

City of Everett
Districting Commission Special Meeting
Monday –April 6, 2020

Location: Remote Meeting on Teams Time: 6:00 p.m.
Everett Council Chambers – 3002 Wetmore Ave – Everett WA

AGENDA

- **District Commission Roll Call**
- **Approve minutes 3.2.20**
- **Staff Comments**

Item 1: NW EVERETT AND DELTA SEPERATED AND COMBINED NARRATIVE AND MAPS: Finalize Core Areas.

Item 2: Discussion Items

Notes:

Meeting Preparedness Checklist

30 Min prior to LIVE

- 1) Review meeting invite and document dial in number and conference ID as backup option.
- 2) Login to Teams (link sent via email) and check lighting, mic, background and ensure you have a quiet environment.
- 3) Test connect to Teams Meeting.
- 4) If successful, disable mic and camera – you may also leave the meeting if desired.
- 5) If needed, call for technical support -

15 Minutes Prior to Live

- Connect to Teams Meeting.
- Call for support if needed. NICHOLE 509-947-0213

10 Minutes Prior to Live

- Attendance and sound checks.
- If unable to connect via Teams, use dial in backup option.

3 Minutes to Live

- Mic muted, cameras off except presenter.

1 Minute to Live

- Silence and opening slide.

Live

- Keep an eye on your mic (are you muted?).
- If you are preparing to speak on an item, enable your mic.
- Check the chat function for meeting details/ notes from your producer.
- Once the meeting is adjourned, content will continue to roll for up to 2 min and all audio will be detected and produced.

City of Everett Districting Commission

Meeting Date and Time: February 03, 2020 6:00 PM

District Commission Roll Call

In Attendance: Simone Traver, John Monroe, Kari Quaas, Julius Wilson, Chris Geray, Ethel McNeal, Jim Langus, and Benjamin Young

Not in Attendance: Mary Fosse

City Staff in Attendance: Nichole Webber, Flora Diaz

Approve Minutes: Minutes to be approved on 4.6.20

Chair Comments: Goal for meeting is to nail down 5 district core areas, to help Tony draft maps that reflect the input of the commission.

Vice Chair Comments: None

Staff Comments: Points out two included documents including a memo which explains next steps, as well as two maps.

Item 1: Q&A about data provided

This was put together based off socioeconomic and lifestyle attributes, in order to better understand areas of the city. The goal was to put together areas that share qualities. The “lifestyle” category is used to enrich the neighborhood data.

Entire neighborhood, not just City of Everett included in documents.

The data also includes all structures, not just houses, including apartment buildings.

Clarity on goal of the meeting; find 5 core areas, and then expand on those to find districts. Tony says they may come up with more than 5, but after they get feedback on the areas they come up with, they must narrow that down to 5.

Item 2: Core Areas Discussion

The Commission is looking to identify possible core areas that the neighborhoods may desire, and then narrow it down to 5-10.

The commission discusses if Delta should be included in NNW Everett, or a separate core.

Population of NW conversation. Mr. Fairfax clarifies that a core is not a complete district, merely an important area that must be kept together.

Delta and NW should be separate when making core areas.

Point made that if the commission combine NW, Delta, Riverside, and Bayside, then those economically challenged neighborhoods could veto NW in anything they say. He would want to call the section Delta, since they would get say in everything. Mr. Fairfax responds that they mustn't get too far ahead in creating the plan, they currently just need to establish the cores.

Simone asks who is in favor of making NW Everett a core and everyone votes in favor, making NW a core.

Delta Neighborhood core conversation: Simone asks who is in favor of making Delta a core area, and all are in favor.

Tony brings up several core ideas, as well as possible implications of creating different ones. Riverside and Bayside as cores would make sense, however, would cause issues if they later decided to create a downtown district. He also states that there is a rationale behind having a business district.

Port Gardner as a core conversation: Tony says it is unlikely that the entire area of Port Gardner will be able to stay together in one district. It can however still be considered a core.

Lots of discussion on possible outcomes of Port Gardner, such as how to divide it and what different divisions could look like.

Downtown core conversation:

Rucker as a core. All in Favor

Lowell neighborhood core conversation: There is concern regarding parts of Lowell being county versus city, and staff will do research to confirm. Simone asks who is in favor of Lowell being a core, all are in favor.

Board discusses combining the Boulevard Bluffs, Harbor Views Sea Hurst Glen haven, and View Ridge Madison neighborhoods as they are all along Mukilteo areas and are suburban neighborhoods. Simone asks who is in a favor, all are in favor.

Boeing freeway area core conversation: Staff notes that the board previously made it seem they believed Casino Road should be a core area itself. It is pointed out that making Casino Road a core would also encompass several neighborhood areas. Simone asks who is in favor of making Casino Road a core, and all are in favor.

Pinehurst and Valleyview core conversation:

Pinehurst and Beverley Park core conversation: Include Glacier View conversation

Silver Lake core conversation: Simone asks who is in favor of making Silver Lake a core, all are in favor.

Tony brings up the areas around Everett Mall for discussion. Simone asks who is in favor of making Pinehurst and Beverley Park a core, all are in favor.

Item 3: Plan and Development Process

Tony suggests that the next step after finalizing core areas is to present these to the legal and planning departments, asking if the chosen areas make sense. Then to bring it up to Council of Neighborhoods. He also recommends reaching out the community sooner rather than later in order to get an understanding of how the people feel. Then they will revise plans and bring them back to the public, then edit from there in order to finalize the map. Tony also recommends coming up with justification for different district cores.

The board debates the pros and cons of giving the plan to the Council

Simone asks who is in favor of supplying the information only to legal and planning this is the first official vote of the night. Jim, Ethel, Chris, Kari, and John are in favor. Benjamin and Julius are opposed.

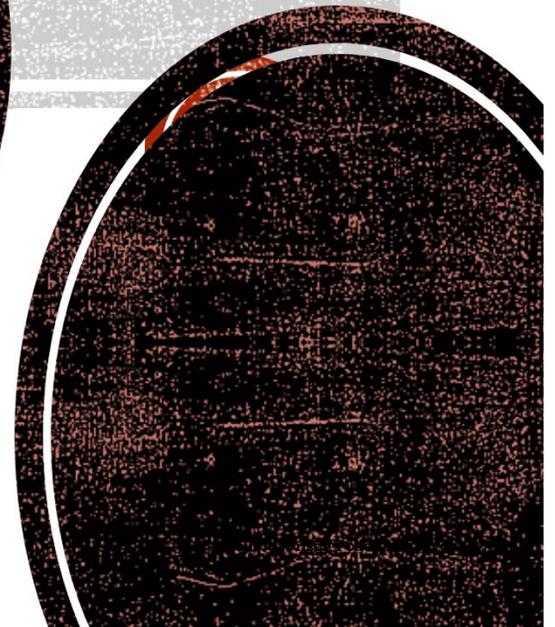
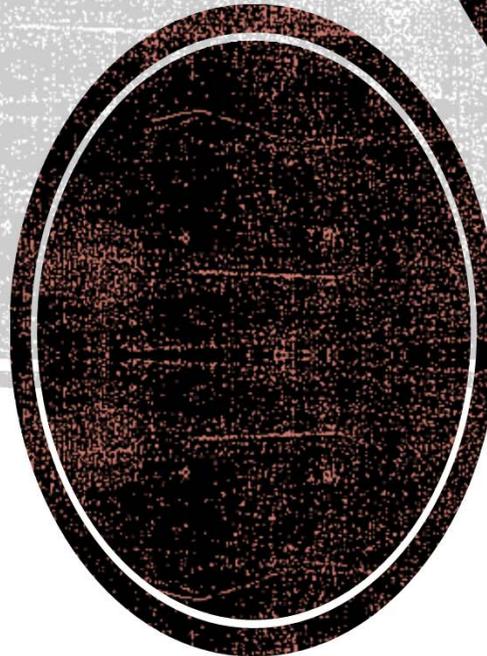
Simone asks who is in favor of giving this information to the Council of Neighborhoods for feedback at their monthly meeting, Simone, Jim, Ethel, Chris, Julius, Kari, and John say yes. Benjamin says no.

Planning to attend the Feb 24th Council of Neighborhoods Meeting.

EVERETT, WASHINGTON DISTRICTING COMMISSION

**Analyzing Sample Plans that
Separate or Combine the
Northwest Everett and Delta
Neighborhoods**

- April 6, 2020
- Tony Fairfax
- CensusChannel LLC
- fairfax@censuschannel.com



ANALYSIS PERFORMED

Objective

- Develop two plans (only for analysis purposes): 1) Separate NW Everett and Delta Neighborhoods; 2) Combine NW Everett and Delta Neighborhoods
- Follow districting criteria
- Attempt to include suggested district cores

Observe Plan Development Aspects and Configurations

- Observe development restrictions place on other districts
- Compare configurations of each plan
- Observe key statistics (deviation, race/ethnicity, compactness)



NORTHWEST EVERETT AND DELTA NEIGHBORHOODS SEPARATED PLAN

Neighborhoods included

- Delta - Delta, Riverside, Port Gardener (part), Glacier View (part), Lowell, Pinehurst Beverly Park (part), Valley View
- NW Everett – NW Everett, Bayside, Port Gardener (part), South Forrest Park, View Ridge Madison (part)

District Dividing Line

- Broadway, Rucker Avenue, Evergreen Way are the major east-west dividing lines between the two districts



NORTHWEST EVERETT AND DELTA **NEIGHBORHOODS COMBINED PLAN**

Neighborhoods included

- NW Everett & Delta - NW Everett, Delta, Bayside (part), Riverside, Port Gardner (part)

District Dividing Line

- Precincts north and to the east of downtown Everett



OBSERVATIONS

District Configurations

- Both NW Everett and Delta Districts separated must encompass neighborhood areas that exist south to at least the center of Everett
- Delta District separated must encompass additional areas down south
- Both NW Everett and Delta District plans are capable of including the other suggested district cores

Other Districts

- The separated plan configuration will most likely take away from View Ridge Madison neighborhoods without the Delta district becoming less compact (narrow at a point)
- Both plan configurations do not necessarily change the southern most districts

Plan Compactness

- Considering the “mean plan” compactness measures, indicate that the combined neighborhoods may “allow for” more compact districts overall



OBSERVATIONS

Final Thoughts

- Both separated and combined plans appear to fall within the boundaries of acceptable configurations
- However, combining the districts appear to be the better configuration overall (in regards to compactness and restricting the configurations of the other districts)



Everett, Washington

Districting Commission

Non-Neighborhood Demographic, Socioeconomic, Lifestyle Attributes

Following is a list of demographic, socioeconomic, and lifestyle attributes of non-neighborhood areas for the city of Everett, Washington. Note that each of the non-neighborhood areas (i.e. areas not included in a city neighborhood) are low in population, and thus ESRI's enrichment estimation technique may not closely reflect the actual population and housing attributes.

