The Boeing transit community study area is located in the City of Everett adjacent to the Everett Boeing plant and to Paine Field, a regional airport. The community is within the area between Lynnwood Transit Center and Everett Station that will be considered in the future for light rail expansion.

More than 17,000 jobs are located within a half mile of the transit node that is the center of the study area, and many more aerospace employees work just outside of that radius. Average salary for workers in the transit community is $90,000. With no significant residential uses in this center, the Census reports a population in the area of only 18 persons. A high density residential neighborhood is located immediately east the southeast quadrant of this center.

**LOCAL PLANNING —**
The Boeing transit community is part of a regionally designated Manufacturing and Industrial Center. As such, regional and city policy calls for supporting and increasing the economic activity in this area and ensuring its ongoing vitality as an industrial district. While the City of Everett does not envision any significant land use changes in the immediate area, accessibility of the existing and future employment facilities via multiple modes of travel, including transit, continues as a priority.

**COMMUNITY PROFILE**
Communities with a low displacement risk tend to be moderate to higher income communities and/or communities with lower market pressures. Limited access to opportunity indicates barriers in attaining resources for household to thrive.

**PEOPLE**
- **TOTAL HOUSING UNITS**
  - Boeing: 972
  - Median: 2,674
- **AFFORD. RANGE (0-50% AMI)**
  - Boeing: 0%
  - Median: 21%
- **HOMEOWNERS**
  - Boeing: 60%
  - Median: 35%
- **RENTERS**
  - Boeing: 40%
  - Median: 65%
- **COST BURDEN (% OF INCOME)**
  - Boeing: 52%
  - Median: 44%

**HOUSING**
- **TOTAL HOUSING UNITS**
  - Boeing: 972
  - Median: 2,674
- **AFFORD. RANGE (0-50% AMI)**
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  - Boeing: 40%
  - Median: 65%
- **COST BURDEN (% OF INCOME)**
  - Boeing: 52%
  - Median: 44%

**ACCESS TO OPPORTUNITY**
- **LOW**
  - Boeing: 25%
  - Median: 25%
- **MEDIUM**
  - Boeing: 25%
  - Median: 25%
- **HIGH**
  - Boeing: 25%
  - Median: 25%

**PLACE PROFILE**
These communities have physical forms and activity levels that do not strongly support a dense, walkable and transit-supportive neighborhood. They have a stronger real estate market that suggests there is higher pressure for new development in the near-term.

**IMPLEMENTATION APPROACH**
**PRESERVE AND CONNECT**
Preserve and Connect transit communities are regional industrial or institutional employment centers that play a vital role in the region’s economy. While People and Place characteristics vary greatly across the transit communities in this approach, they are similar in the overarching importance of preserving and expanding the job base. Transit access improvements are needed where appropriate to support commuting. The introduction of housing in these areas may harm job opportunity and is not recommended. Four study areas, including two current stations, are categorized as Preserve and Connect.

**KEY STRATEGIES:**
- Ensure accessibility by multiple modes of transportation
- Connect transit dependent populations to transit and other community resources