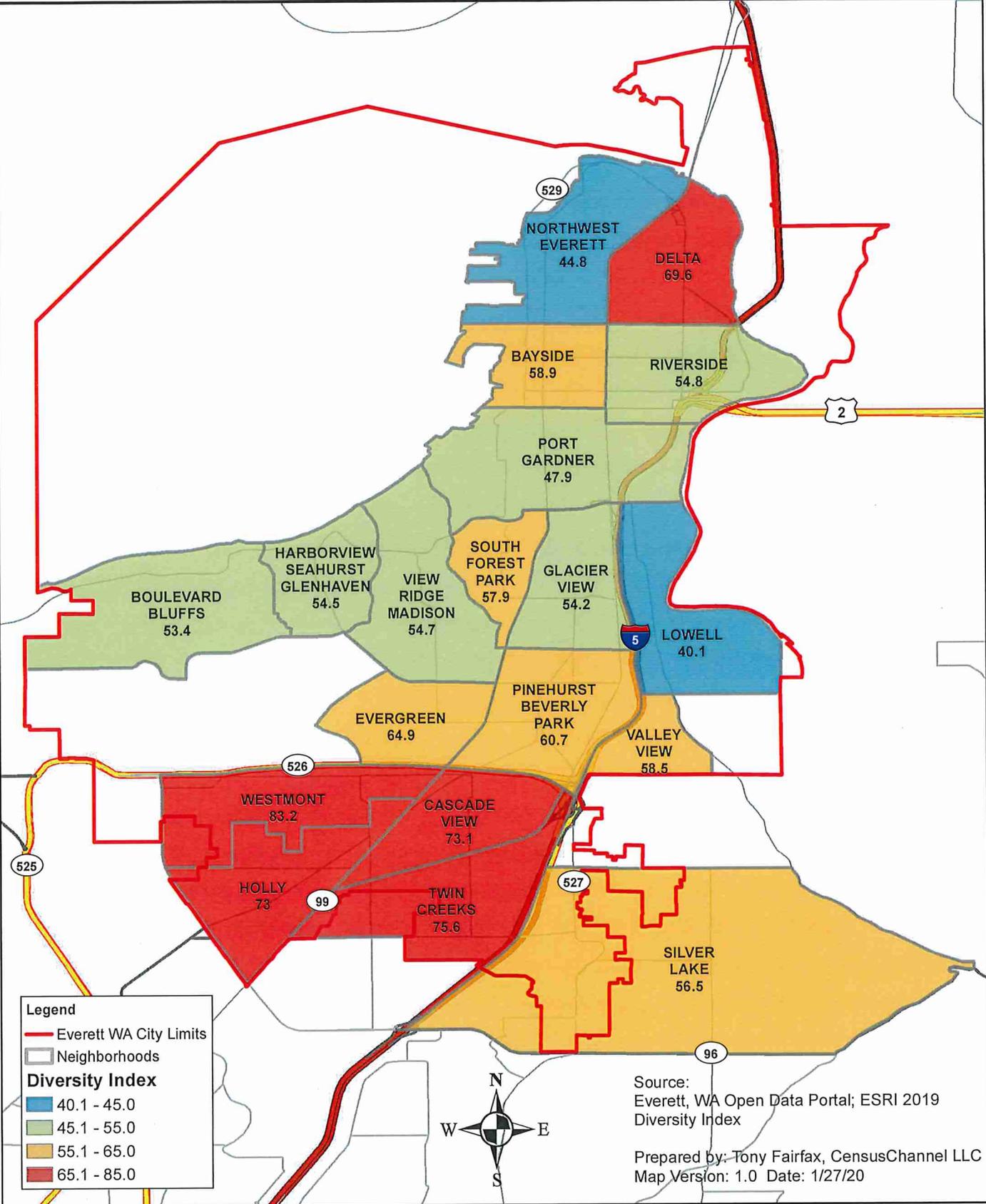
Everett, Washington

Speak Another Language% (Neighborhoods)



