



Legislation Details (With Text)

File #: ID-173-17 **Version:** 1 **Name:**
Type: Informational Report **Status:** Agenda Ready
File created: 4/4/2017 **In control:** City Council
On agenda: 4/11/2017 **Final action:**
Title: Ward Map Boundary Update
Sponsors:
Indexes:
Code sections:
Attachments: 1. Ward Map 2017_Option A_CC, 2. Ward Map 2017_Option B_CC, 3. Ward Map 2017_Option C_CC, 4. Ward Map_2011

Date	Ver.	Action By	Action	Result
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Department of Community Development

Reference: Ward Boundary Map Update

To: Mayor Richard N. McLean and Members of City Council

Through: Clint Blackhurst, Acting City Manager

Prepared By: Joshua Ryan, GIS Technician

Date Prepared: March 31, 2017

PURPOSE

To amend the ward boundaries to reflect an increase in the population of the City of Brighton between July 2011 (previous ward boundaries update) and June 2017.

BACKGROUND

Attached for your consideration are options for amending the ward boundary map. The maps have been prepared as per the City Charter and Colorado Constitution requirements. The last time the ward boundaries were revised was in 2015; however, the revision was based only on the inclusion of newly annexed areas and did not redistrict wards based on population change. The last time the boundaries were adjusted based on population was July 2011. At that time the boundaries were shifted to balance the population with approximately 8,445 residents in each ward. The total population at that time was estimated at 33,782.

We have had considerable growth, primarily in Ward I since that time. The city's total estimated population as of June 2017 will be 36,944. Note: Staff projected out the estimated population to June 2017 in order to ensure that by the time the ward boundary update is completed, expected

completion in June of this year, we would have the most accurate reflection of ward boundaries.

The estimated population as of June 2017 reflects the number of C.O.'s (certificates of occupancy) issued for housing units since the census was completed in 2010. Therefore, the current estimated population as of June 2017 of each **existing ward** will be as follows:

Ward 1:	10,459
Ward 2:	7,935
Ward 3:	9,371
Ward 4:	9,179

The Brighton City Charter requires the division of the City into wards consistent with the relevant provisions of the Colorado Constitution. Section 46 of Article V of the Constitution of Colorado requires that each ward have “...a population as nearly equal as may be...but in no event shall there be more than five percent deviation between the most populous and the least populous district.....” Subsequent case law has interpreted the constitutional provision to mean that “(T)he sum of the percent by which the largest district’s population exceeds that of the ideal district and the percent by which the smallest district population falls short of the population of the ideal district must be less than 5%.”

WARD MAP OPTIONS

Staff used 2010 Census population data, and C.O.'s pulled from April 2010 to December 2016 to determine the estimated population for June 2017. Based on these calculations, an ideal population to balance each ward would be 9,236 (36,944 / 4 Wards = Ideal Population by Ward). The population increase and total population from 2011 (using population from April 2010 Census) ward boundaries update to June 2017 per ward are as follows:

<u>Population Increase</u>		<u>Total Estimated Population in June 2017</u>	
Ward 1:	1,925	Ward 1:	10,459
Ward 2:	183	Ward 2:	7,935
Ward 3:	1,229	Ward 3:	9,371
Ward 4:	1,122	Ward 4:	9,179

Population Growth: April 2010 - June 2017

Growth has occurred in all wards from April 2010 to June 2017 but Ward 1 and Ward 3 have and had the largest increases of the four wards with Ward 1 having a substantial population increase. Wards 2 and 4 have had the smallest growth during the same time period.

As the population of Brighton increases, the ward boundaries will have to be adjusted to balance the population in the Wards and be compliant with Constitutional requirements. It is important for staff and City Council to adjust the boundaries to match future ward boundaries, while limiting short-term boundary line placements and the splitting of neighborhoods and census blocks between wards. Generally, in the future:

- **Ward 1** will become smaller geographically due to a larger projected population increase
- **Ward 2** will become much larger geographically due to a smaller projected population increase
- **Ward 3** will become smaller geographically due to a larger projected population increase
- **Ward 4** will become smaller geographically due to a larger projected population increase

Staff will present three ward boundary change options (Options A, B and C) for review by City Council. Staff has provided a “pro/con” analysis for each ward boundary change option to aid in the decision making process. Staff recommends reviewing the existing 2011 Ward Map side-by-side with each option to clearly delineate the proposed boundary changes.

