

## Livability Profile

This is one of several profiles of Metro Everett, an area that spans from I-5 on the east to Port Gardner Bay on the west, and roughly 24<sup>th</sup> St in the north to 36<sup>th</sup> St in the south. This area includes the central business district and Everett Station, as well as surrounding residential neighborhoods.

Metro Everett is the heart of the community and most visible indicator of community pride and its economic and social health. Metro Everett has both assets and challenges in the City's effort to retain and attract residents, businesses and industries, retirees, tourists, and others to live, work and visit. For many people, Metro Everett represents the community's heritage, growth trends and quality of life that will establish Everett's image in the new millennium

It is anticipated that the Metro Everett area will accommodate an increasing percentage of new growth in people and jobs over the next twenty years. This increase helps support the public's investment in public facilities and services, such as light rail and rapid bus service, as well as minimizing our impact on the environment and nearby single family residential communities.

This profile focuses on who lives in "Metro Everett." For more information and to stay involved, please go to [www.everettwa.gov/metro](http://www.everettwa.gov/metro) and make sure to [subscribe](#) to Metro Everett's News Flash service.

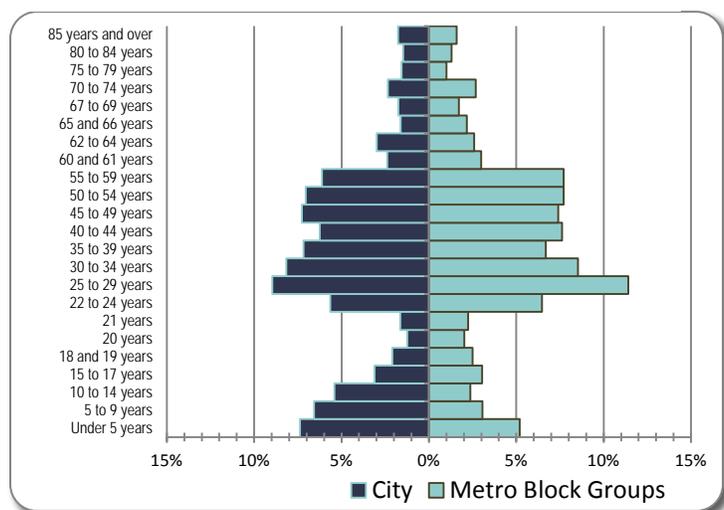
## WHO LIVES HERE?

Most major urban centers attract a slightly greater population than the surrounding community. Some cities see their urban center decaying, with significantly higher rates of poverty than other parts of the community. Other cities see their urban center gentrifying, attracting higher wage earners that push out lower income groups. Metro Everett is slightly distinct from the overall characteristics of the City.

### Age

There are some clear differences in the age cohorts of those that live in Metro Everett from the City as a whole. A smaller percentage of the population is school age (under 18), while those persons that are 25 to 29 years of age are significantly higher than the City. While many city centers have a larger segment of the elderly (62+), this does not seem to be the case in Metro Everett.

**Figure 1: Age of Population in Everett and Metro Block Groups**

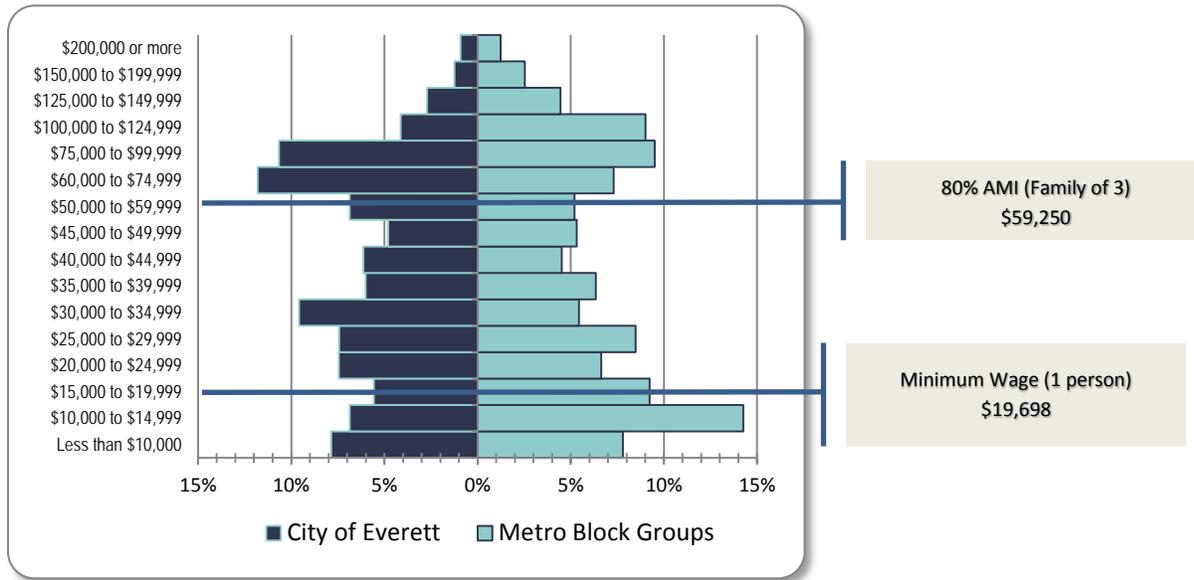


**Source:** 2010-2014 American Community Survey, Age, B01001 (Block Groups adjusted to approximate population within Metro Everett)

**Income**

Almost half of the households in Metro Everett have incomes less than \$30,000 per year. Conversely, over a third of the households earn more than \$60,000 per household.

**Figure 2:** Household Income in Everett and Metro Block Groups



**Source:** 2010-2014 American Community Survey, Household Income in the Past 12 Months, B19001 (Block Groups adjusted to approximate population within Metro Everett); HUD FY 2015 Income Limits for King and Snohomish County Metro Area

**Diversity (Race/Ethnicity/Language)**

Everett’s metro area is a bit less diverse than the rest of the city. Racial minorities account for less than 20% of the population, whereas the City had over 25% of the population identified as a minority. Hispanic or Latino persons were less than 8% of the population in Metro Everett, while the City has over 14% of the population identified as Hispanic or Latino. Metro Everett is less likely to be a limited English speaking household.