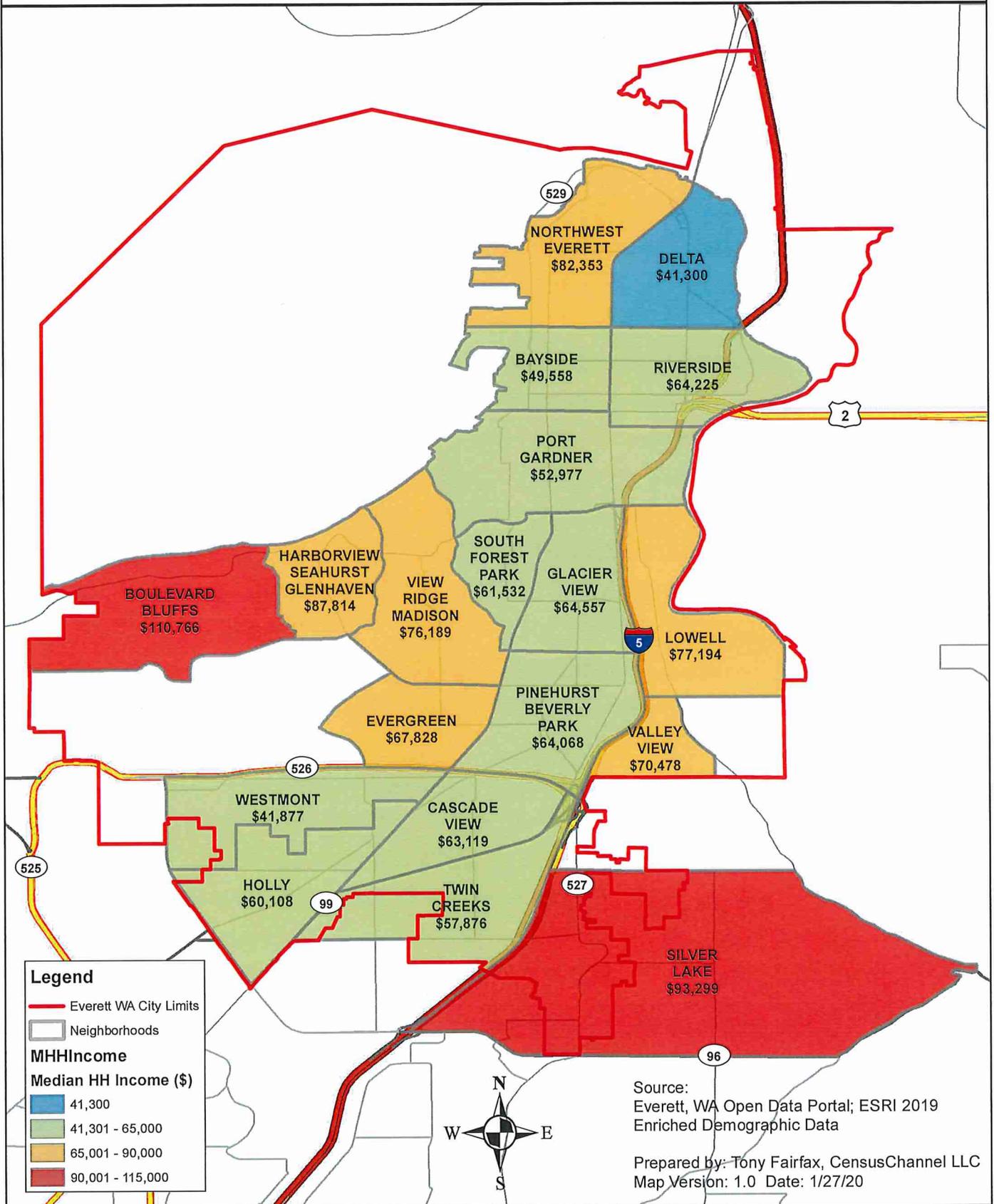
Everett, Washington

Diversity Index (Neighborhoods)