Ward District Boundary Change: Option A - (Please refer to Attachment A)

Option A has two boundary change areas:

- Population will move from Ward 1 to Ward 2 - (Area 1 on map)
- Population will move from Ward 4 to Ward 2 - (Area 2 on map)

The pros of this boundary shift are:

- No short-term ward boundary line placement
- Does not split neighborhoods
- Meets State Constitutional requirements

The cons of this boundary shift are:

- None

Option A Ward populations:

- Ward 1: 8,985
- Ward 2: 9,444
- Ward 3: 9,371
- Ward 4: 9,144

Total population deviation between smallest ward (Ward 1), largest ward (Ward 2), and ideal ward is **4.97%**

Population Deviation Calculation:

Ideal population per ward: 9,236 (Total population / 4 = ideal population per ward)

Largest ward (2) population: 9,444

Smallest ward (1) population: 8,985

$$9444 \text{ (Ward 2)} - 9236 \text{ (Ideal)} = 208$$
$$208 / 9236 = 2.25\%$$

$$9236 \text{ (Ideal)} - 8985 \text{ (Ward 1)} = 251$$
$$251 / 9236 = 2.72\%$$

$$2.25\% + 2.72\% = \mathbf{4.97\%}$$

Ward District Boundary Change: Option B - (Please refer to Attachment B)

Option B has four boundary change areas:

- Population will move from Ward 1 to Ward 2 - (Area 1 on map)
- Population will move from Ward 1 to Ward 4 - (Area 2 on map)
- Population will move from Ward 4 to Ward 3 - (Area 3 on map)
- Population will move from Ward 3 to Ward 2 - (Area 4 on map)

The pros of this boundary shift are:

- Meets State Constitutional requirements

The cons of this boundary shift are:

- Will require short-term ward boundary line placement in two of the boundary change areas - (Area 2 and Area 3 on map)

Option B Ward populations:

- Ward 1: 8,985
- Ward 2: 9,422
- Ward 3: 9,333
- Ward 4: 9,204

Total population deviation between smallest ward (Ward 1), largest ward (Ward 2), and ideal ward is **4.74%**

Population Deviation Calculation:

Ideal population per ward: 9,236

Largest ward (2) population: 9,422

Smallest ward (1) population: 8,985

$$9422 \text{ (Ward 2)} - 9236 \text{ (Ideal)} = 186$$

$$186 / 9236 = 2.01\%$$

$$9236 \text{ (Ideal)} - 8985 \text{ (Ward 1)} = 251$$

$$251 / 9236 = 2.72\%$$

$$2.01\% + 2.72\% = \mathbf{4.73\%}$$

Ward District Boundary Change: Option C - (Please refer to Attachment C)

Option C has four boundary change areas:

- Population will move from Ward 1 to Ward 4 - (Area 1 on map)
- Population will move from Ward 3 to Ward 2 - (Area 4 on map)
- Population will move from Ward 4 to Ward 2 - (Area 2 on map)
- Population will move from Ward 4 to Ward 3 - (Area 3 on map)

The pros of this boundary shift are:

- Meets Constitutional requirements

The cons of this boundary shift are:

- Will require short-term ward boundary line placement in two of the boundary change areas - (Area 1 and Area 3 on the map)

Option C Ward populations:

- Ward 1: 9,076
- Ward 2: 9,461
- Ward 3: 9,283
- Ward 4: 9,124

Total population deviation between smallest ward (Ward 1), largest ward (Ward 2), and ideal ward is **4.17%**

Population Deviation Calculation:

Ideal population per ward: 9,236

Largest ward (2) population: 9,461

Smallest ward (1) population: 9,076

$$9461 \text{ (Ward 2)} - 9236 \text{ (Ideal)} = 225$$

$$225 / 9236 = 2.44\%$$

$$9236 \text{ (Ideal)} - 9076 \text{ (Ward 1)} = 160$$

$$160 / 9236 = 1.73\%$$

$$2.44\% + 1.73\% = \mathbf{4.17\%}$$

WARD BOUNDARY UPDATES

According to the Brighton Charter Section 4a of Article III: *“The boundaries of the wards established pursuant to this section shall not be changed more often than once in six (6) years, unless change is necessary to conform to constitutional apportionment requirements. Territory added to the City shall become a part of such ward or wards as may be determined by ordinance, but this shall not prevent apportionment to conform to constitutional requirements.”*

Staff has currently scheduled this ward boundaries update to be reviewed and ratified by the City Council in the middle of 2017 (which is within the six years of the previous ward boundary update). While analyzing and reviewing current and future population growth and trends, staff recommends another population based Ward Boundary update in 2021. According to the Charter, staff can update the ward boundaries within the six year timeframe only if the Constitutional calculation formula is triggered. Therefore, staff feels it will be necessary to update ward boundaries in 2021 due to anticipated future population growth and receiving accurate population data from the 2020 Census in 2021. Staff will also review the ward boundaries and ward populations once a year to ensure that the sum of the percent by which the largest ward population exceeds the population of the ‘ideal’ ward population and the percent by which the smallest ward population falls short of the ‘ideal’ ward population is not greater than five percent.

CITY COUNCIL DIRECTION REQUIRED

Staff is requesting direction on the following item:

- Which of the Options A, B, or C should staff move forward with?

ATTACHMENTS

- Ward Map Option A
- Ward Map Option B
- Ward Map Option C
- 2011 Ward Map