**Table 1:** Population by Race

Area	Total Population	White Alone	Black or African American Alone	American Indian and Alaska Native Alone	Asian Alone	Native Hawaiian and Other Pacific Islander Alone	Some Other Race Alone	Population of Two or More Races
<b>Metro Blocks (2010 Census)</b>	6,751	81.4%	6.0%	2.7%	2.7%	0.2%	2.8%	4.2%
<b>City (2010 Census)</b>	103,019	74.6%	4.1%	1.4%	7.8%	0.7%	6.1%	5.3%

**Source:** Census 2010, Summary File 1

**Table 2:** Population, Hispanic or Latino

	Percent of Population
<b>Metro (Blocks)</b>	7.9%
<b>City</b>	14.2%

Source: Census 2010, Summary File 1

**Table 3:** Household Language

	City	Metro Block Groups
<b>English only</b>	76.4%	90.6%
<b>Spanish:</b>	9.5%	5.4%
<b>Limited English speaking household</b>	2.4%	1.2%
<b>Other Indo-European languages:</b>	5.9%	2.5%
<b>Limited English speaking household</b>	2.0%	0.1%
<b>Asian and Pacific Island languages:</b>	6.7%	1.4%
<b>Limited English speaking household</b>	2.0%	0.3%
<b>Other languages:</b>	1.4%	0.1%
<b>Limited English speaking household</b>	0.3%	0.0%

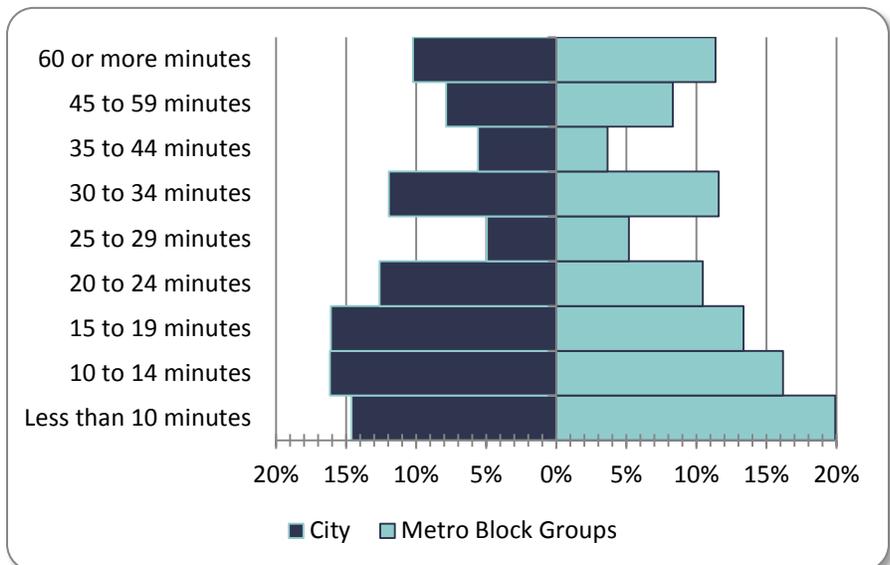
Source: 2010-2014 American Community Survey, Household Language by Household Limited English Speaking Status, B16002 (Block Groups adjusted to approximate population within Metro Everett)

## WHERE DO PEOPLE WORK WHO LIVE IN METRO EVERETT?

Metro Everett is unique in that it has both a higher percentage of workers that travel longer to work as well as those that have a short commute. Nearly 20% of the workers who live in Metro Everett commute more than 45 minutes to their job, while 20% also travel less than 10 minutes to work.

Fewer workers in Metro Everett drive alone, but there is not much distinction in the number of workers that carpool or use public transportation from the rest of the City. Where Metro Everett differs from the City is in the percent of workers that walk or bike to work, or work at home.

**Figure 3:** Commute Time for Residents in Everett and Metro Block Groups



Source: 2010-2014 American Community Survey, Travel Time to Work (Workers 16 and older), B0813

**Table 4:** Means of Transportation to Work for Residents in Everett and Metro Block Groups

	City	Metro Block Groups
Drove alone	70.8%	58.9%
Carpooled:	11.8%	10.7%
Public transportation (excluding taxicab):	6.2%	6.8%
Taxicab	0.1%	0.0%
Motorcycle	0.4%	0.0%
Bicycle	0.8%	1.3%
Walked	3.7%	10.5%
Other means	1.0%	1.1%
Worked at home	5.3%	10.7%

Source: 2010-2014 American Community Survey, Means of Transportation to Work (Workers 16 and older), B08301

### WHERE DO THEY LIVE?

Households in Metro Everett are far more likely to be renter-occupied when compared to the City. And, as can be expected with the city center, the number of housing units in the structure is strikingly different from the rest of the City.

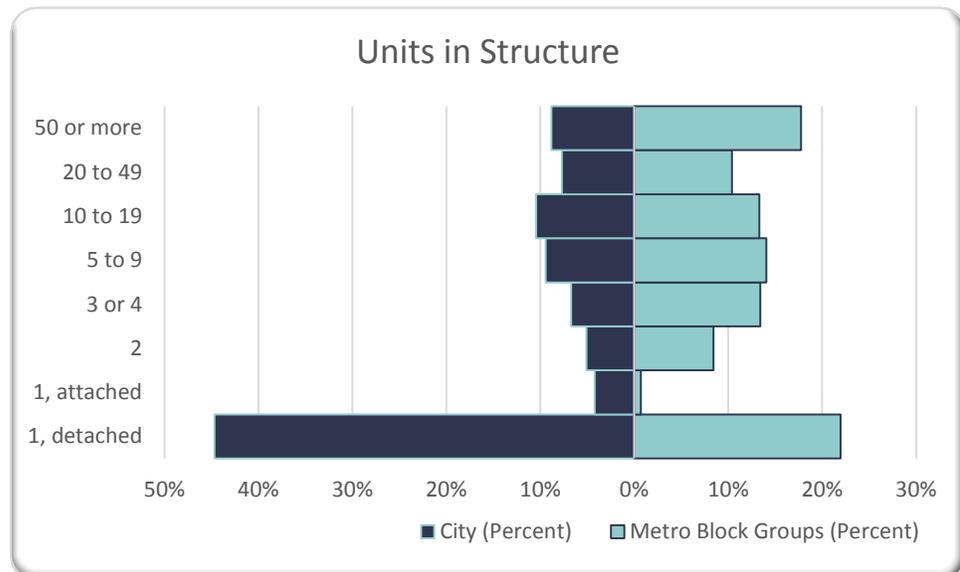
**Table 5:** Housing Tenure in Everett and Metro Block Groups

	City	Metro Block Groups
Owner-occupied (percent)	45.1%	21.8%
Renter-occupied (percent)	54.9%	78.2%

Source: 2010-2014 American Community Survey, Means of Transportation to Work (Workers 16 and older), B25003

**Figure 4:** Number of Residential Units in a Structure in Everett and Metro Block Groups

Source: 2010-2014 American Community Survey, Units in Structure, B25024 (Block Groups adjusted to approximate households within Metro Everett)



**Affordability**

Housing affordability is measured as a percent of gross household income spent on household expenses, with 30% being the typical measure of affordability; paying over 50% of your income on household expenses is considered a severe housing cost burden. Current data indicates there are some block groups in Metro Everett where households are paying more than 35% of their income towards rent.

Based on 2015 HUD income limits for Snohomish County, the following table identifies the affordable housing costs based on income and household size. For reference, the current minimum wage is \$9.47 per hour. A person working full time at minimum wage would earn \$19,698 annually, slightly more than 30% Area Median Income (AMI). This person’s household costs should not exceed \$492 per month.