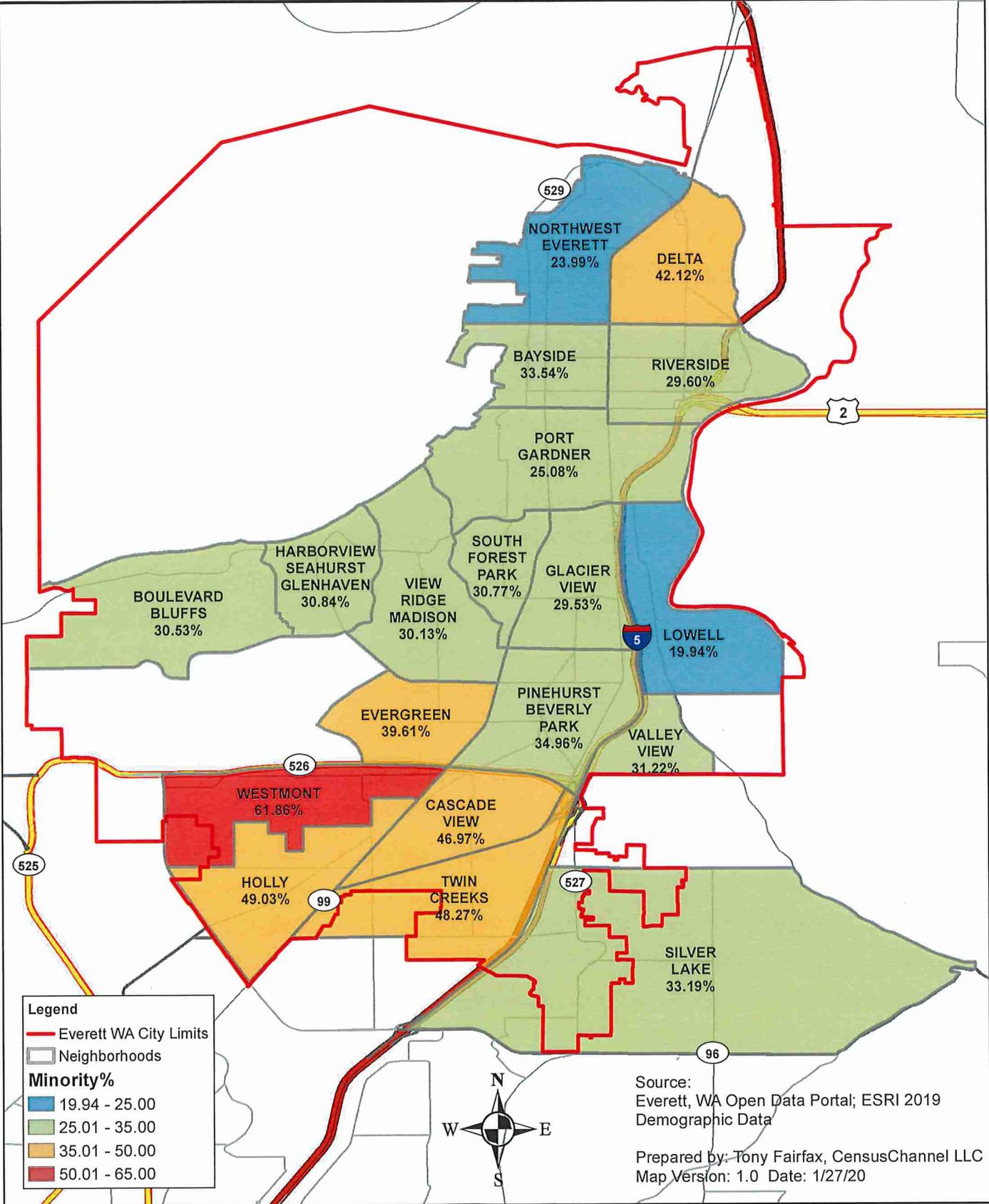
Everett, Washington

Median Household Income (Neighborhoods)