Nonetheless, these non-neighborhood attributes may assist in informing the Districting Commission on commonalities and potential communities of interest. Included in this document are the following attributes:

- Total 2010 Population
- College Degree%
- No High School Degree%
- # of Businesses
- Housing Median Year Built
- Median Household Income
- Speak Some Other Language (Other than English)%
- Diversity%
- Minority%
- Renter%
- Tapestry Segmentation

2010 Total Population

U.S. Census Bureau, 2010 Decennial population is estimated for the non-neighborhood areas.

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) 5-Year 2013-2017 data on the median year that the housing structures were built.

Median Household Income

ESRI 2019 Estimated Demographics 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.

Renter%

ESRI 2019 Estimated Demographics on the percentage of housing units that are renting.

ESRI Tapestry Segmentation Descriptions

ESRI's Documentation Description of Tapestry Segmentation Profiled:

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.

1E Exurbanites - *Ten years later, Exurbanites residents are now approaching retirement but showing few signs of slowing down. They are active in their communities, generous in their donations, and seasoned travelers. They take advantage of their proximity to large metropolitan centers to support the arts, but prefer a more expansive home style in less crowded neighborhoods. They have cultivated a lifestyle that is both affluent and urbane.*

6A Green Acres - *The Green Acres lifestyle features country living and self-reliance. They are avid do-it-yourselfers, maintaining and remodeling their homes, with all the necessary power tools to accomplish the jobs. Gardening, especially growing vegetables, is also a priority, again with the right tools, tillers, tractors, and riding mowers. Outdoor living also features a variety of sports: hunting and fishing, motorcycling, hiking and camping, and even golf. Self-described conservatives, residents of Green Acres remain pessimistic about the near future yet are heavily invested in it.*

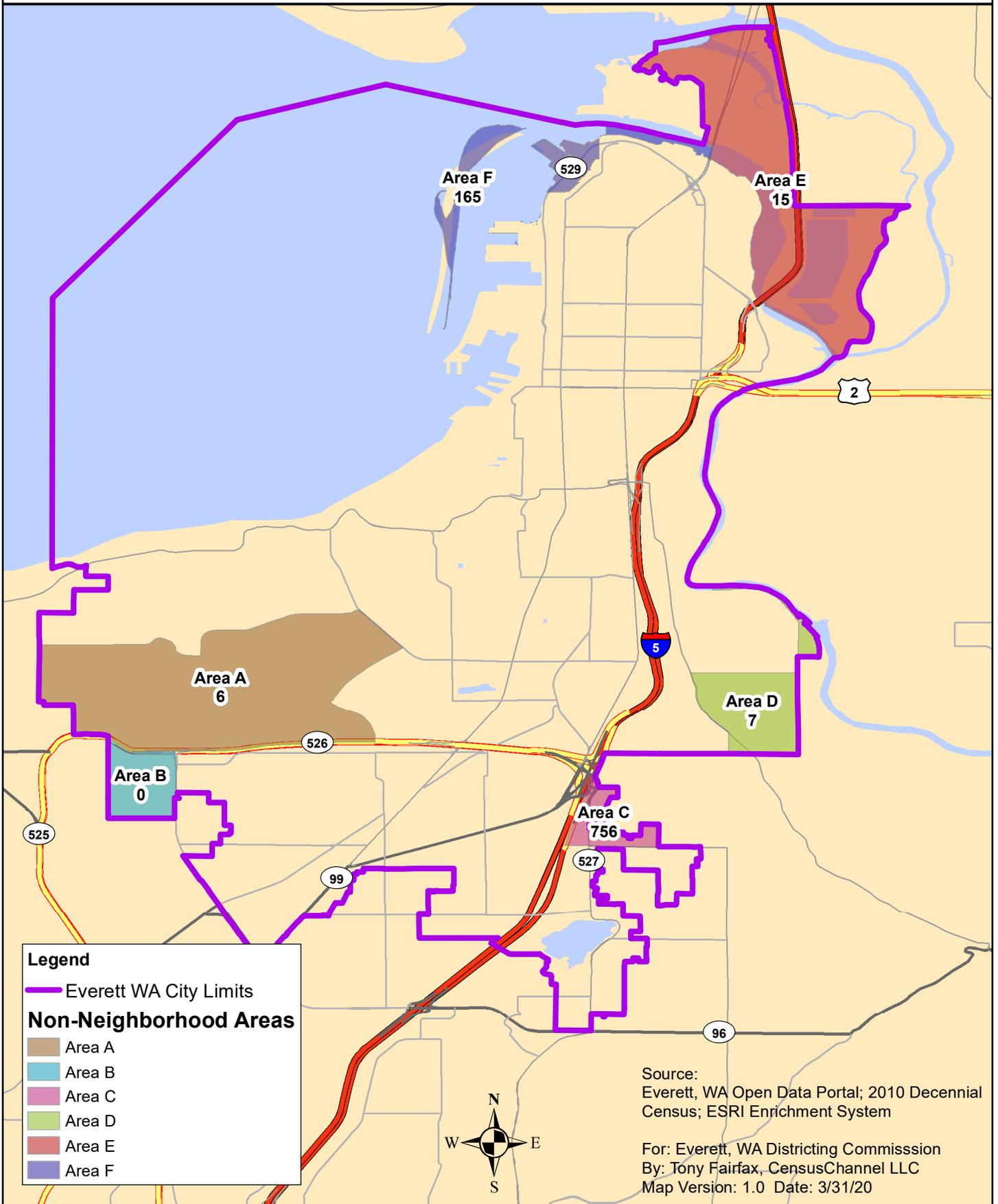
6E Rural Resort Dwellers - *Although the Great Recession forced many owners of second homes to sell, Rural Resort Dwellers residents remain an active market, just a bit smaller. These communities are centered in resort areas, many in the Midwest, where the change in seasons supports a variety of outdoor activities. Retirement looms for many of these blue collar, older householders, but workers are postponing retirement or returning to work to maintain their current lifestyles. Workers are traveling further to maintain employment. They are passionate about their hobbies, like freshwater fishing and hunting, but otherwise have very simple tastes.*

4A Soccer Moms - *Soccer Moms is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.*

2A Urban Chic - *Urban Chic residents are professionals that live a sophisticated, exclusive lifestyle. Half of all households are occupied by married-couple families and about 30% are singles. These are busy, well-connected, and well-educated consumers—avid readers and moviegoers, environmentally active, and financially stable. This market is a bit older, with a median age of 43 years, and growing slowly, but steadily.*