**Table 5:** Snohomish County HUD Income Limits

	Persons in Household			
	1	2	3	4
<b>30% AMI</b>				
Income	18,850	21,550	24,250	26,900
Affordable Housing*	471	539	606	673
<b>50% AMI</b>				
Income	31,400	35,850	40,350	44,800
Affordable Housing*	785	896	1,009	1,120
<b>80% AMI</b>				
Income	46,100	52,650	59,250	65,800
Affordable Housing*	1,153	1,316	1,481	1,645
<b>100% AMI</b>				
Income	62,800	71,700	80,700	89,600
Affordable Housing*	1,570	1,793	2,018	2,240

**Source:** HUD FY 2015 Income Limits for King and Snohomish Counties. Affordable housing calculated at 30% of monthly income; Example:  $(\$62,800/12) \times 30\% = \$1,570$ .

**Housing Market**

A review of online rental and sales offerings in Metro Everett indicates that rents are consistent with the overall housing market in the region.

**Table 6:** Fair Market Rents and Market Rents for Metro Everett

Source:	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedrooms
King-Snohomish Metro Area, HUD Fair Market Rents (2015)	\$972	\$1,150	\$1,415	\$2,085	\$2,506
Metro Everett Rentals Market Snapshot (2/1/16)	\$998	\$1,190	\$1,150	\$1,405	-

**Source:** HUD FY2015 Fair Market Rents for King and Snohomish Counties; Metro Everett data based on web-based search (Apartments.com, Craigslist, Zillow) of units available on February 1, 2016.

There currently is little inventory of housing units for sale in Metro Everett. Looking at three different sources (Zillow, Realtor.com, and JohnLScott.com), there are only seven units listed in the metro area. The listed price is well below the Everett market, likely due to the condition of the units currently listed.

**Table 7:** Price of Housing in Everett and Metro Everett

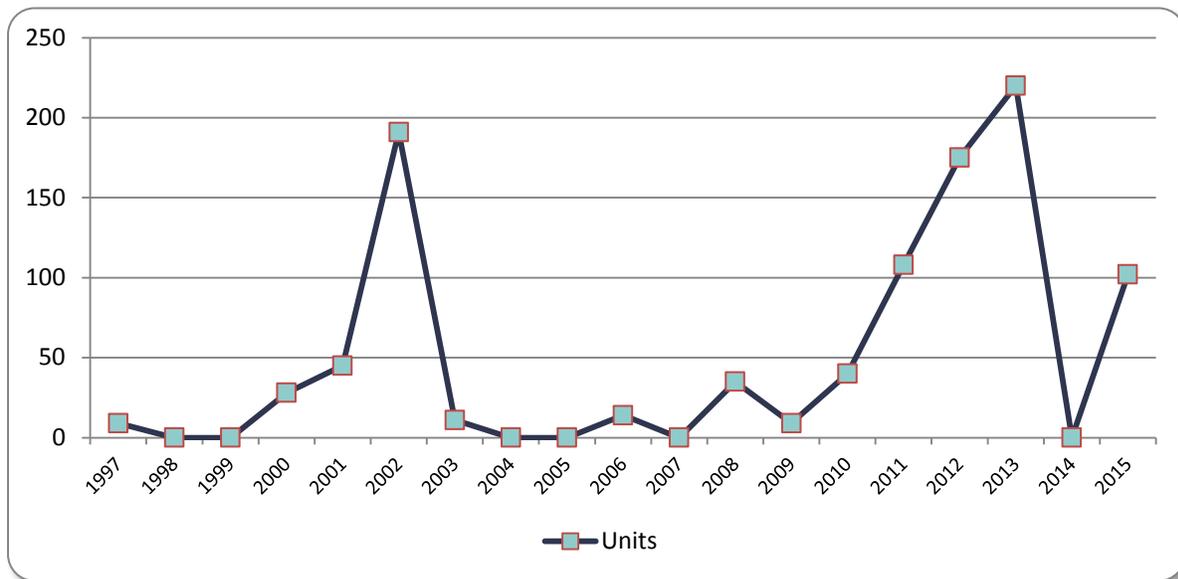
Source:	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedrooms
Everett Market Overview (Jan 2016)	\$235,000	\$267,000	\$199,000	\$281,000	\$317,000
Metro Everett, Residential Units for Sale Market Snapshot (3/13/16)	-	\$176,300	\$170,000	\$240,000	-

**Source:** Everett Market Overview obtained from Zillow (Everett home prices and values); properties listed in Metro Everett obtained through review of listings on Zillow, Realtor.com and JohnLScott.com on March 13, 2016.

***New Development***

New residential development has been added to Metro Everett over the past twenty years. A review of city permit records indicates that 987 units have been added since 1997.

**Figure 5:** Number of Residential Units in Metro Everett



**Source:** City of Everett Building Permits

## WHAT SERVICES DO THEY HAVE ACCESS TO?

Recent mixed use developments constructed in Metro Everett typically include retail and office at street level with residential units above. This type of growth and development is resulting in new demands for basic needs like retail, professional, and other commercial services as well as restaurants, arts and entertainment and recreation. Continued growth in Metro Everett will also increase the need for an expanded library, additional schools, increased police and fire responders, and a wide variety of professional and social services. Downtown recreational opportunities will also be sought after with an increased need for an outdoor public gathering space with shade providing trees a place to walk the dog. Ideally, there will be a greater emphasis on walking and biking or taking transit to get around and visit retail and service providers instead of relying on driving a car and finding a convenient parking space at your destination.

This section will generally describe some of the services currently available in Metro Everett for people who live in the downtown area.

### *Professional Services*

Metro Everett is the financial, governmental, institutional and cultural center for both the City and Snohomish County. Many businesses and offices located in Metro Everett area provide a wide variety of regional services as well as professional services to local residents living and working here. Businesses in key market sectors include: financial, medical (including veterinarian and pharmacy), legal, insurance and general government. In addition, public service providers such as the electric utility and waste pick-up and recycling are headquartered here.

This table summarizes some of the typical service providers located in Metro Everett providing a variety of essential services to those living within the area.

**Table 8:** Financial, Insurance, Health Care and Professional Services

Service Provider	# of Businesses
<b>Financial and Insurance Services</b>	
Insurance Agencies & Brokerages	32
Commercial Banking	17
Investment Advice	15
Real Estate Credit	10
Direct Property & Casualty Insurance Carriers	10
Consumer Lending	7
Credit Unions	5