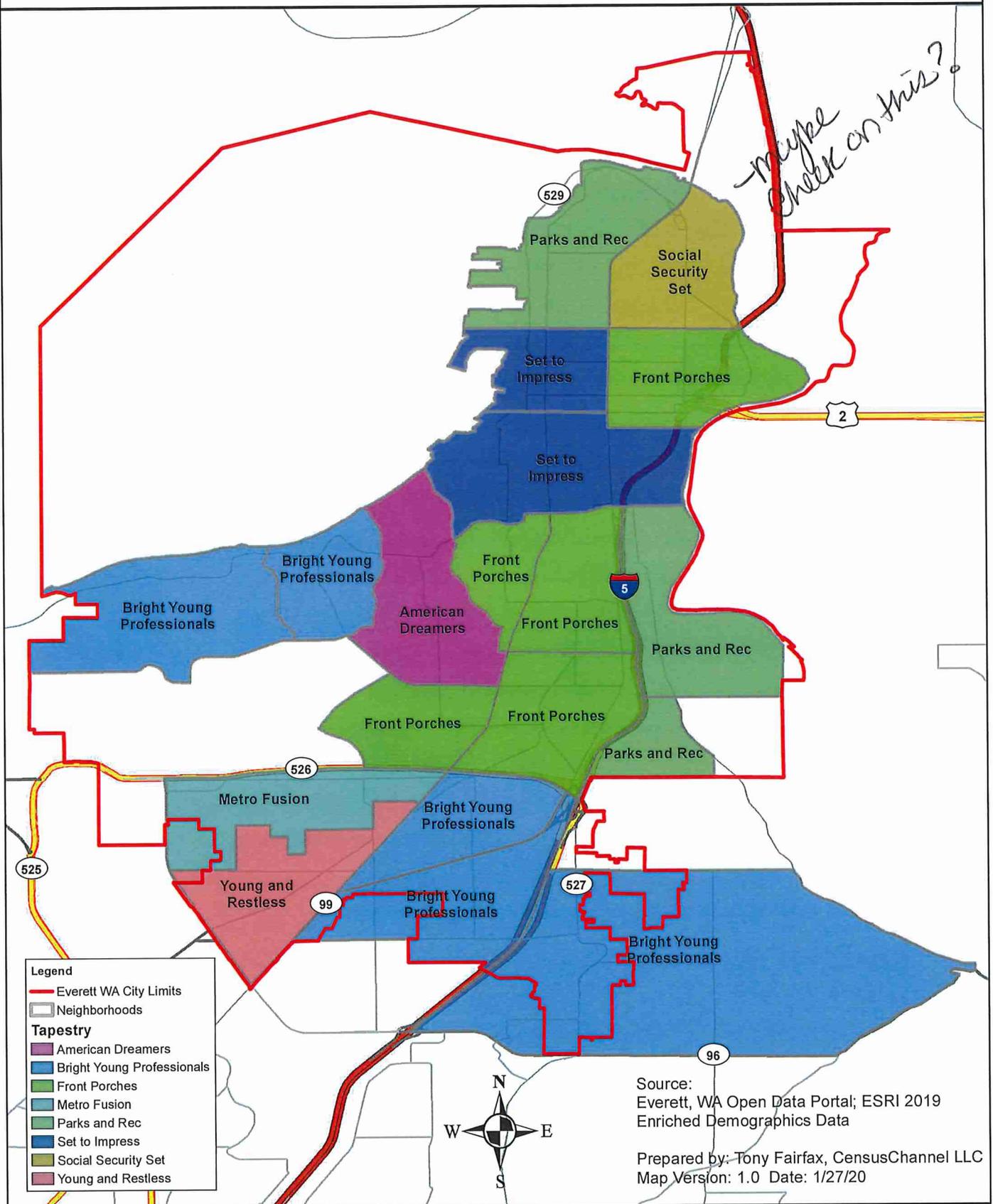
Everett, Washington

Minority% (Neighborhoods)



Everett, Washington

ESRI Tapestry Segmentation (Neighborhoods)



	A	B	C	D	E
1	Num	Core	Neighborhood/Area of City	Reason/Notes	
2	Outside City	128th/Mariner 35th and Norton	Twin Creeks/Silverlake Port Gardner	Lots of apartments in this area, higher crime rate, more homeless encampments (area is west of McCollum Park) Mostly single family homes. Recent concern over desire to put supportive housing adjacent to homes	
3	1	Area along 19th Avenue SE (Old Bothell Everett Highway	Silver Lake	One of the last areas of Everett where residential growth will occur, primarily in single family homes. Area in need of new high school	Twin Creeks Bayside
4	2	Area east of Evergreen Way(Berkshire Drive)	Glacier View	Continued concern over supportive / low income housing adjacent to homes. Concern that as a result of being underrepresented, decision was made to locate facility there.	Pinehurst
5	3	Area east of I-5, along Lowell	Lowell	Older, stable, not much opportunity for growth (industrial, business, or residential.	Riverside, Delta
6	4	Snohomish Road		Old established neighborhoods - mostly single family homes - alongside 1-5	
7	5	Broadway south of 41st	Pinehurst/Valley View		
8	6	Casino Road	South Everett Cascade View, Westmont, Evergreen, Pinehurt-Beverly Park	This is one of our most racially diverse areas and has historically been underrepresented. There is also a high crime rate. Casino Rd from 7th Avenue SE to Airport Road. Very diverse area, similar socioeconomic, higher rate of crime, greater law enforcement presence	
9	6	Casino Road		This is one of our most racially diverse areas and has historically been underrepresented. There is also a high crime rate.	
10	6	Casino Road	South Everett		
11	7	College district	North Everett	Geographic landmark/Common function	
12	8	Delta	Delta	Established neighborhood	
13	9	Downtown	Downtown	City core	
		East Marine Drive	Northwest Everett / Delta Neighborhoods	Only neighborhood in the city with major environmental clean-up issues (ASARCO). Stable, older homes, mostly single family homes.	Riverside
14	10				
15	11	Everett Community College	Northwest	North and NE of the hospital, student housing and apartments, likely more young people	