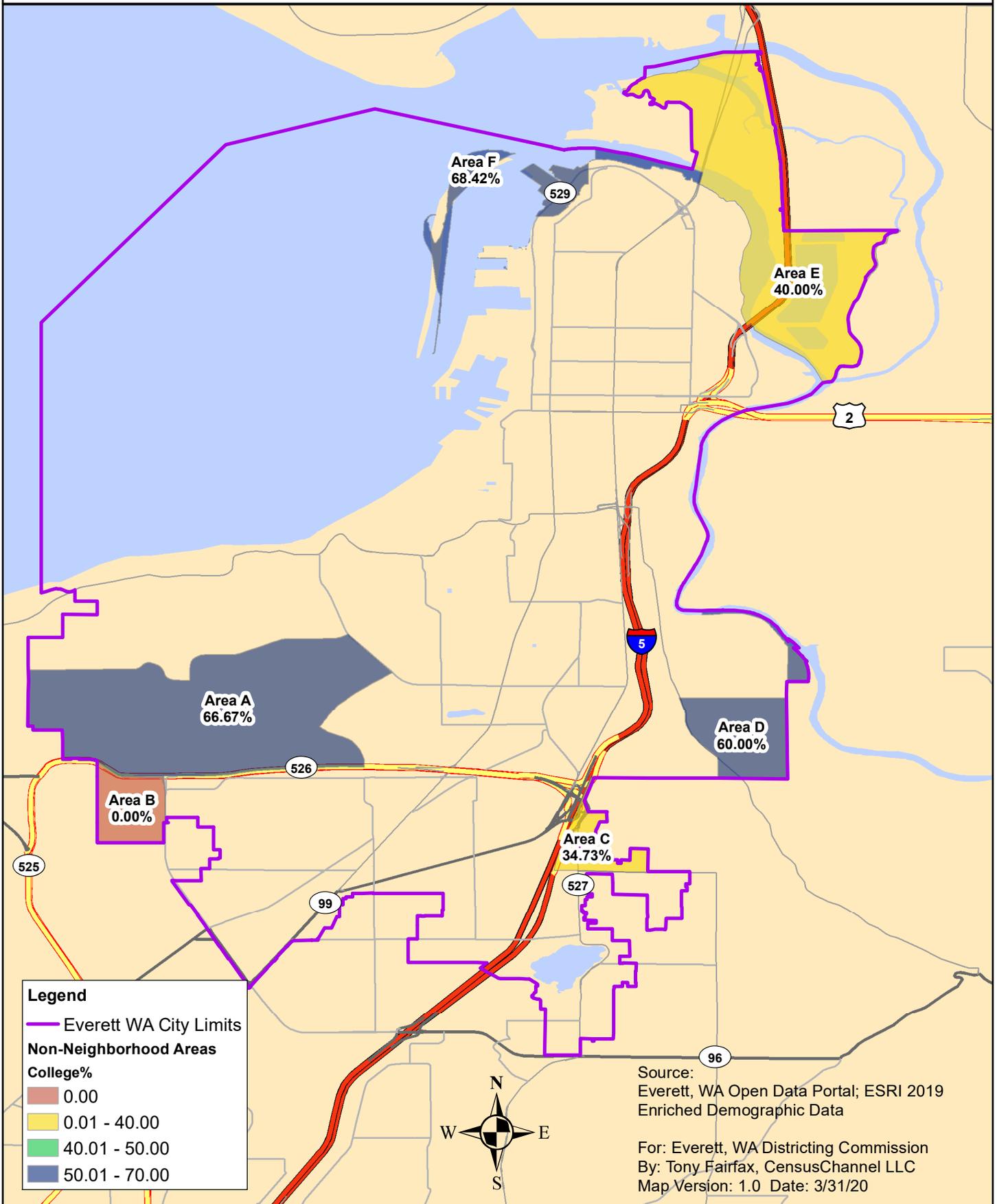
Everett, Washington

2010 Population (Non-Neighborhood Areas)



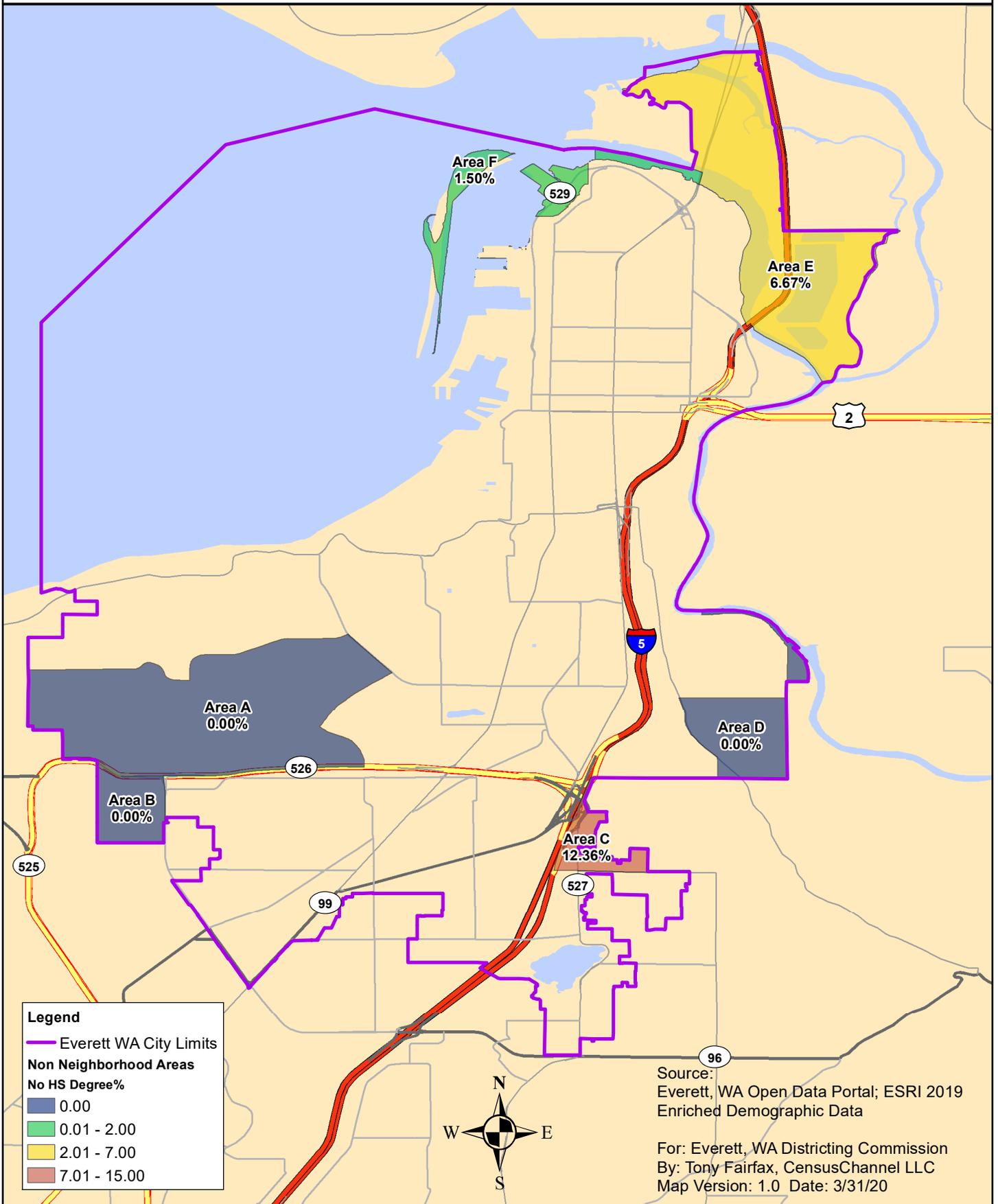
Everett, Washington

College Degree% (Non-Neighborhoods)



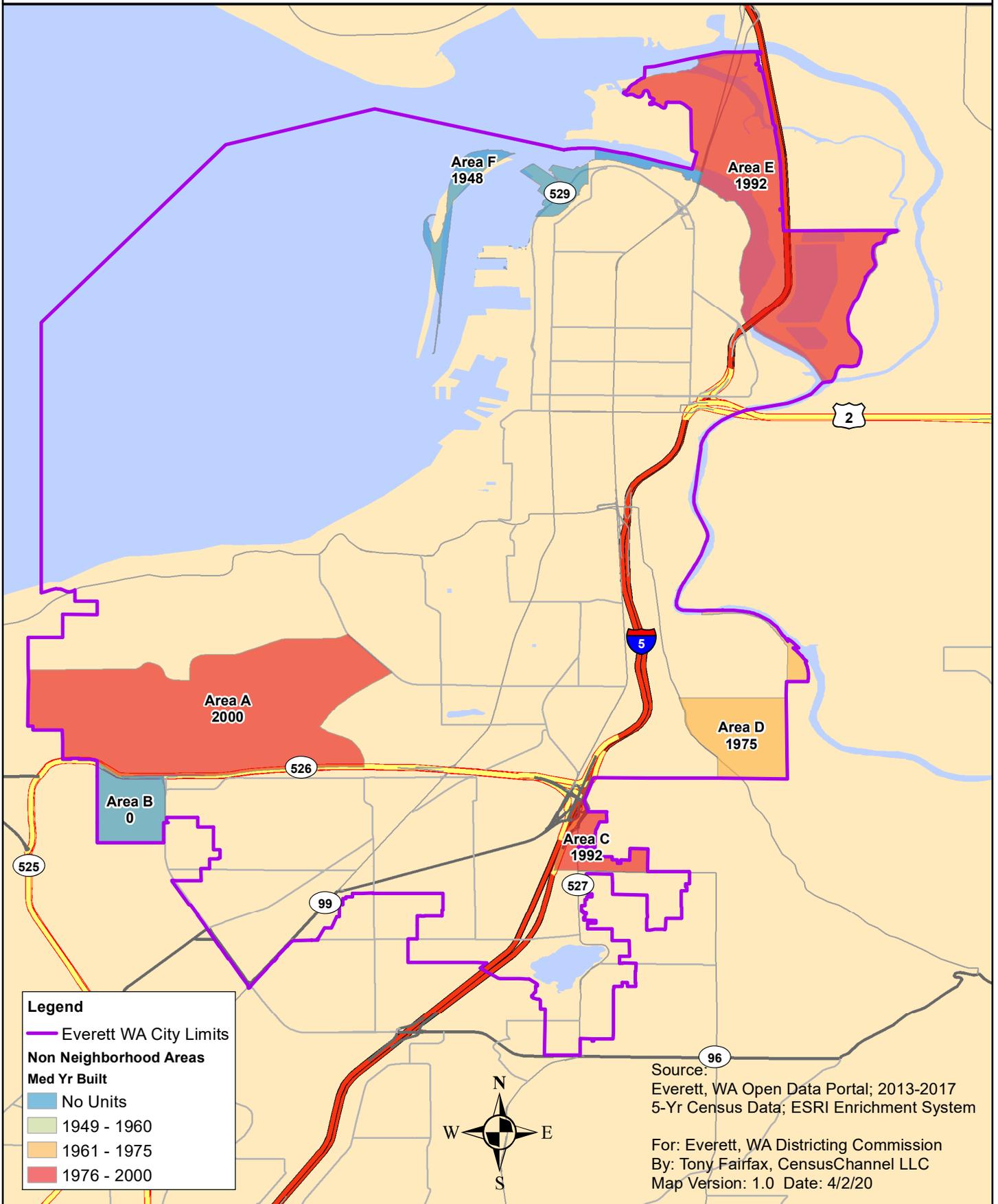
Everett, Washington

No High School Degree% (Non-Neighborhoods)