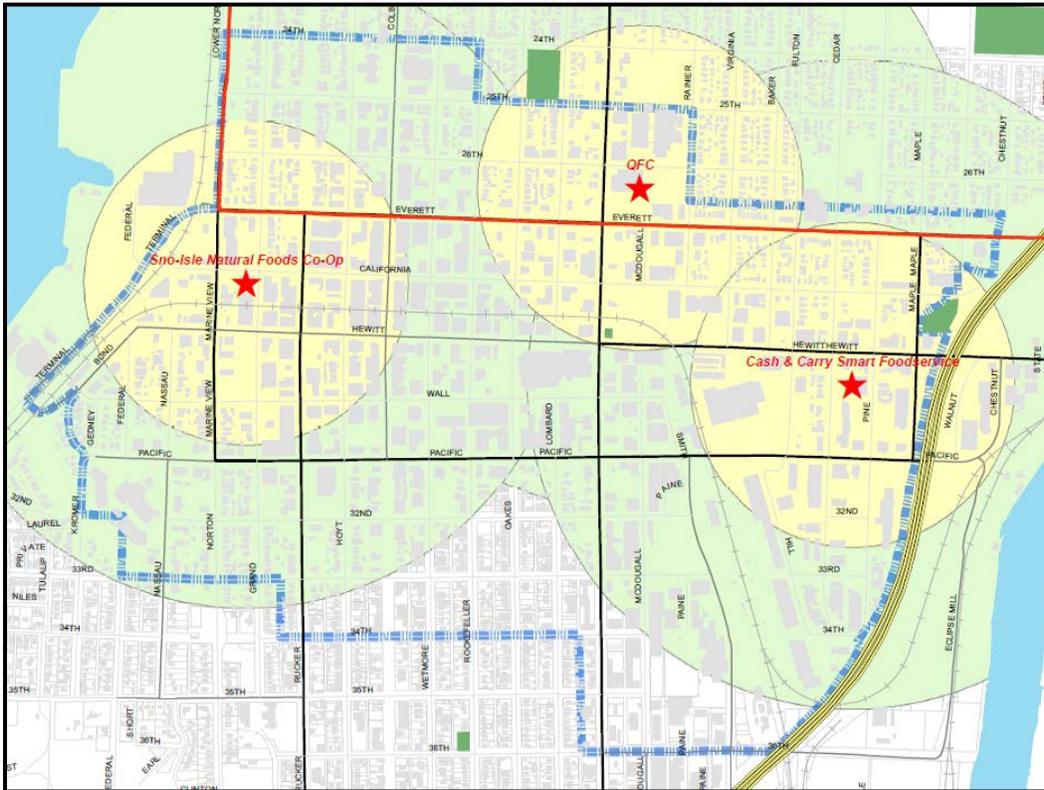
Service Provider	# of Businesses
<b>Health Care Services</b>	
Physicians (Excluding Mental Health Specs)	127
Individual & Family Services	87
Misc Health Practitioners	79
Dentists	21
Physical, Occptnl/Speech Thrpsts/Audlgsts	20
Freestanding Ambulatory Surgical & Emergency Ctrs	15
Mental Health Practitioners (Exc Phycsns)	10
Misc Ambulatory Health Care Services	9
Chiropractors	9
Podiatrists	9
Vocational Rehabilitation Services	6
Psychiatric & Substance Abuse Hospitals	6
Home Health Care Services	4
<b>Professional Services</b>	
Lawyers	176
Certified Public Accountants	18
Title Abstract & Settlement Offices	10
Engineering Services	9
Architectural Services	8

Source: Economic Alliance of Snohomish County, infoUSA/salesgenie

### ***Access to Fresh Food***

There are a number of places to go to purchase fresh and freshly prepared food in Metro Everett, including over 50 restaurants serving a variety of ethnic and American foods. There is only one full service grocery store and pharmacy (QFC) located at the corner of Everett and Broadway Avenues. Other stores carrying fresh foods include the Sno-Isle Natural Foods Co-Op and Cash & Carry. Figure 6 below shows the distribution and typical walking distances of these three main food stores serving Metro Everett. In addition to these larger food stores, there are six convenience stores offering a limited selection of fresh foods located within the downtown area.

Figure 6: Grocery Locations, with ¼ and ½ mile radius (See appendix for 11x17 format)



During the summer months, there is a weekly farmer’s market located just outside of the metropolitan center study area at the Port of Everett. As Everett continues to densify with many new downtown residents, there will be increased demand for a wide variety of reasonably priced food stores.

**Retail and Other Commercial Services**

In addition to professional services, restaurants and food stores, there are many other types of commercial services available for Metro Everett residents. The majority of retail uses are located on Broadway, Hewitt, Colby and Rucker Avenues. A variety of personal service, car repair shops, specialty retail (including apparel and house wares) and several second hand stores are available to support the needs of urban dwellers. In general, the available retail is mostly smaller shops with no major department stores or drug stores. Three full service hotels, as well as a lumber yard, hardware, furniture, lighting and appliances, as well as a big box retail home improvement center are within the Metro Everett area. There are also a large number of bail bond facilities due to the proximity of the jail and court facilities, as well as a concentration of tattoo parlors, smoke shops and thrift stores. A number of warehouses, auto supply, and light industrial uses are located east of Broadway and primarily south of the Everett Transit Station.

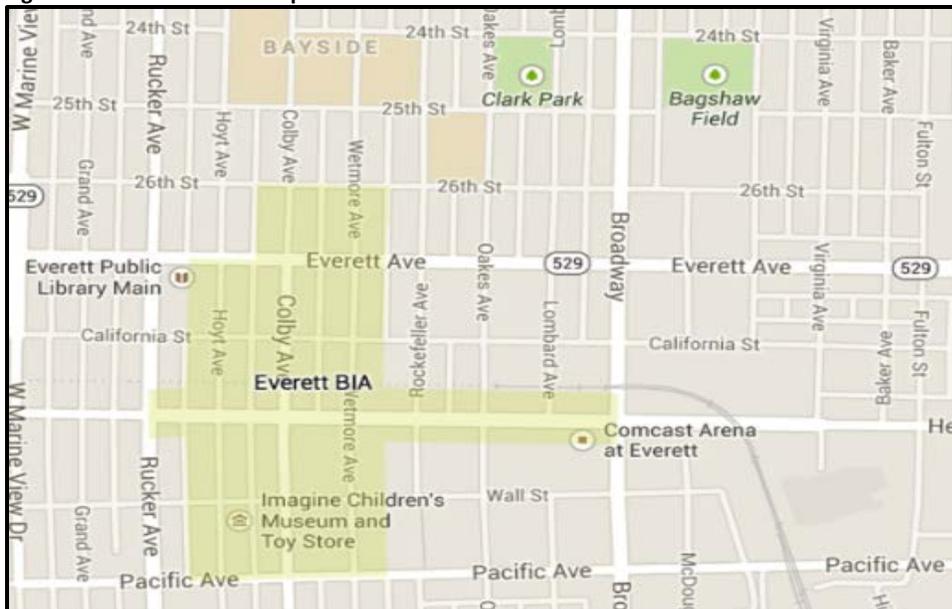
**Table 9:** Top Retail Businesses in Metro Everett

Retail Type	Number of Businesses
Other Building Material Dealers	12
Electronic Stores	10
Used Merchandise Stores	8
All Other Health & Personal Care Stores	7
Other Gasoline Stations	7
Supermarkets/Other Grocery (Exc Convenience) Strs	7
Convenience Stores	6
Furniture Stores	6
Floor Covering Stores	5
Women's Clothing Stores	5
Sporting Goods Stores	5
Tobacco Stores	5

Source: Economic Alliance of Snohomish County, infoUSA/salesgenie

A business improvement area (BIA) was formed in the 1990s to maintain a vibrant, clean and safe commercial district that is an asset to the entire city. The BIA is administered by the Downtown Everett Association to retain and recruit independent businesses to locate in the downtown and expand local businesses and services as more people reside in the Metro Everett area. Business owners work together by hosting events such as “Small Business Saturdays” with holiday shopping strolls focusing on downtown retailers and restaurants.