	A	B	C	D	E
				526 on the north, I-5 on the east, down to 112th, Evergreen way on the east. Lots of apartments, diverse, lots of businesses, traffic.	
16	12 Everett Mall		Cascade View/Twin Creeks	lots of retail and lots of apartment complexes	
17	12 Everett Mall / Evergreen Way		Westmont/Twin Creeks	Similar interests for businesses and residential	
18	13 Evergreen Way		South Everett	The neighborhoods surrounding Forest Park (starting at E Mukiteo Blvd, through to about Forest Dr including the area ardown Jackson Elementary). Socioeconomically similar	
19	14 Forest Park		View Ridge Madison/South Forest Park/Port Gardner	Grand Ave/Rucker Ave from 19th to 14th. Bigger houses, view houses, older homes, probably older residents.	
20	15 Grand Park		Northwest	W Mukiteo Blvd west of Howarth park. Lots of view homes, unique needs as compared to other areas	
21	16 Harborview		Harborview-Seahurst-Glenwood	Homes on Olympic Blvd/View Ridge Drive. Lots of older homes, quiet neighborhoods. Some traffic/issues when the weather is nice and people want to visit the beach. Relatively few rentals, a few small apt buildings/condos in that area.	
22	17 Howarth Park		View Ridge Madison	North Everett (north/NW of EvCC). Shared interests as an area primarily with single family homes, higher home values, view homes.	
23	18 Legion Park/Alverson		Northwest	Established neighborhood	
24	19 Lowell		Lowell	East of I-5, South of 41st, North of Lowell-Snohomish River Road. Older homes	
25	19 Lowell		Lowell	Small, walkable business district, includes access to Interurban trail, potential for growth, urban density and still maintain character of area.	
26	20 Madison between Colby and Broadway		Pinehurst Bev Park, central Everett	Merrill Creek Parkway between Glenwood and Seaway. Lots of homes in there, from my knowledge relatively few rentals	
27	21 Merrill Creek		Harborview-Seahurst-Glenwood	Much of area west of Evergreen Neighborhood is not in a "Neighborhood" per se and is zoned as heavy industrial (Boeing)	Westmont
28	22 North and South of Highway 526 (Boeing Freeway)		Evergreen		

	A	B	C	D	E
29	23	North Broadway	Northwest Everett / Delta	Unique needs for students (Everett Community College and Washington State University at Everett). Key employer (traffic) at Providence Hospital / Seattle Childrens Hospital	Since area to the west side is also adjacent to Port, consider drawing line on Broadway (both sides) and then combine with Bayside/Port Gardner.
30	24 Northwest	Northwest	Northwest	Established neighborhood Classic, historic neighborhood	
31	24 Northwest	Northwest	Northwest	The Everett area that's within 1-2 miles around the airport, shared experience of living near airport	
32	25 Paine Field	Evergreen, Westmont, Holly	Port Gardner	Established neighborhood	
33	26 Port Gardner	East Everett	Port Gardner	New community	
34	27 Riverfront	Port Gardner	Silver Lake	Classic, historic neighborhood	
35	28 Rucker Hill	Silver Lake	Riverside/Port Gardner?	So many new apartments!	
36	29 Silver Lake	Industrial area	Northwest/Bayside	Non-residential, economically important	
37	30 Snohomish River housing boom	Port Gardner	Bayside	It continues to evolve and grow into a combination of retail, housing, hospitality and industry. We need to be aware of how many units are being built for apartments and condos.	Bayside
38	31 SW Everett	Northwest/Bayside	Port Gardner	Development of south end of Port	Port Gardner
39	32 Waterfront	Bayside	Boulevard Bluffs	Fully functioning (operating) Naval Base. Port with plans for growth including residential	Harborview, View Ridge, Madison
40	33 West end of Hewitt	Boulevard Bluffs	Riverside	"Lost Neighborhoods", many consider them part of Mukiteo. Concern of commercial air service at Paine Field. Upcoming concern on need for bridge replacements on Mukiteo Boulevard.	Delta
41	34	West Mukiteo Boulevard	Delta	Stable, older homes, mostly single family homes. North of 12th, East of Broadway, bigger apartment buildings, more dense population, more rentals	
42	35	West of I-5 / Lower Hewitt	Delta	This area is growing. There are more students living in the area as units are built.	
43	36	Wiggums Hollow Park	Northwest/Delta		
44	37	WSU/EVCC - University Center	Northwest/Delta		
45	38				

	A	B	C	D	E
46		39 Eastside of Broadway	Delta/North End	<p>There are great disparities between the Eastside and Westside of Broadway in North Everett and the District boundaries should run along Broadway. Pairing the diverse and poor Delta Neighborhood with the NW neighborhood would be considered stacking. The NW neighborhood has a much greater voter turnout, and while Delta ranks 4th in non-white residents out of 19 neighborhoods, NW ranks 1st in Whiteness. Consider creating a bayside/West of Broadway district and a Riverside/East of Broadway district (instead of just "North").</p>	