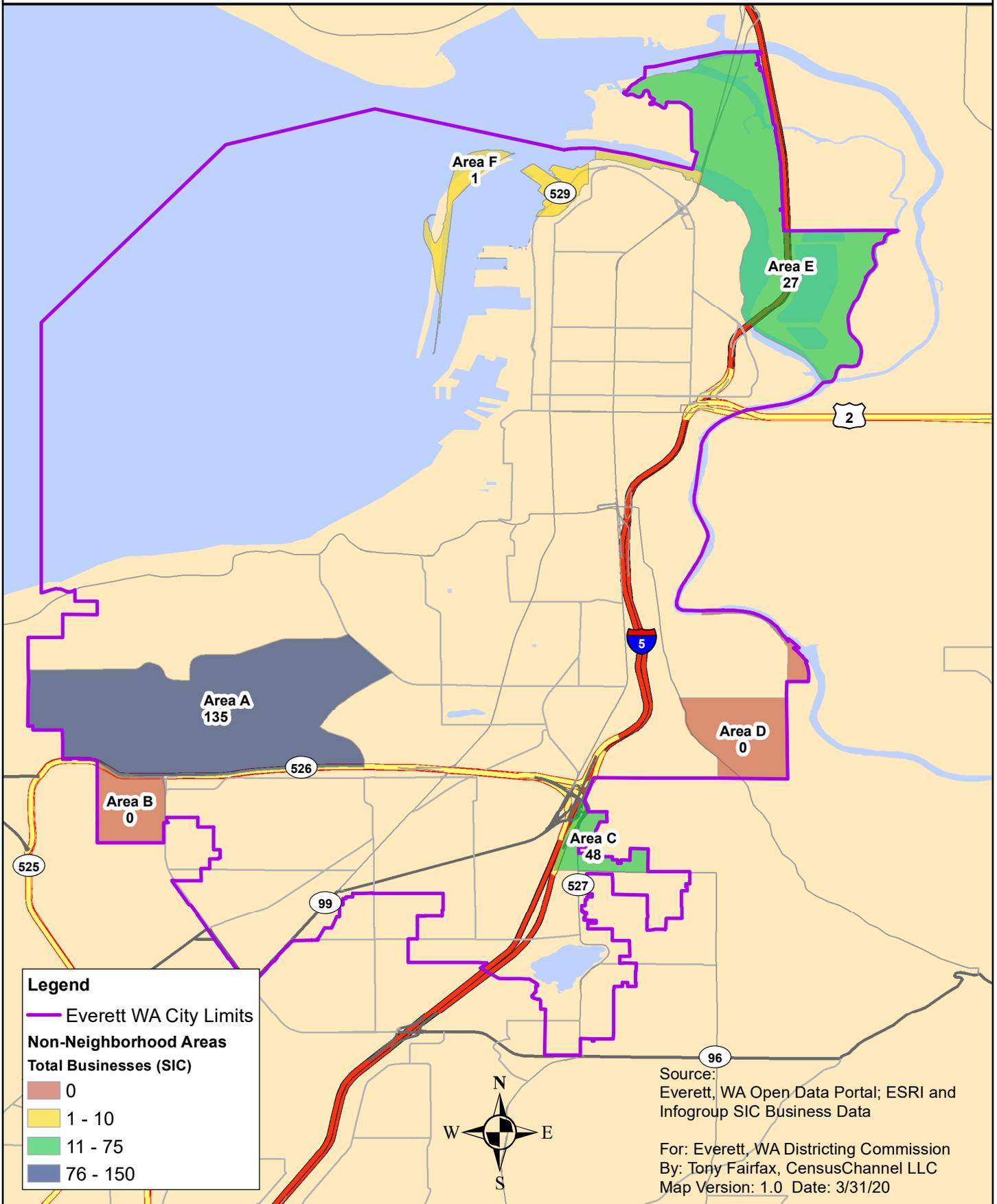
Everett, Washington

Median Year Built for Housing (Neighborhoods)



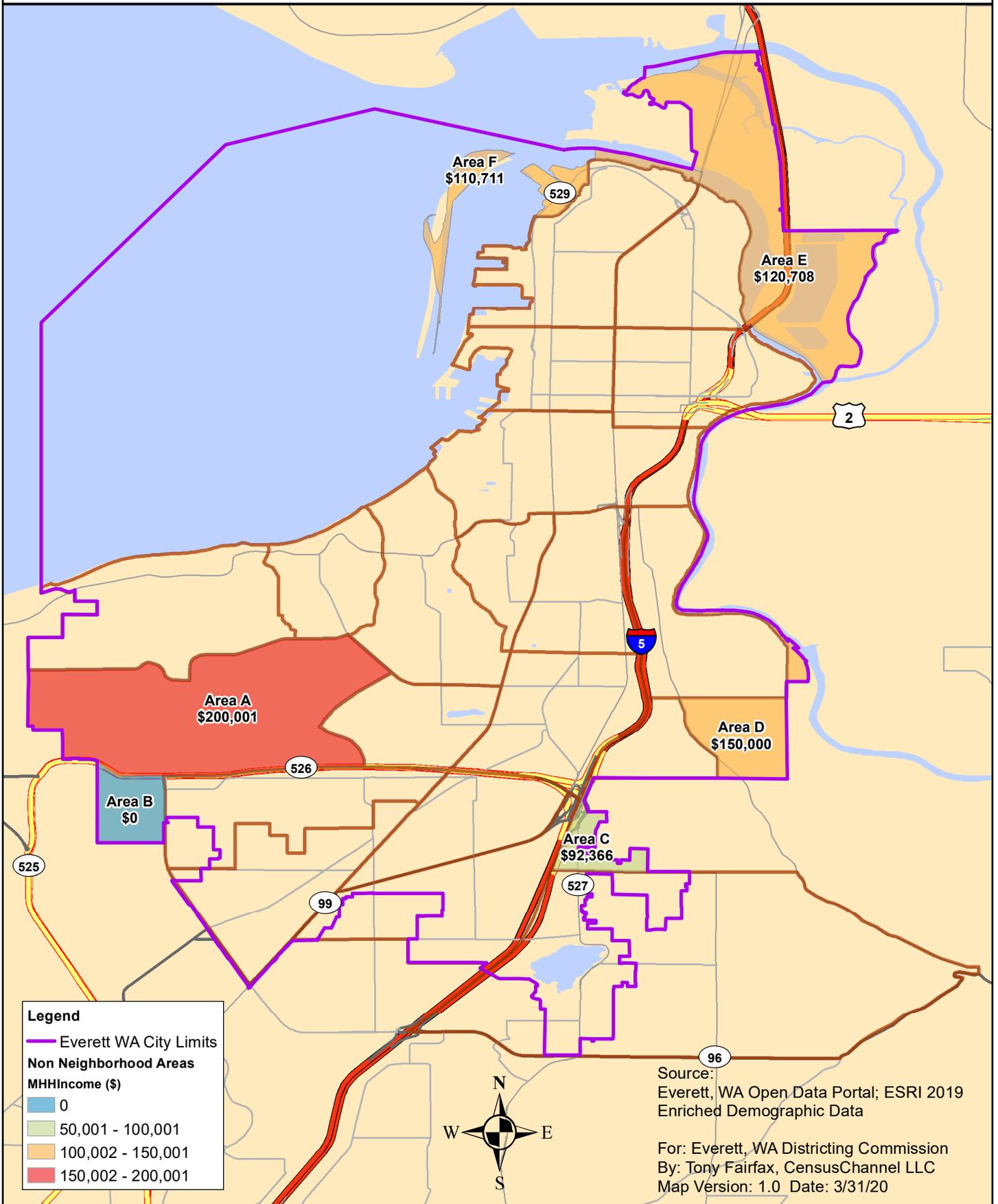
Everett, Washington

Number of Businesses (Non-Neighborhoods)



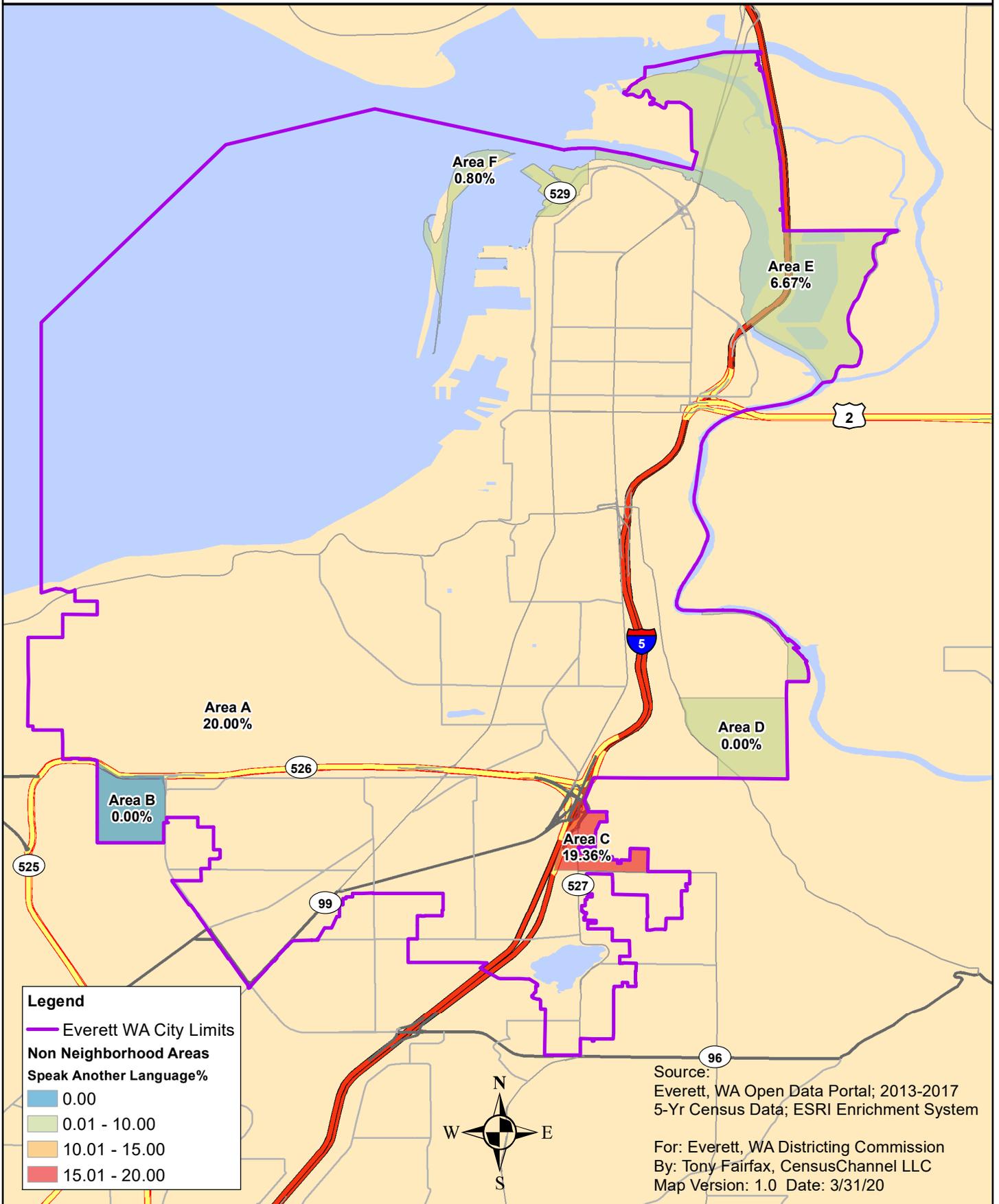
Everett, Washington

Median Household Income (Non-Neighborhoods)