**Figure 7:** Everett Business Improvement Area



**Public Safety**

Public safety involves residents’ and visitors’ safety from all types of crime. Everett is the county seat and largest jurisdiction in our region, however we are comparable to other jurisdictions in the types and numbers of crime, and crime data for Metro Everett is representative of crime across the city overall. The data for the past five years (2010-2014) shows declines in rape, robbery, assault, theft, some nuisance crimes, and prostitution. Crime related to drugs and burglaries has generally increased, although drug related crime has decreased in the city overall (see table 10 below).

Although Everett is a generally safe community, perception of safety in Metro Everett may be influenced by nuisance crimes. Those crimes may involve loitering, trespassing or similar offenses of which only a portion are reported to police. In some cases, the perception of safety is influenced by the number of homeless or low-income residents visible to the public. As Metro Everett is developed over time, more non-homeless and similar pedestrians on the street can change these perceptions.

Data on crime is summarized in Figure 10 below for Metro Everett and the overall city. Crime data is reported in three general categories:

- **Crimes against Persons:**  
This category includes violent crimes like homicide, assault, and rape as well as non-violent offenses involving injuries or potential injuries to people.
- **Crimes against Property:**  
This category includes burglary, theft, arson, shoplifting, auto theft, and similar offenses involving the deprivation of property.
- **Other:**  
This category typically includes crimes involving drugs, prostitution, loitering, trespass and other such offenses, both major and minor.

The Metro Center contains many of the centers where essential services are delivered, such as the Police station, courthouse, and medical facilities. Many residents report crime that statistically is added from the location of the report which unduly influences the ratios in the Metro area. There is no way to separate the data, but a closer look at the number of reported crimes by address supports this logic.

**Table 10:** Metro Everett Crime Data 2010-2014

	Metro Crime Average	Metro Ratio 1/1000	Everett Crime Average	Everett Crime Ratio 1/1000
Crimes against Persons	268	41/1000	1648	16/1000
Crimes against property	546	83/1000	4006	39/1000
Other Crimes	428	65/1000	1975	19/1000

**Source:** Everett Police Department

### Schools

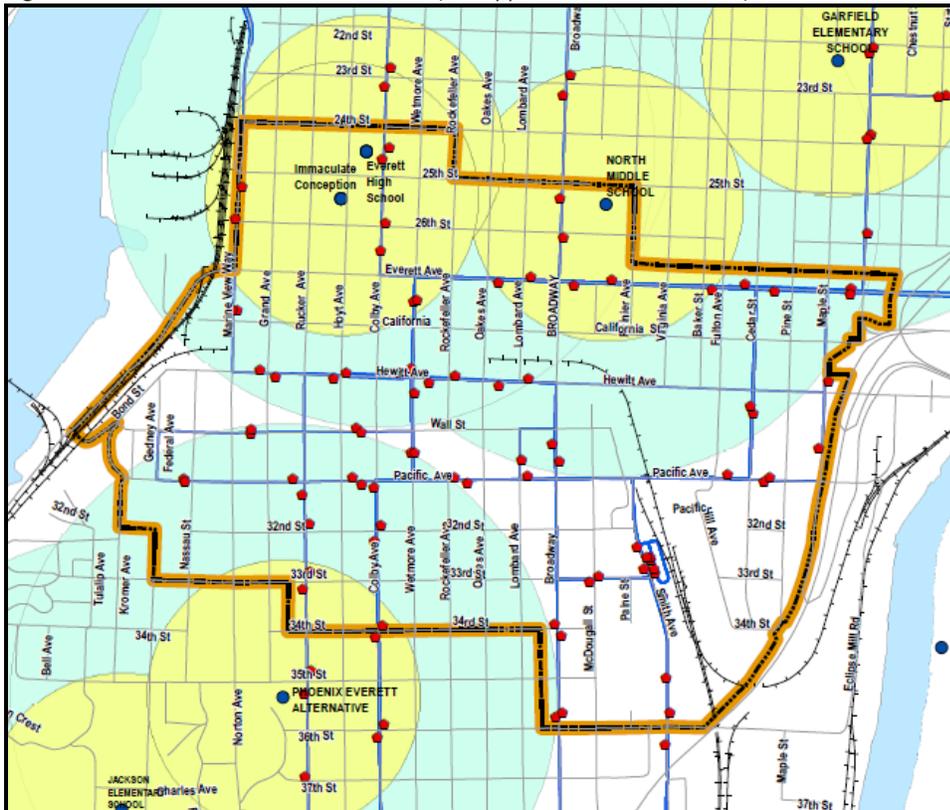
The population of Metro Everett confirms that schools for all ages are an essential part of living here. Over 30% of the child bearing population (women aged 21-39) reside within Metro Everett, leading to greater numbers of students from elementary through high school.

Everett Public Schools has two schools, Everett High School and Evergreen Middle School, within Metro Everett. Sequoia High School, a small alternative high school, is just outside Metro Everett at Rucker and 35th Street. Two elementary schools, Garfield and Jackson, are in nearby locations north and south of the Metro. A third elementary school is in Metro Everett at the Immaculate Conception and Our Lady of Perpetual Help School at Hoyt and 25 Street. Each of these schools hosts a wide variety of school and community events throughout the year.

Everett High School was originally built in 1909 and is listed on the National Register of Historic Places. One of four Everett high schools, the campus is centrally located in Everett at Colby and 25th Street, serving the area from Madison to the northern city limits. This year the school has about 1,430 students in grades 9-12. Evergreen Middle School, originally built in 1958, is located east of Everett High School at Rainier and 26th Street. Enrollment this year is about 970 students in grades 6-8. Students are drawn from the area between 41st Street south to the Everett Mall area.

The Immaculate Conception and Our Lady of Perpetual Help School, located just southwest of Everett High School, has a teaching history dating back to 1899. The building was built in 1925 and currently serves students in preschool and grades K-8.

Figure 8: Schools in and Near Metro Everett (See appendix for 11x17 format)



## **Parks**

Metro Everett lies between two of Everett's largest parks – Legion Park at the north end of the city and Forest Park along Mukilteo Boulevard. Parks located within or near Metro Everett (see Figure 9) include:

### **Parks within Metro Everett**

J. J. Hill Park, the first of two parks within the Metro, is a small park located off the northeast corner of Broadway and Hewitt. The second is Judd & Black Park, a small open space one block north of Hewitt along Maple Street.

Two related facilities are at Everett High School and North Middle School. Lincoln Field at Everett High School is the home athletic field/stadium for the high school, drawing residents from the community and beyond for youth sports. Bagshaw Field at the middle school has two ballfields and a perimeter walking/jogging track.

### **Parks within 1/4 mile of Metro Center**

There are three parks that lie just outside the Metro area but are easily accessed. Clark Park, located adjacent to Lincoln Field at Oakes and 25th Street, is a neighborhood park with active and passive uses (tennis courts, playground and open space). Garfield Park, located at Walnut and 24th Street, is a full service neighborhood park with a variety of active uses including tennis, basketball, two baseball fields and a playground. The park also has extensive open areas, walking paths and picnicking. Kiwanis Park is a small neighborhood park at Rockefeller and 36th Street with a playground and lawn areas.

