

• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	None
• SHARP date	04/09/2025		CSID	17100
• EJFlagged?	✓ – No Override		FSID	62311694
• LD confidence level	medium		VCP	NW3413
• Cleanup milestone	cleanup completion/NFA		UST ID	None
• SHARPster	Jing Song		LUST ID	None

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	high	multiple chemical types	⊗
Groundwater	D4	high	risk to off-site people	⊗
Surface water	D4	high	climate change impacts	⊗
Sediment	D4	high	plant/animal tissue data	⊗
Soil	D4	high		

Location and land use info

1310 Pacific Avenue, Everett, King County, 98201

Primary parcel 00437573400101; 00437573400102; 00437573400600; 00437573400700

Land use mixed use

Responsible unit NWRO

Sources reviewed

TRC, Technical Addendum – Cleanup Action Report, April 4, 2025.

TRC, Cleanup Action Report, October 4, 2024.

Stratum Group, Phase II: Supplemental Environmental Sampling Investigation, August 3, 2017.

GeoConsulting, Phase II Environmental Site Assessment Report, March 22, 2017.

Primary census tract	Associated census tracts
53061040700	None

Local demographics comments

The tract number is from Washington State Environmental Health Disparities map

Source/source area description

The Property is located on the southwestern corner of the intersection of Pacific Avenue and Grand Avenue in downtown Everett. It was developed in 1972 with an automotive body repair facility called Central Body Works. The building was demolished by 2024 and the Property is now a vacant lot. The Property is part of a larger project that is being redeveloped as a multi-family residential apartment complex. The contamination at the Site is associated with historical operation of Central Body Works. Contaminants includes metals (arsenic, cadmium, lead) and petroleum hydrocarbons.

Soil comments

no comments

Groundwater comments

no comments

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

no comments

Additional factors comments

no comments

Site history

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From 2017 to 2020, soil samples collected at the Site confirmed that arsenic-contaminated soil was present at top 0.5 feet on the southeast corner of the Property. Cadmium and lead-contaminated soil was present at the top 1 foot on the northwest corner of the Property.

Metal-contaminated soil was removed from the Site via excavation in 2023. Both excavations in southeast and northwest corner of the Property went to a maximum depth of 2 feet. A total of approximately 97 tons of metal-contaminated soil was removed from the Property. Confirmation soil samples did not contain arsenic, cadmium, or lead above MTCA Method A soil cleanup levels.

In 2020, benzene exceeded the MTCA Method A groundwater cleanup level in a groundwater sample from boring SB-2 on the central portion of the Property inside the former building. In addition, air phase hydrocarbons exceeded the MTCA Method B soil gas screening level at soil vapor probe VP-3 in the same area.

One monitoring well CAB-MW-1 was installed immediately next to boring SB-2 in 2024. Soil and groundwater samples from this well did not contain petroleum or benzene concentrations above the Method A cleanup levels. One soil vapor VP-6 was installed south of VP-3 in 2025. Soil vapor sample from VP-6 did not contain petroleum concentrations above the Method B screening level. This indicates that the historical exceedances in 2020 are no longer present at the Site.

Overflow - Site contamination and cleanup history

No overflow

Central Body Works Inc

17100 Central Body Works Inc 20250409

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

04/09/2025



Assessment scores by environmental medium

