

TC Systems



SHARP Report — Part 1 of 2

[Go to site contamination history](#)

• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	none
• SHARP date	SHARP it		CSID	628
• EJFlagged?	SHARP it		FSID	10587741
• LD confidence level	low		VCP	none
• Cleanup milestone	remedial investigation		UST ID	none
• SHARPster	TC Systems		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	C3	high	risk to off-site people	⊗
Surface water	D4	high	climate change impacts	✓
Sediment	D4	high	plant/animal tissue data	⊗
Soil	C1	high		

Location and land use info

1032 W. Marine View Dr., Everett, Snohomish County, 98201

Primary parcel 29051800200700 & -201300

Land use industrial

Responsible unit HQ

Sources reviewed

RIFS, Stantec, July 2016

Final Interim Action Work Plan, Stantec, June 2018

Final Work Plan for Soil Sampling, Stantec, November 2015

Primary census tract	Associated census tracts
SHARP it	SHARP it

Local demographics comments

Hazardous materials remain on-Site, additional characterization may be warranted prior to selection of a cleanup action.

Source/source area description

Sources of contamination include industrial business operations conducted by TC Systems/Tri Coating, to include powder coating for metal surfaces to be used in the marining and aviation industries. Specific sources include multiple ASTs, compressor oil leakage and dye penetration through foundation.

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[Go to top](#)

The Site history summary is based on information collected as part of a May 31, 2009 Phase I Environmental Site Assessment (ESA) conducted by E3RA, Inc. (E3RA) of Everett, Washington, historical Port of Everett documents, and persons knowledgeable of the Site history.

The Site is constructed on former tidelands. Historical information indicates that the original high water line was located just west of the railroad tracks currently located on the eastern side of West Marine View Drive.

A portion of the Jamison Shingle Mill (Jamison), constructed on a pier extending over the Bay, occupied the northern portion of Site from at least 1910 until the mid-1960s. The mill's drying kilns and wood storage sheds appear to have been located over the present-day Site. Jamison's office, also located on the Site, was reportedly destroyed in 1956 by a fire that also destroyed the adjacent Hulbert Mill. Jamison reportedly ceased operations at the Site in approximately 1960, and no additional information regarding Jamison's operations is available for review.

Ownership of the Site passed to Saginaw Shingle Company (Saginaw) in the mid-1960s.

From at least 1935 until the mid-1960s, the properties in the vicinity of the Site were also in use as shingle mills and other lumber-related businesses, including Pacific Timber Company, Pilchuck Shake and Lumber Company (Pilchuck), Summit Mill Company, and Hulbert Mill Company. Historical Port of Everett documents indicate that in 1967, fires destroyed the Jamison and Pilchuck mills. Subsequently, rubbish and other fill material was hauled in and spread at these properties; and a low area became a dumping ground for industrial refuse from an adjacent boat-works.

The areas to the north, east, and south of the Site were filled beginning in the mid to late 1960s, and by 1967, the southern portion of the Site (south of the former shingle mill) had been filled. Although the fill material is of unknown origin, Port of Everett records indicate that unknown fill, including industrial refuse, had been dumped in the vicinity of and potentially on the Site between 1960 and 1974 (Port of Everett Trailer Boat Launch Facility, Water Gate Boat Launch, Final Environmental Impact Statement). In addition, Saginaw lease documents dated April 1, 1969, included a provision allowing on-Site dumping by Scott Paper Company. Part 32 of a lease for the Site between Saginaw (Lessor) and Aretco, Inc. (Lessee; Aretco, later known as 2.3

Cruise-A-Home), stated "Lessee will not interfere with, nor shall this Lease restrict, Scott Paper Company's dumping on the said entire premises, except dumping on the demised portion thereof or on the said road."

Overflow - Site contamination and cleanup history

In the mid-1970s, the Port of Everett, in conjunction with the US Army Corps of Engineers, the City of Everett, and Snohomish County, began a dredge and fill operation that eventually filled the Site. As part of the project, the area to the west of the Site was diked, filled, and completed as a boat launch facility. The dredge material from the navigation channel in Port Gardner Bay was reportedly used as fill for the boat launch project. A 1976 aerial photograph suggests that the Site was undeveloped except for a small, rectangular structure near the southern boundary. Several potential debris piles and dirt pathways were visible.

Aretco leased the Site from 1969 until 1976, when its successor, Cruise-A-Home Inc. (Cruise-A-Home), purchased the Site. Cruise-A-Home, which designed and tooled fiberglass mobile houseboats and other surface craft, constructed two buildings (Buildings B and C) between 1978 and 1980. In 1980, Buildings B and C were occupied by Marpac Products Inc. (Marpac), which made windows and railings for the marine industry.

The Site went through a series of ownership changes in the early 1980s. Cruise-A-Home went out of business in approximately 1980, and ownership of the Site and two adjacent parcels apparently passed to Polaris Marine Corporation (Polaris). In approximately 1983, Polaris went out of business, and ownership of the Site passed to William Boeing Jr. Norton purchased the Site, including both buildings and the adjacent parcels, in 1983 and continued to lease Buildings B and C to Marpac. In 1985, Marpac formed a division called Tri Coating, which performed industrial metal coating in Building B. In 1984 and 1985, Norton completed additions to Buildings B and C, bringing the buildings to their present day square footage. The Site and buildings appear unchanged from 1985 to present day.

In 1989, new 10-year leases were executed for Buildings B and C between Marpac and Norton. In 1992, Marpac's name was changed to TCSysyems, which continued to operate out of Buildings B and C until May 13, 2010

TC Systems

628 TC Systems 00000000

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

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Assessment scores by environmental medium