### **Parks within 1/2 mile of Metro Center**

Summit Park is a two block linear park generally from 21st Street to 23rd Street. The park lies between Summit and I-5 with walking paths trail and seating areas for views to the mountains.

Grand Avenue Park is a linear park along Grand Avenue, from 19<sup>th</sup> Street to 16<sup>th</sup> Street, on the bluff overlooking Port Gardner Bay. The park has a walking path and seating along the bluff. A pedestrian overpass, the Grand Avenue Park Bridge, will cross over the BNSF railroad and West Marine View Drive with a landing point on Port of Everett property. The bridge is scheduled to open in 2017.

### **Parks within 1-1.5 miles of Metro Everett**

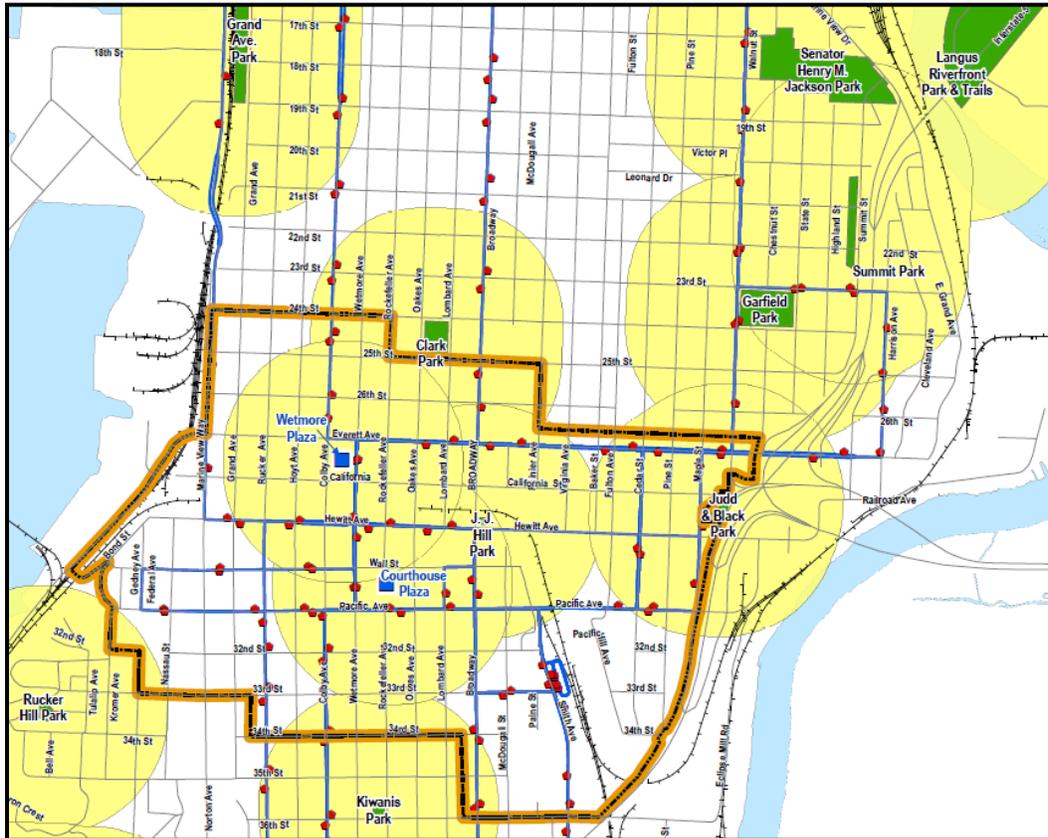
Senator Henry M. Jackson Park is a community scale park located north of 18th Street and east of Walnut. Phase 1 of a renovation project will include a new playground and tot lot, restrooms, a new shelter, community gardens and gardeners' structure, basketball courts and walking and jogging paths. This work is scheduled to be completed by spring 2016.

The park will also feature a central gathering plaza with interpretive exhibits highlighting outdoor recreation, the environment, and the legacy of Everett native, U.S. Senator Henry M. Jackson.

**Public Plazas**

Two public plazas are located within Metro Everett. The Snohomish County Courthouse sets within a large public plaza that hosts a variety of events throughout the summer. The plaza has seating and tables for daily use all year long. The Wetmore Theatre Plaza, located at the Everett performing Arts Center, is a small area for regular performances and gatherings.

**Figure 9: Parks and Plazas in and near Metro Everett (See appendix for 11x17 format)**



**Entertainment**

Entertainment for people living or visiting Everett means different things to different people. With its diverse groups and ages of people, Everett has a number of entertainment outlets to meet different choices. Entertainment includes a range of activities and places including parks and plazas, shopping, food and beverage, museums and performing arts, clubs for music and dancing, and community festivals and programs.

Most of the shopping, food and beverage services are clustered along Hewitt, Colby and Wetmore in the downtown core. The Broadway corridor along the west edge of the Everett Station area has several restaurants all along the corridor within Metro Everett.

Community gathering places, like the County Courthouse Plaza, Wetmore Theatre Plaza and nearby parks, host a variety of entertainment. The Everett Farmers Market, rated one of the best markets in the

country, is located just northwest of the Metro at the waterfront. Other community events include downtown displays and activities throughout the summer, weekly concerts, and regular theatre performances (see Table 11 below).

**Table 11:** Entertainment in and near Metro Everett

<b>Entertainment in and near Metro Everett</b>	<b># of Activities</b>
<b>Food and Beverage</b>	
Full Service Restaurants	50
Full Service Ethnic Restaurants	20
Limited Service Restaurants (Fast Food)	11
Taverns and Microbreweries	10
<b>Museums and Performing Arts</b>	
Museums	
- Imagine Children’s Museum	
- Flying Heritage Museum (Paine Field)	2
Performing Arts	
- Everett Center for the Arts	
- Edward D. Hansen Center (Xfinity Arena)	
- Everett PUD Auditorium	
- Historic Everett Theatre	
- Schack Art Center	
- Everett Symphony and Youth Symphony	6
Ballrooms	2
<b>Sporting Events</b>	
Everett Silvertips Hockey & Public Skating (Xfinity Arena)	
Aquasox Baseball (Everett Memorial Stadium)	
Everett Soccer Arena	
<b>Community Festivals and Programs</b>	
Everett Farmers Market (Waterfront)	
Music in the Parks	
Words on the Streets (Downtown)	
Street Tunes (Downtown)	
Sets in the West (Wetmore Plaza)	
Cruzin’ to Colby Car Show (Downtown)	

## WHAT ARE THE VISIONS THEY HAVE FOR THIS AREA TO BE?

Previous planning efforts described visions for how the City foresaw itself and the Metro Everett area in the future as a more active, diverse, multi-modal, and visually appealing place to live.