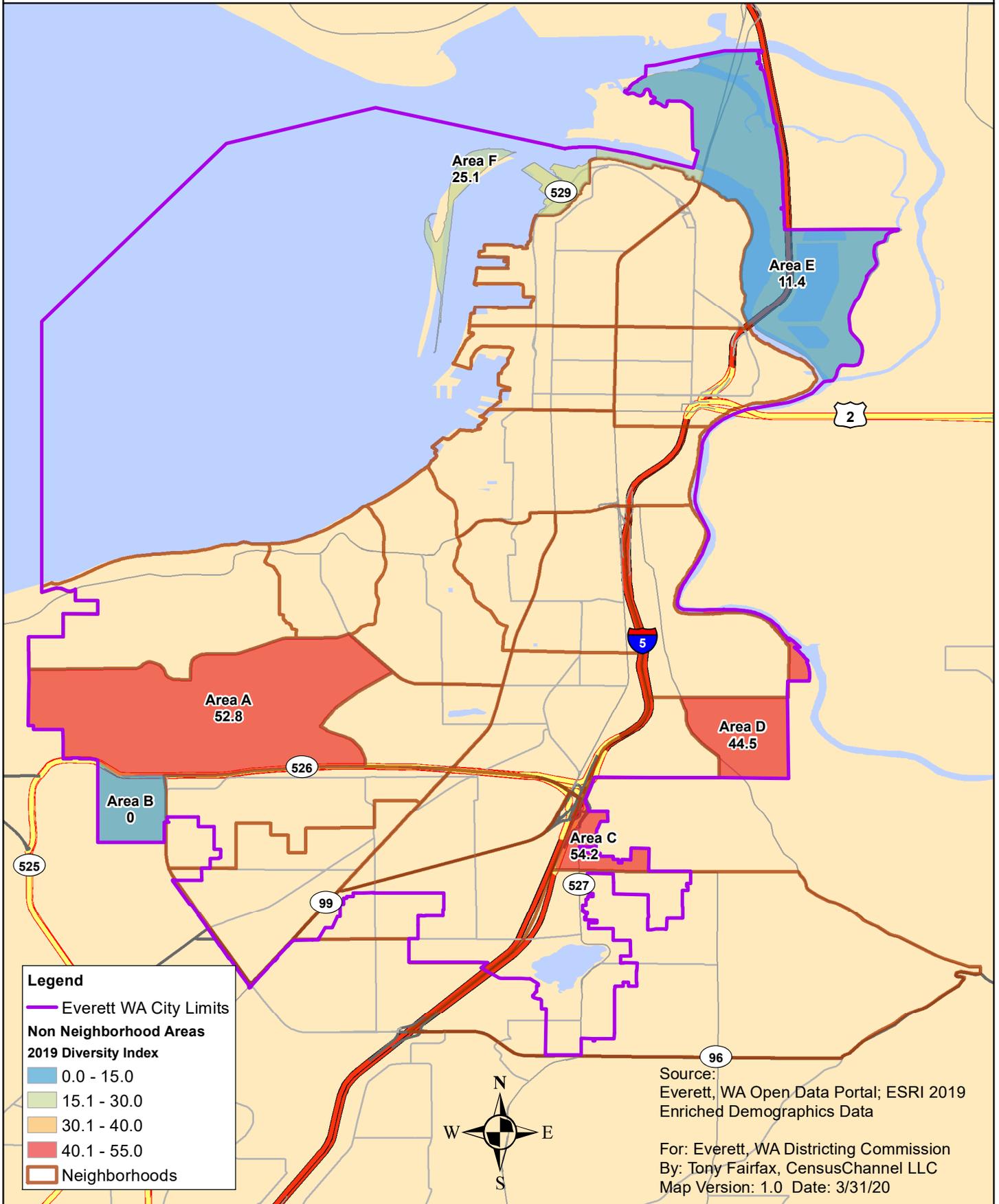
Everett, Washington

Speak Another Language Other Than English% (Non-Neighborhoods)



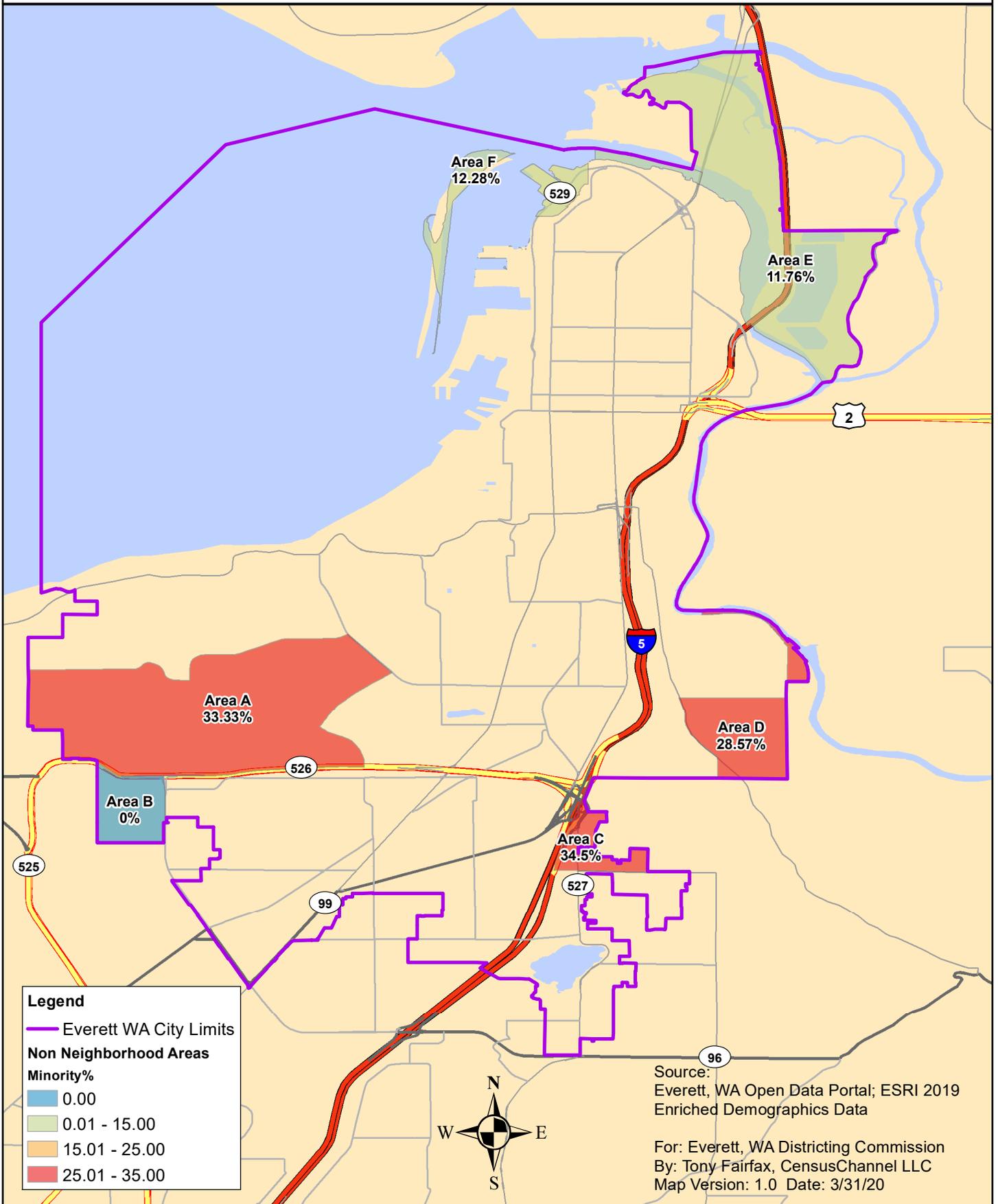
Everett, Washington

Diversity Index (Non-Neighborhoods)



