

Everett Landfil Tirefire



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	09/11/2025		CSID	3862
• EJFlagged?	✓ – No Override		FSID	2696
• LD confidence level	low		VCP	none
• Cleanup milestone	post-cleanup controls & monitoring		UST ID	none
• SHARPster	Sunny Becker		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	C1	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	
3910 Riverfront Blvd, Everett, King County, 98201	
Primary parcel	29053200101200
Land use	residential
Responsible unit	NWRO

Sources reviewed
2004-2024 compliance monitoring reports
2001 Final Consent Decree

Primary census tract	Associated census tracts
53061040700	

Local demographics comments
A zero was applied to all EJScreen parameters because the EJ Screen website was not available at the time of rating

Source/source area description
The Site was used as a municipal landfill from 1917 to 1974. In 1974, the landfill stopped accepting waste, and was graded and closed the following year. In 1977, a commercial recycling operation began storing rubber tires on the central and eastern half of the Site. Two tire fires occurred on the Site in 1983 and 1984, contributing to the contamination on-site. In 1990, the Site was added to Ecology's list of hazardous sites under the Model Toxics Control Act (MTCA).

Soil comments
the landfill was capped with minimum two feet clean soil and was graded to prvent any ponding water

Groundwater comments
a leachate collection system was installed betwee the landfill and Snohomish River

**Surface water comments**

Snohomish River is dowgradient from the landfill, a leachate collection system is between the landfill and the River

**Sediment comments**

no comments

**Indoor air comments**

residential buildings are built on top of the landfill. Enginnering control system is in place in control and monitor methane gas

**Additional factors comments**

no comments

**Site history**

[Go to top](#)

An agreed order was signed in 1994, which required remedial actions that included leachate control (managing water that drains from a landfill) and management of landfill debris and tire fire ash, as well as control of perimeter landfill gas. Since 1995, areas of the Site have been graded, capped, or excavated to remove or control the contaminant movement. Groundwater and landfill gas have been monitored at the Site since the early 2000s. The CD and a Cleanup Action Plan (CAP) were finalized in 2001. The city of Everett (City) completed two Interim Actions at the Site while it was under the State's Model Toxic Control Act (MTCA), but before the Agreed Order was signed. The first Interim Action was the Everett Landfill Site Grading in 1995. This project improved the site grading and the control of surface water. The City graded the entire site (except for the two tire fire areas) to collect and control surface water and to reduce leachate. The City then put an extra two feet of soil cover over the waste areas, and re-graded the East Ditch for drainage.

The second Interim Action was in 1997 and 1998. During this project, the City:

Installed a geomembrane cover on the eastern side slopes of the landfill.

Added a lined leachate collection trench and transmission system.

Added two pump stations.

Installed a leachate control force main and access road.

Installed site fencing.

Added site cover.

Controlled for water on the eastern portion of the site.

Removed and disposed of sediments in the East Ditch.

Removed and disposed of the tires and tire fire ash that remained.

In 2001 the City signed a Consent Decree for a Remedial Investigation/Feasibility Study and Cleanup Action Plan. The Consent Decree allowed for Brownfields redevelopment on the site. They did further landfill gas monitoring from 2001 to 2003 and installed a perimeter landfill gas control system in 2004. The Everett Transfer Station was closed and torn down in 2004. In 2006 the City built a bridge to pass 41st street over the existing rail lines. It also includes landfill gas control for the part of 41st street on the landfill.

**Overflow - Site contamination and cleanup history**

The Consent Decree permits development of commercial buildings with upper story residential living space and townhome development on the Site. Construction of grading, utility work and paving is currently underway on the west side of the Site, along with construction of the first two mixed-use building foundations and shells. These mixed-use buildings will support 333 residences and approximately 31,000 square feet of commercial, retail, business, and service uses. First occupancies are anticipated for the Fall 2023.

This amendment maintains the existing requirements of the CD. Additionally, it clarifies that street-level residential use, such as the proposed Work/Live Units, utilize a separation space between residential space and the ground, with monitoring and ventilation and additional landfill gas sensors and alarms.

## Everett Landfil Tirefire

3862 Everett Landfil Tirefire 20250911

First SHARP

SHARP rating — Low

## SHARP Report — Part 2 of 2

Conceptual site model

09/11/2025



### Assessment scores by environmental medium