Metro Everett is envisioned to become a dynamic, multifaceted metropolitan center that encourages quality, high-density residential development and will be the focus of commercial, civic and cultural activities in Snohomish County. It will have a greater concentration of retail, office, civic, cultural, entertainment, and housing uses in a pedestrian-oriented environment, and will be connected with convenient transit, bicycle and vehicle access to surrounding neighborhoods, from the waterfront to the riverfront. Land uses will build on existing downtown amenities and attractions and take advantage of good transit access, topography, and views<sup>1</sup>.

Metro Everett will have a lively atmosphere on weekends and in the evenings, as people come from surrounding communities to enjoy the arts, entertainment, cultural offerings, dining and shopping opportunities year round. The growing cultural arts scene will flourish and bolster Metro Everett's image as a desirable place to live, visit, conduct business, shop and enjoy a wide variety of attractions. Historic buildings will have been preserved and rehabilitated and new buildings will have quality designs and materials<sup>2</sup>.

The area around the Everett Station will continue to evolve as an employment center. Transit oriented mixed-use mid-rise buildings of an industrial character will contain multiple family residential uses on upper floors, and restaurants and business services on the ground level. Views of the Station will be preserved from Broadway down the 32nd Street corridor, while the streets and sidewalks will be improved to be considerably more attractive, well-lighted, and landscaped<sup>3</sup>.

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<sup>1</sup> Everett Downtown Plan, July 2006

<sup>2</sup> Ibid; Everett Downtown Historic Preservation Plan, March 2011

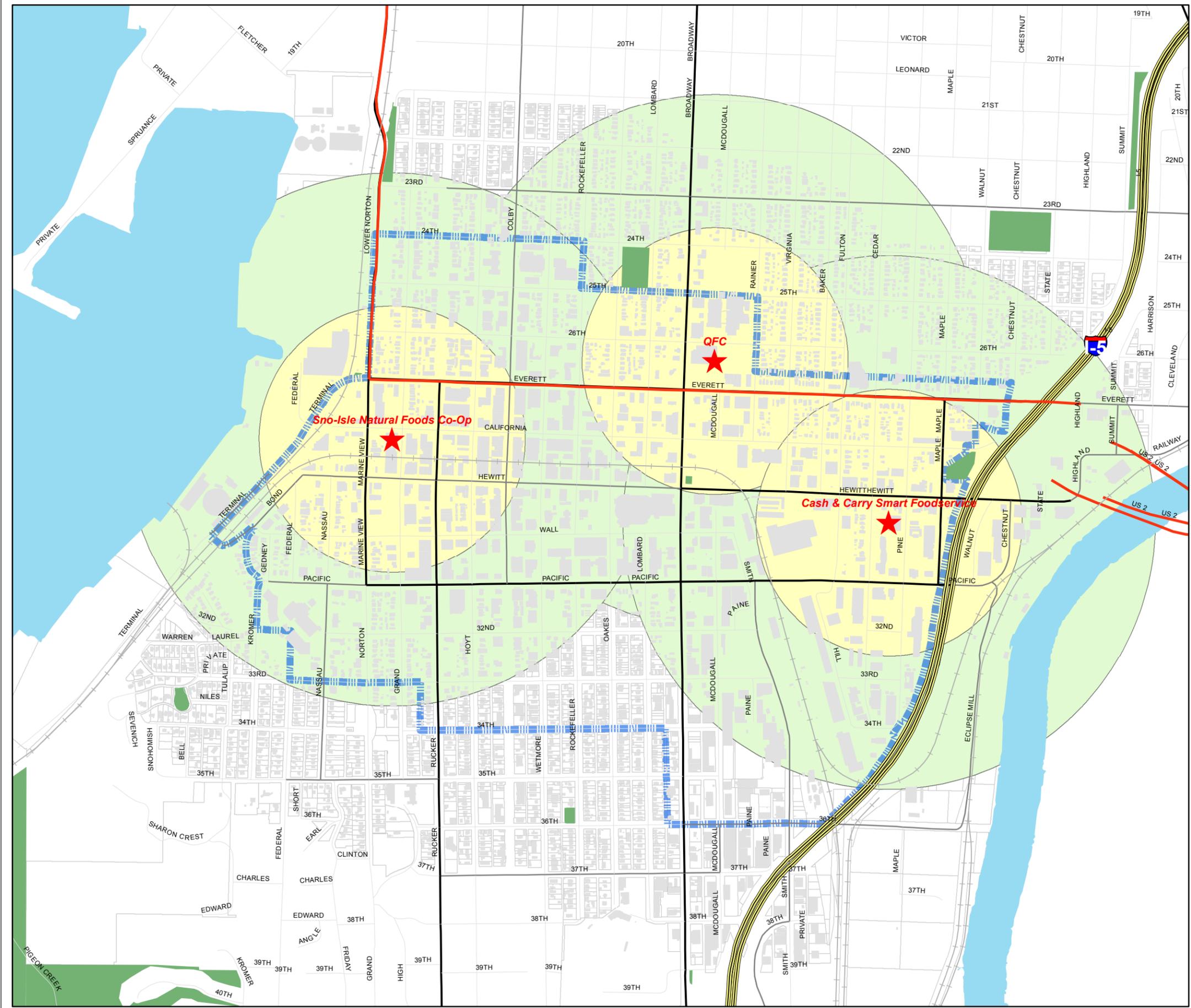
<sup>3</sup> Everett Station Area Plan, Revised October 2015

**APPENDIX: 11X17 PULL OUT MAPS OF FIGURES**

Grocery Locations, with  $\frac{1}{4}$  and  $\frac{1}{2}$  mile radius (Figure 6 in document)

Schools in and Near Metro Everett (Figure 8 in document)

Parks and Plazas in and near Metro Everett (Figure 9 in document)