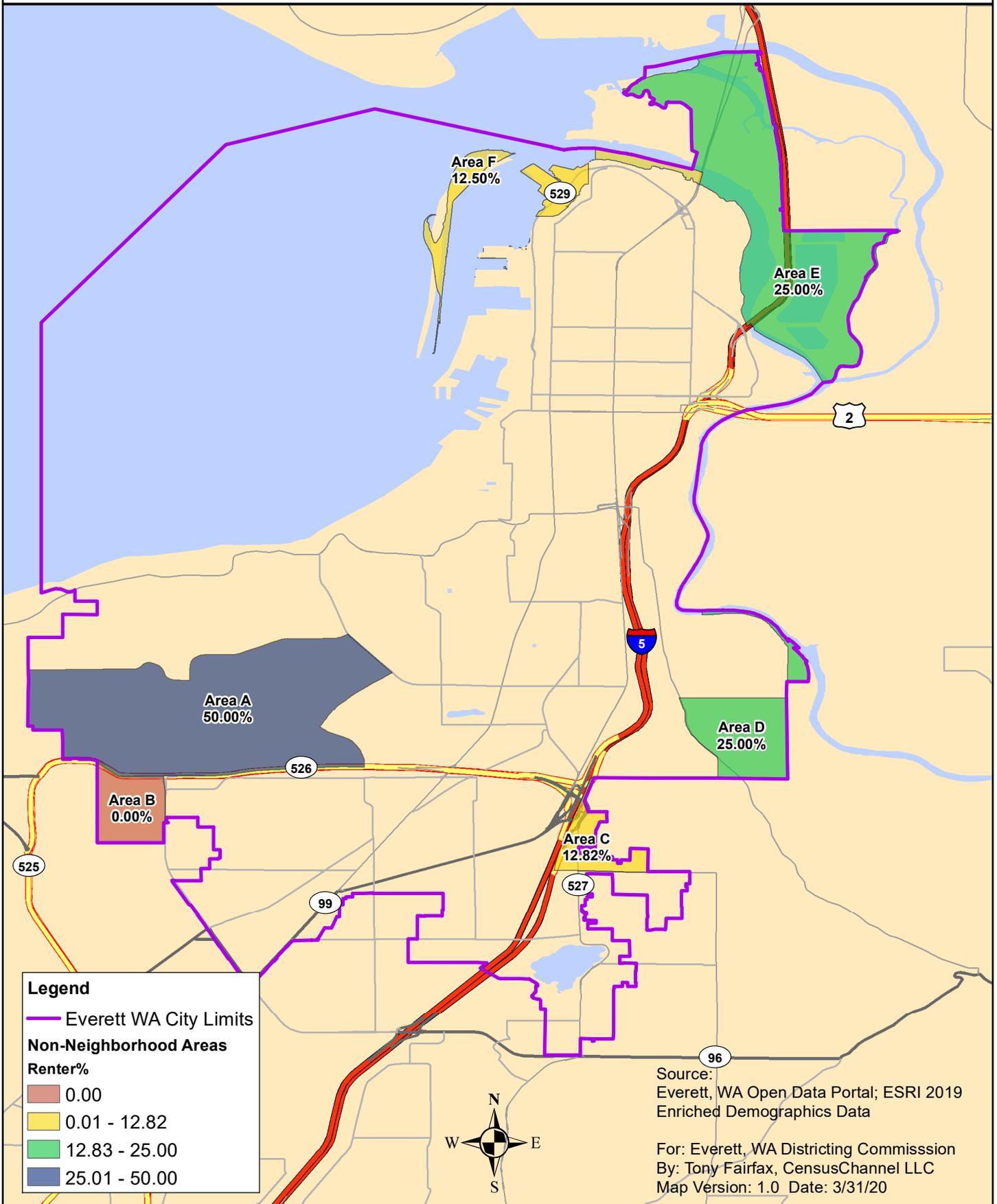
Everett, Washington

Minority% (Non-Neighborhoods)



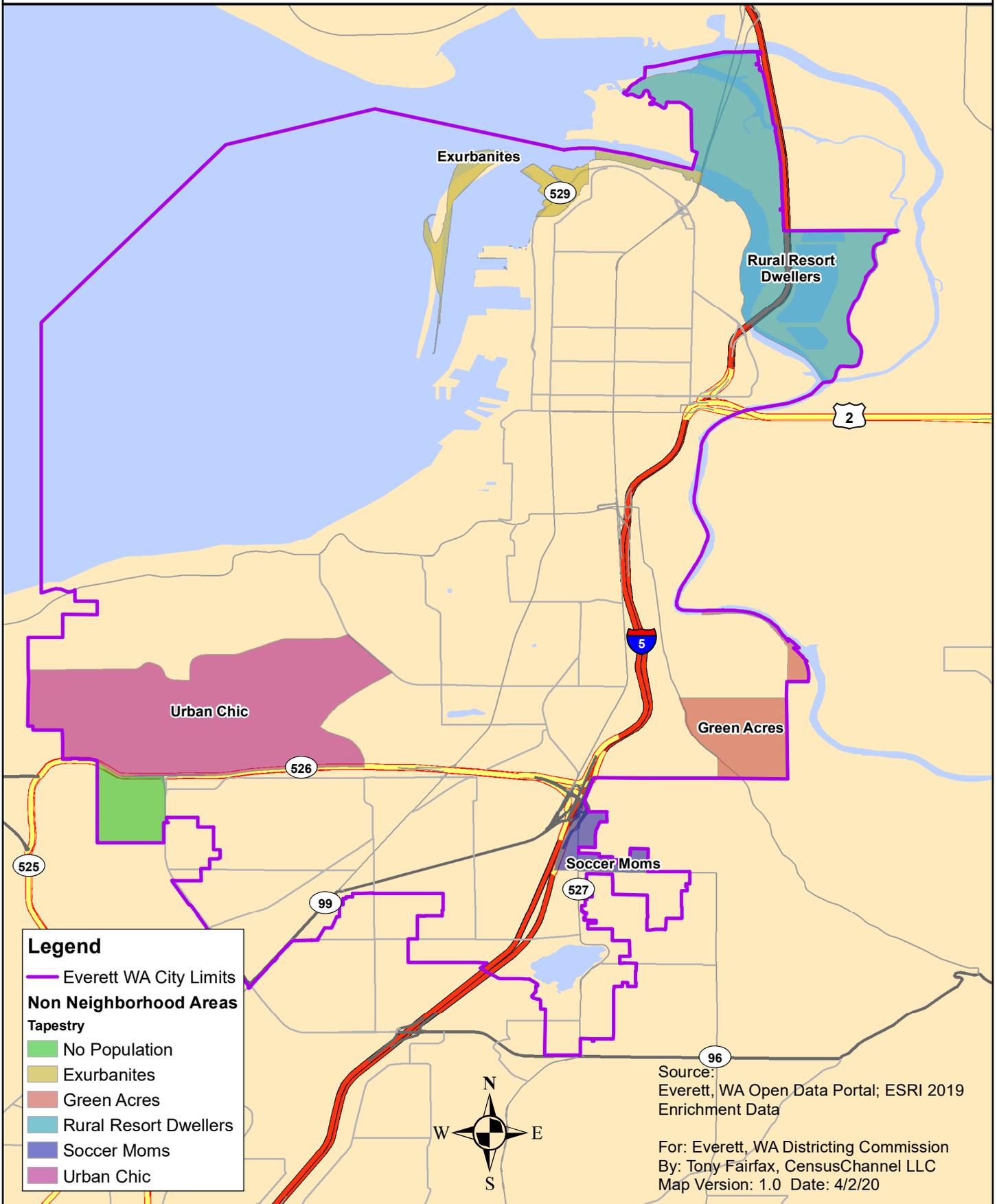
Everett, Washington

Renter% of Housing Units (Non-Neighborhoods)



Everett, Washington

ESRI Tapestry Lifestyle (Non-Neighborhoods)



Everett, Washington

Districting Commission

Northwest Everett & Delta Neighborhoods Separated or Combined Draft Plans

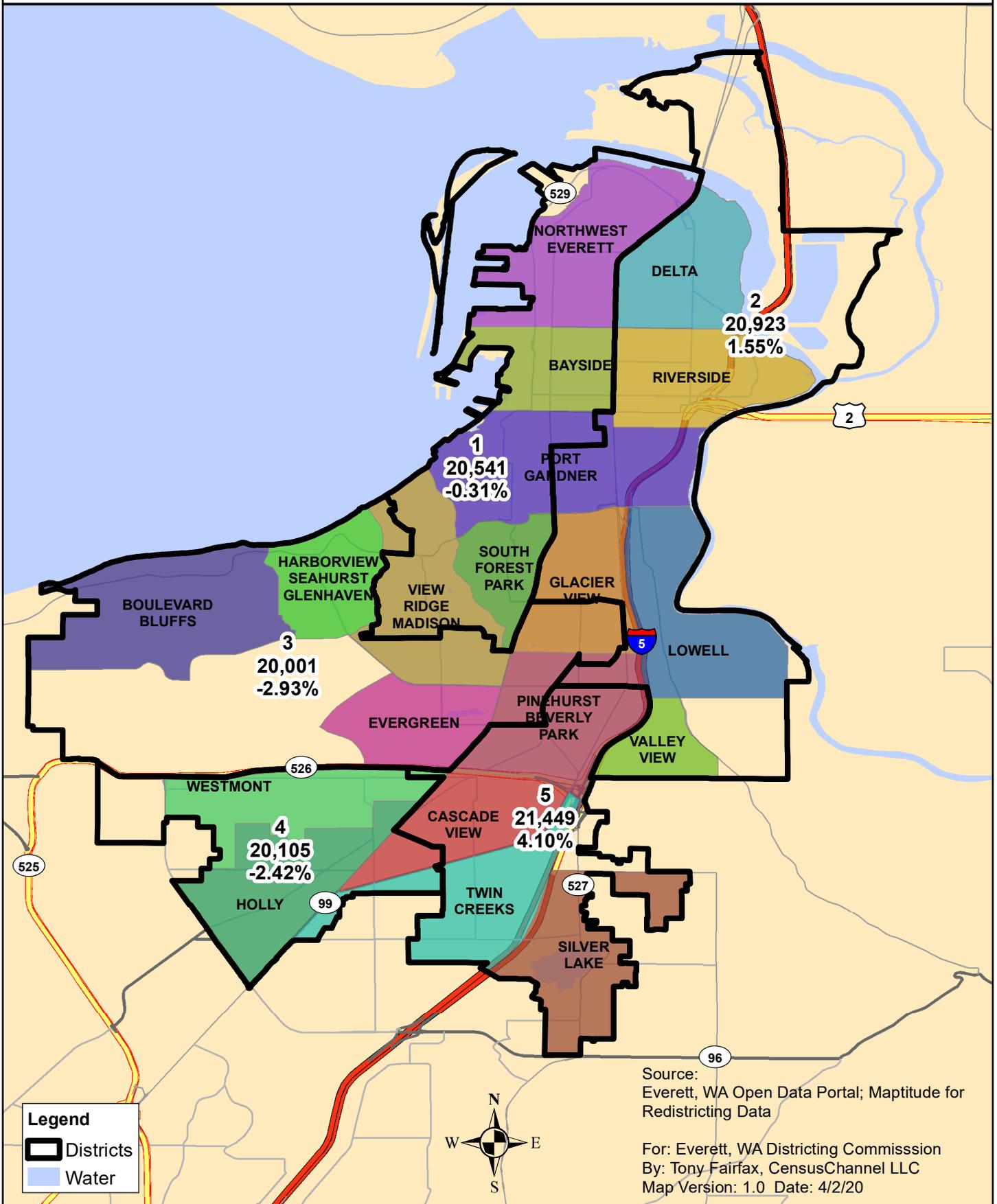
The EWA Northwest Everett and Delta Separated and Combined Draft Plans were created to show the Districting Commission two draft options. Each of these draft plan options will be covered and explained at the April 6th meeting. The discussion will center on the differences between separating or combining the NW Everett and Delta neighborhoods and not all of the specific aspects of each particular plan.

