

Northpoint Apartments



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	none
• SHARP date	09/16/2025		CSID	432
• EJFlagged?	✓ – No Override		FSID	43112633
• LD confidence level	low		VCP	none
• Cleanup milestone	cleanup completion/NFA		UST ID	none
• SHARPster	Kim Smith		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	medium	risk to off-site people	⊗
Surface water	D4	medium	climate change impacts	⊗
Sediment	D4	medium	plant/animal tissue data	⊗
Soil	C3	high		

Location and land use info

1001 E Marine View Dr, Everett, Snohomish County, 98201

Primary parcel 29051700100500

Land use residential

Responsible unit NWRO

Sources reviewed

Northpoint Apartments, Site NFA Rescission and Property NFA Determination, 4/26/2011

Northpoint Apartments, No Further Action Determination, 8/20/2001

Northpoint Apartments, Restrictive Covenant, 8/14/2001

Northpoint Apartments, Independent Remedial Action Program Report, 4/30/2001

Northpoint Apartments, Remedial Action Work Plan, 2/12/2001

Primary census tract	Associated census tracts
53061040200	none

Local demographics comments

A zero was applied to all EJ screen parameters because the EJ screen website was not available at the time of ranking.

The property (associated with CSID 432) is entirely within the census tract indicated above as primary. The larger Everett Smelter cleanup site covers a larger area and encompasses additional census tracts.

The apartment complex on the property serves seniors 55+ years.

Source/source area description

The Property is located within the southeastern portion of the area designated as the Everett Smelter cleanup site (Cleanup Site ID 4298). A smelter processing lead, gold, silver, and arsenic ore operated in the area from 1894 to 1912. Sampling results showed that the subject property had elevated levels of arsenic in the soil.

Most of the property was remediated in 2000-01. A No Further Action (NFA) opinion was issued in 2001 contingent upon maintaining a restrictive covenant for contamination left in place. In 2011, the NFA was rescinded and a property-specific NFA opinion was issued.

Soil comments

Across most of the Property, cleanup levels for arsenic (20 mg/kg) have been met. Within the 20-foot-wide landscape strip along East Marine View Drive, the cleanup goal was established at 500 mg/kg for arsenic at soil depths of 4 feet below ground surface (bgs) and below. Within this landscape strip, a demarcation fabric was placed at the excavation bottom to delineate contaminant removal boundaries for future construction personnel. Clean fill was placed on top of the fabric. A restrictive covenant was placed on the property in August 2001 and remained in place at the time of this review.

Groundwater comments

Envirocon, Inc determined that a groundwater investigation was not necessary for reasons discussed in the Independent Remedial Action Program Report dated April 30, 2001. Groundwater was not encountered during any of the boring, test pitting, or excavation activities conducted at the Property.

Surface water comments

Contamination exceeding the MTCA cleanup levels for arsenic (20 mg/kg) in soil is located within a 20-foot-wide landscape strip along the western property boundary at depths four feet bgs and below. Most of the property is presently covered with impervious surfaces (buildings and parking areas) and is generally sloped.

Sediment comments

The property is generally sloped to the east and is unlikely to support surface water conditions.

Indoor air comments

Arsenic is not listed as a volatile.

Additional factors comments

no comments

Site history

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The approximately 4.22-acre property was undeveloped and vegetated by trees until the early 2000s. A Phase I Site Assessment and Phase II Site Assessment were conducted in November 1997 and March 1998. Sampling results showed elevated levels of arsenic above MTCA cleanup levels.

During the first phase of remediation in August 2000, it was discovered that the western portion of the Property had a deep layer of imported fill material, consisting mostly of loose silty sand with some concrete and asphalt debris. The depth of the fill layer ranged from 6-10 feet below ground surface (bgs).

The second phase of remediation occurred in early 2001 and included removal of remaining hotspots and some of the contaminated fill material. Across most of the Property, areas exceeding the cleanup level for arsenic (20 mg/kg) were excavated and re-sampled until cleanup standards were met. Within the 20-foot-wide landscape strip along East Marine View Drive, the cleanup goal was established at 500 mg/kg for arsenic at soil depths of 4 feet bgs and below. Within this landscape strip, a demarcation fabric was placed at the excavation bottom to delineate contaminant removal boundaries for future construction personnel. A restrictive covenant was placed on the property in August 2001 and remains in place today.

The existing apartment building was constructed in 2006 and is currently used as a retirement community for seniors.

Overflow - Site contamination and cleanup history

No overflow

Northpoint Apartments

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First SHARP

SHARP rating — Low

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Conceptual site model

09/16/2025



Assessment scores by environmental medium