**Grocers  
(> 10 employees)**

**Legend**

- ★ Grocers
- Metro Everett Area
- 1/4 Mile
- 1/2 Mile

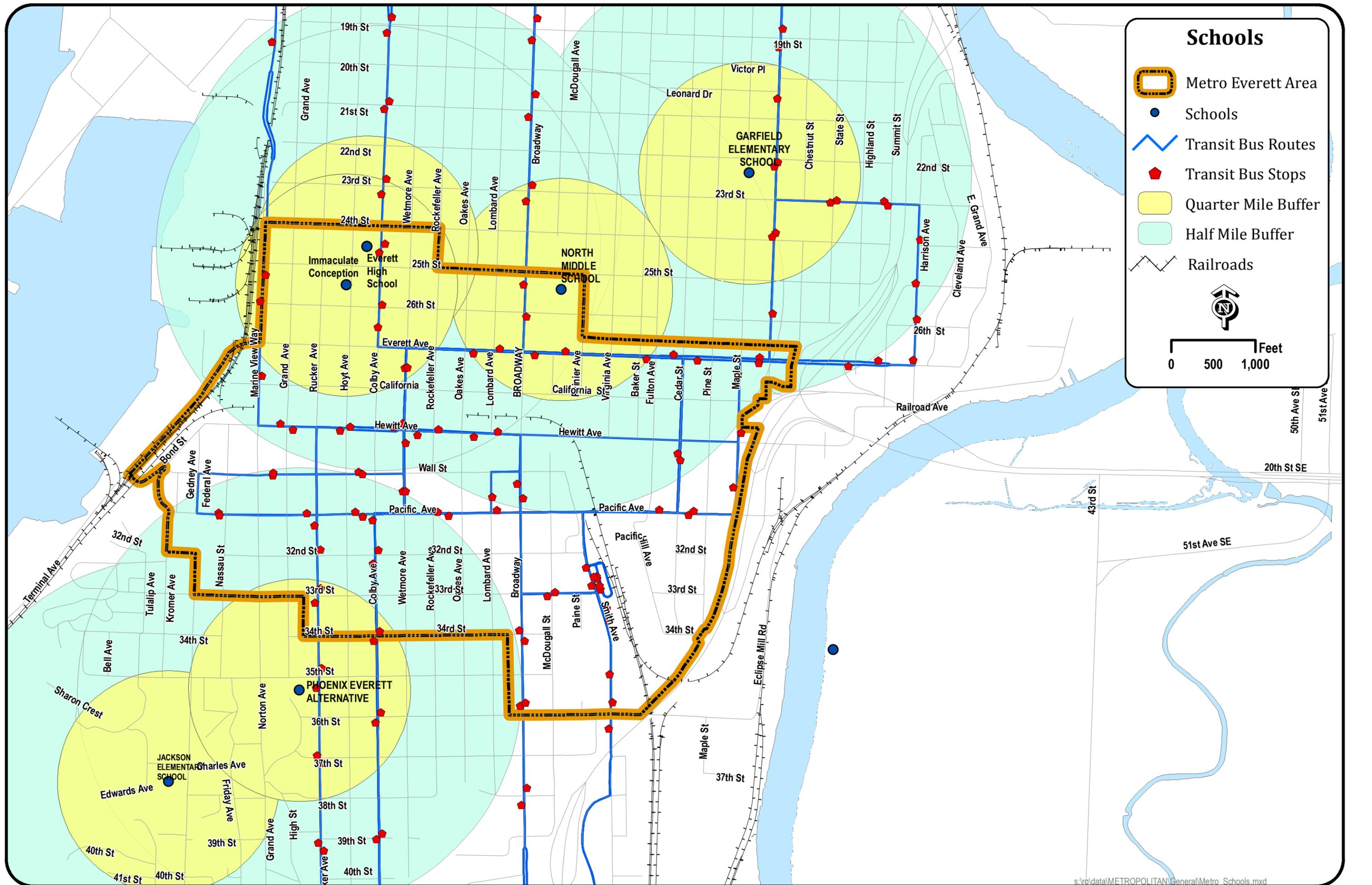
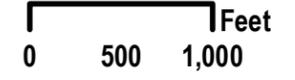


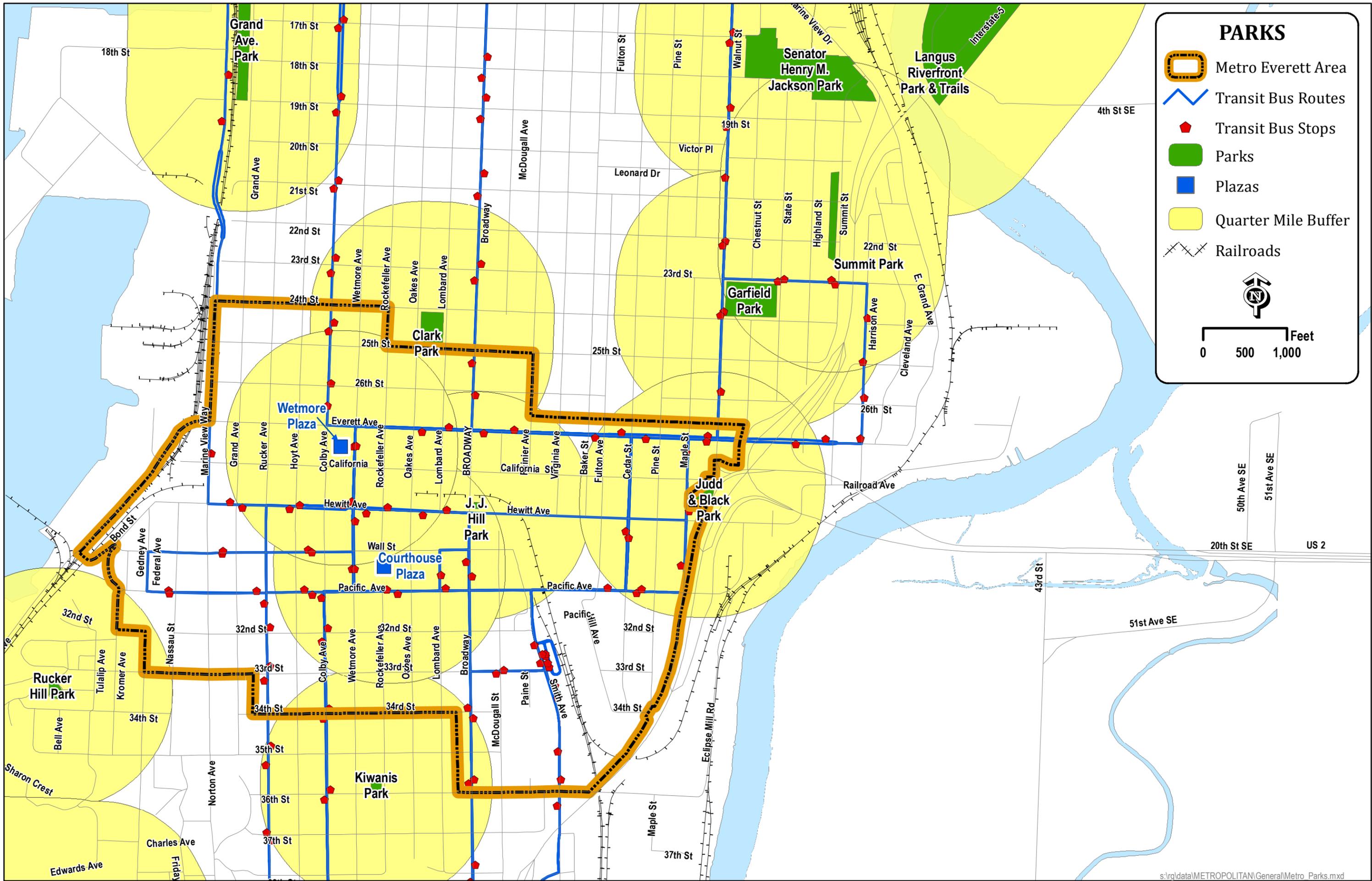
1 inch = 1,000 feet



# Schools

-  Metro Everett Area
-  Schools
-  Transit Bus Routes
-  Transit Bus Stops
-  Quarter Mile Buffer
-  Half Mile Buffer
-  Railroads





### PARKS

-  Metro Everett Area
-  Transit Bus Routes
-  Transit Bus Stops
-  Parks
-  Plazas
-  Quarter Mile Buffer
-  Railroads



0 500 1,000 Feet