The first draft plan shows the Northwest neighborhood & Delta neighborhood separated with statistics to help the commissioners understand population and compactness of the plan. The second option shows an example of what Everett's Districting plan could look like if the commission decided to combine the Northwest neighborhood and Delta neighborhood into a single district along with the same supporting documents of population and compactness.

These draft plans are not final maps nor do they represent the commissions view for Everett Districts. These maps were created to help the commission make an informed decision on the core areas for the districts and the differences between separating or combining Delta and Northwest neighborhoods.

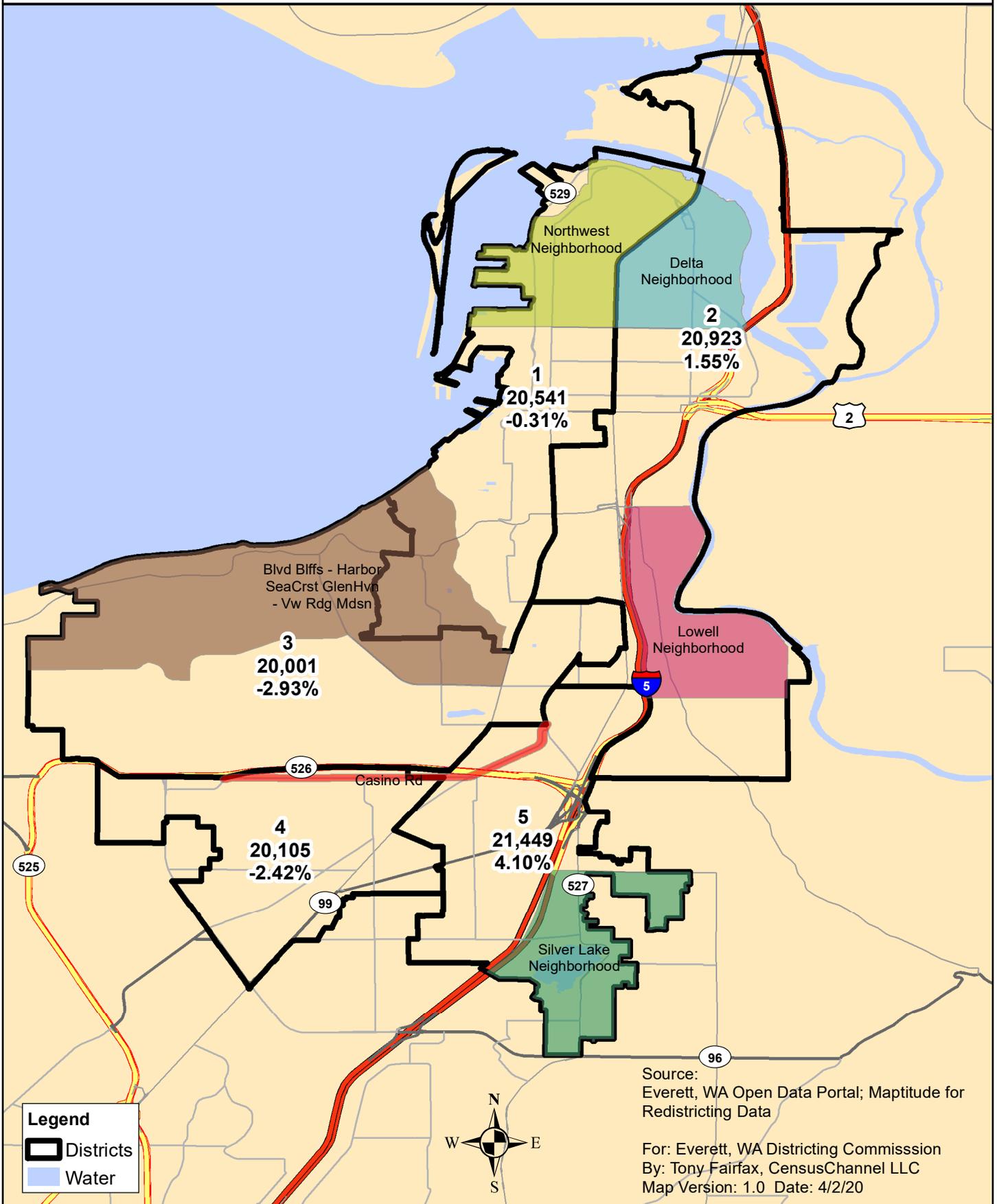
Everett, Washington

Northwest Everett & Delta Separated Plan



Everett, Washington

Northwest Everett & Delta Separated Plan w Cores



User:

Plan Name: EWA Northwest-Delta Separate

Plan Type:

District Statistics

Thursday, April 2, 2020

12:09 PM

District 1

Total Population	20,541	Total18+	16,918
Deviation	-63		
Dev Percentage	-0.31%		

	[Hispanic Origin]	NH_Wht	NH_Blk	NH_Ind	NH_Asn	NH_Hwn
Total	1,573	16,405	696	271	801	79
Total %	7.66%	79.86%	3.39%	1.32%	3.90%	0.38%
Total18+	1,064	13,889	581	218	667	55
Total18+%	6.29%	82.10%	3.43%	1.29%	3.94%	0.33%

District 2

Total Population	20,923	Total18+	16,329
Deviation	319		
Dev Percentage	1.55%		

	[Hispanic Origin]	NH_Wht	NH_Blk	NH_Ind	NH_Asn	NH_Hwn
Total	2,497	15,300	790	339	972	217
Total %	11.93%	73.13%	3.78%	1.62%	4.65%	1.04%
Total18+	1,468	12,680	612	281	743	123
Total18+%	8.99%	77.65%	3.75%	1.72%	4.55%	0.75%

District 3

Total Population	20,001	Total18+	15,277
Deviation	-603		
Dev Percentage	-2.93%		

	[Hispanic Origin]	NH_Wht	NH_Blk	NH_Ind	NH_Asn	NH_Hwn
Total	2,274	14,274	653	171	1,636	131
Total %	11.37%	71.37%	3.26%	0.85%	8.18%	0.65%
Total18+	1,366	11,510	457	133	1,268	78
Total18+%	8.94%	75.34%	2.99%	0.87%	8.30%	0.51%

District 4

Total Population	20,105	Total18+	14,921
Deviation	-499		
Dev Percentage	-2.42%		

	[Hispanic Origin]	NH_Wht	NH_Blk	NH_Ind	NH_Asn	NH_Hwn
Total	5,374	10,409	988	162	2,172	156
Total %	26.73%	51.77%	4.91%	0.81%	10.80%	0.78%
Total18+	3,276	8,532	764	130	1,680	105
Total18+%	21.96%	57.18%	5.12%	0.87%	11.26%	0.70%

District 5

Total Population 21,449 Total18+ 16,159
 Deviation 845
 Dev Percentage 4.10%

	[Hispanic Origin]	NH_Wht	NH_Blk	NH_Ind	NH_Asn	NH_Hwn
Total	2,877	14,101	794	186	2,368	129
Total %	13.41%	65.74%	3.70%	0.87%	11.04%	0.60%
Total18+	1,703	11,357	573	144	1,789	96
Total18+ %	10.54%	70.28%	3.55%	0.89%	11.07%	0.59%

User:

Plan Name: EWA Northwest Delta Separate

Plan Type:

Measures of Compactness Report

Wednesday, April 1, 2020

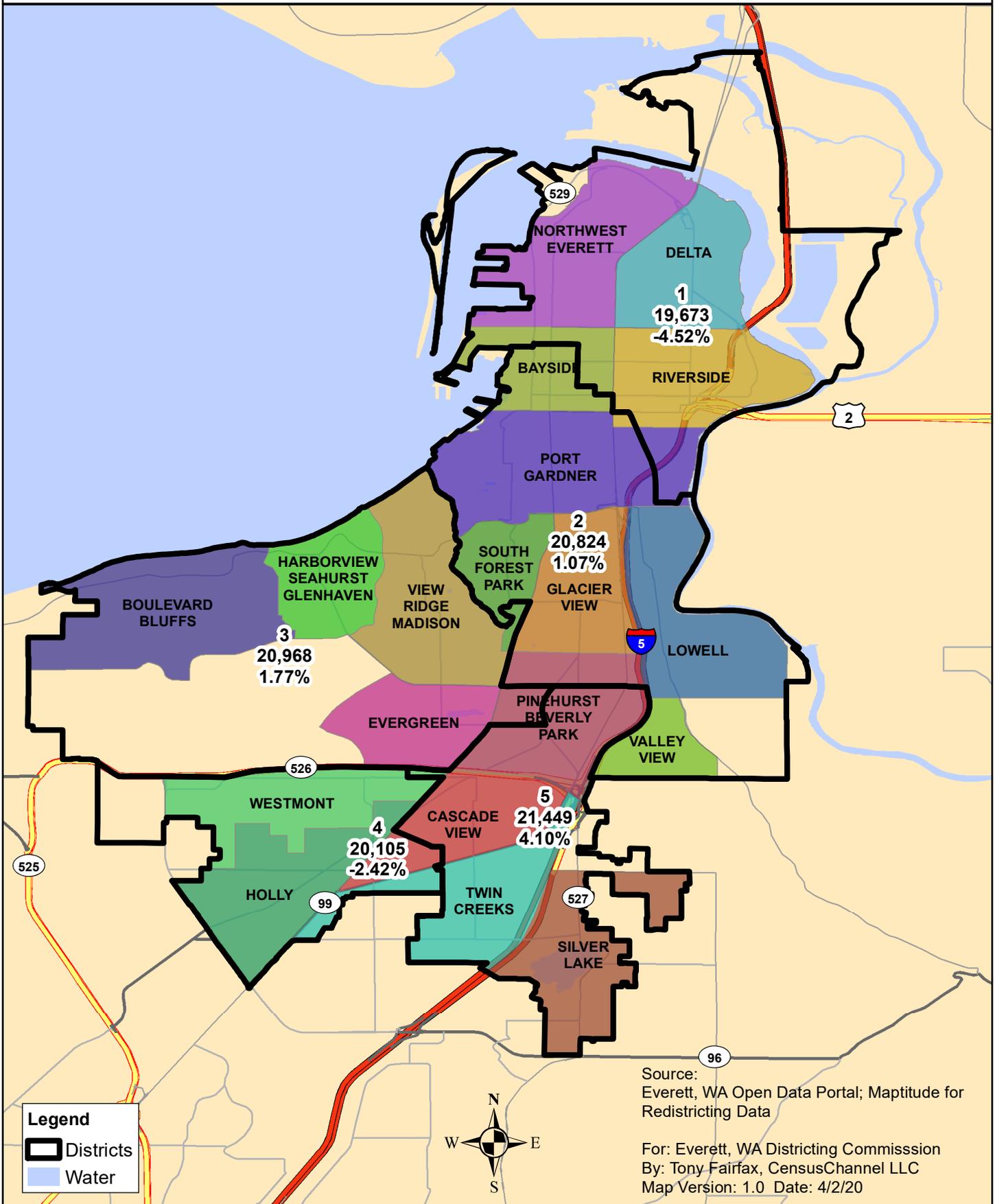
10:39 PM

	Reock	Polsby-Popper	Area/Convex Hull
Sum	N/A	N/A	N/A
Min	0.18	0.20	0.62
Max	0.54	0.51	0.87
Mean	0.40	0.33	0.74
Std. Dev.	0.15	0.13	0.10

District	Reock	Polsby-Popper	Area/Convex Hull
1	0.54	0.51	0.87
2	0.18	0.21	0.62
3	0.49	0.36	0.78
4	0.46	0.35	0.75
5	0.33	0.20	0.66

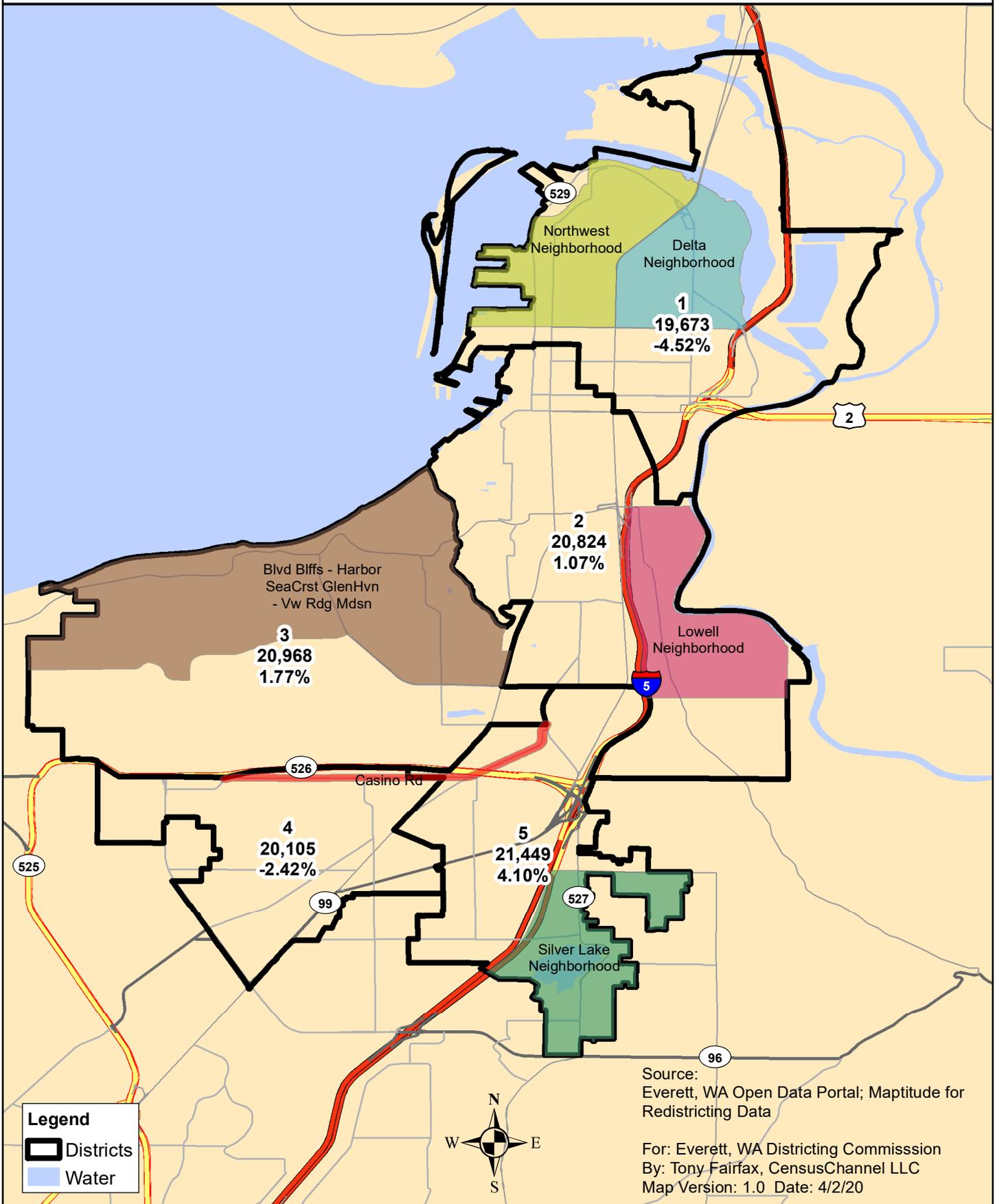
Everett, Washington

Northwest Everett & Delta Combined Plan



Everett, Washington

Northwest Everett & Delta Combined Plan w Cores



User:

Plan Name: EWA Northwest-Delta Combined

Plan Type:

District Statistics

Thursday, April 2, 2020

1:27 PM

District 1

Total Population	19,673	Total18+	15,362
Deviation	-931		
Dev Percentage	-4.52%		

	[Hispanic Origin]	NH_Wht	NH_Blk	NH_Ind	NH_Asn	NH_Hwn
Total	2,178	14,558	713	276	957	239
Total %	11.07%	74.00%	3.62%	1.40%	4.86%	1.21%
Total18+	1,303	12,003	556	222	747	134
Total18+%	8.48%	78.13%	3.62%	1.45%	4.86%	0.87%

District 2

Total Population	20,824	Total18+	17,221
Deviation	220		
Dev Percentage	1.07%		

	[Hispanic Origin]	NH_Wht	NH_Blk	NH_Ind	NH_Asn	NH_Hwn
Total	1,970	16,180	799	318	711	67
Total %	9.46%	77.70%	3.84%	1.53%	3.41%	0.32%
Total18+	1,301	13,897	657	270	574	48
Total18+%	7.55%	80.70%	3.82%	1.57%	3.33%	0.28%

District 3

Total Population	20,968	Total18+	15,941
Deviation	364		
Dev Percentage	1.77%		

	[Hispanic Origin]	NH_Wht	NH_Blk	NH_Ind	NH_Asn	NH_Hwn
Total	2,196	15,241	627	187	1,741	121
Total %	10.47%	72.69%	2.99%	0.89%	8.30%	0.58%
Total18+	1,294	12,179	437	140	1,357	74
Total18+%	8.12%	76.40%	2.74%	0.88%	8.51%	0.46%

District 4

Total Population	20,105	Total18+	14,921
Deviation	-499		
Dev Percentage	-2.42%		

	[Hispanic Origin]	NH_Wht	NH_Blk	NH_Ind	NH_Asn	NH_Hwn
Total	5,374	10,409	988	162	2,172	156
Total %	26.73%	51.77%	4.91%	0.81%	10.80%	0.78%
Total18+	3,276	8,532	764	130	1,680	105
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District 5						
Total Population	21,449	Total18+	16,159			
Deviation	845					
Dev Percentage	4.10%					
	[Hispanic Origin]	NH_Wht	NH_Blk	NH_Ind	NH_Asn	NH_Hwn
Total	2,877	14,101	794	186	2,368	129
Total %	13.41%	65.74%	3.70%	0.87%	11.04%	0.60%
Total18+	1,703	11,357	573	144	1,789	96
Total18+ %	10.54%	70.28%	3.55%	0.89%	11.07%	0.59%

User:

Plan Name: EWA Northwest Delta Combined

Plan Type:

Measures of Compactness Report

Wednesday, April 1, 2020

11:05 PM

	Reock	Polsby-Popper	Area/Convex Hull
Sum	N/A	N/A	N/A
Min	0.33	0.20	0.66
Max	0.59	0.49	0.86
Mean	0.43	0.34	0.78
Std. Dev.	0.11	0.10	0.08

District	Reock	Polsby-Popper	Area/Convex Hull
1	0.43	0.36	0.80
2	0.33	0.31	0.81
3	0.59	0.49	0.86
4	0.46	0.35	0.75
5	0.33	0.20	0.66