

Welcome to our online meeting

We will start our presentation shortly.
No sound? We will unmute soon for sound checks.

Join



Tip Try your computer audio first.



1 **Connect Audio**

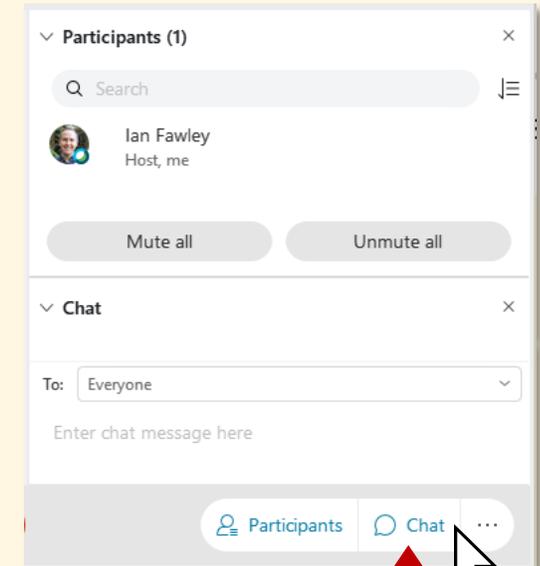
2 **Join Meeting**

Connect to video system | Audio: Use computer audio | Test speaker and microphone

Unmute | Start video | Start Meeting

Participate

Turn on Chat box
and Participant list
at the bottom right
side of your screen.



Participants (1)

Search

Ian Fawley
Host, me

Mute all | Unmute all

Chat

To: Everyone

Enter chat message here

Participants | Chat

Question? Chat with us.

Audio

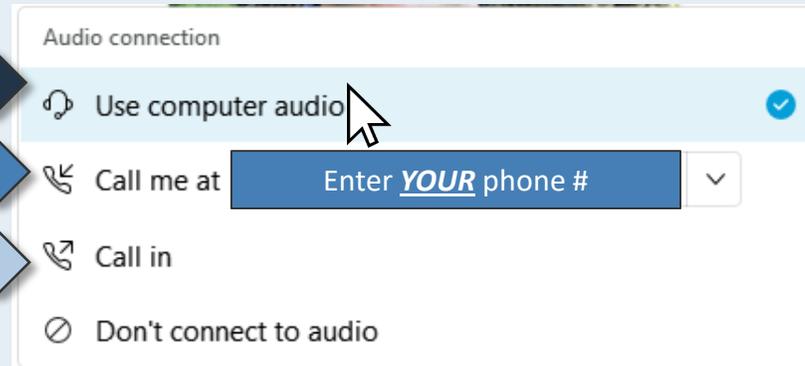
A Best Option: Use computer for audio

B If computer audio does NOT work...

C If calling your phone does NOT work...

If selecting "Call in:"

- Call US Toll: +1-415-655-0001
- Enter Webex-generated code 177 054 2140 followed by "#"



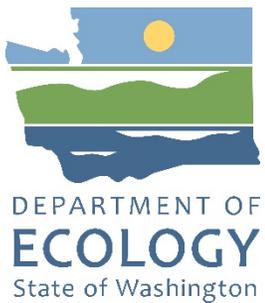
Audio connection

Use computer audio

Call me at Enter YOUR phone #

Call in

Don't connect to audio



Everett Landfill Site

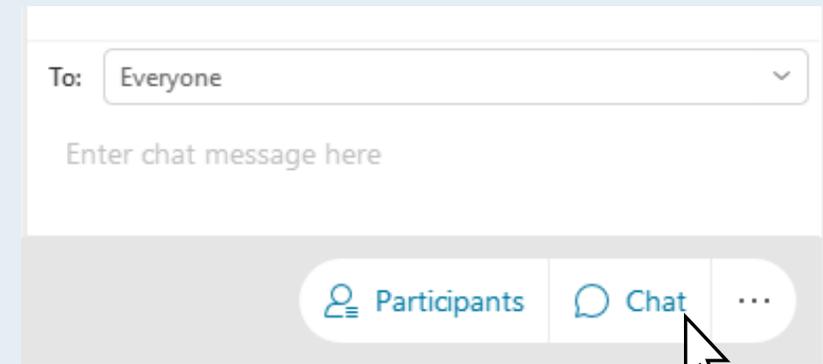
Public Meeting: Consent Decree Amendment #3

July 28, 2021

Participation in Online Public Meeting



You can ask questions
via the chat function



Facilitators will read your typed questions

Our presentation team will either:

1. Answer your questions throughout the presentation.
- OR–
2. Collect your questions for the Q/A session at the end.



Ian



Kelsey

Presentation Outline



- Welcome and Introductions
- Cleanup Process and Public Participation
- Site Overview and Current Conditions
- Site History and Development
- Timeline of Legal Agreements
- Proposed Consent Decree Amendment #3 – Additional Safeguards
- Next Steps
- How to Comment
- Questions/Answers

Meet Your Panelists



Sunny Becker
Site Manager

Ian Fawley
Outreach Specialist



Randy Loveless, Associate Engineer, Public Works



Kate Snider, Principal Engineer

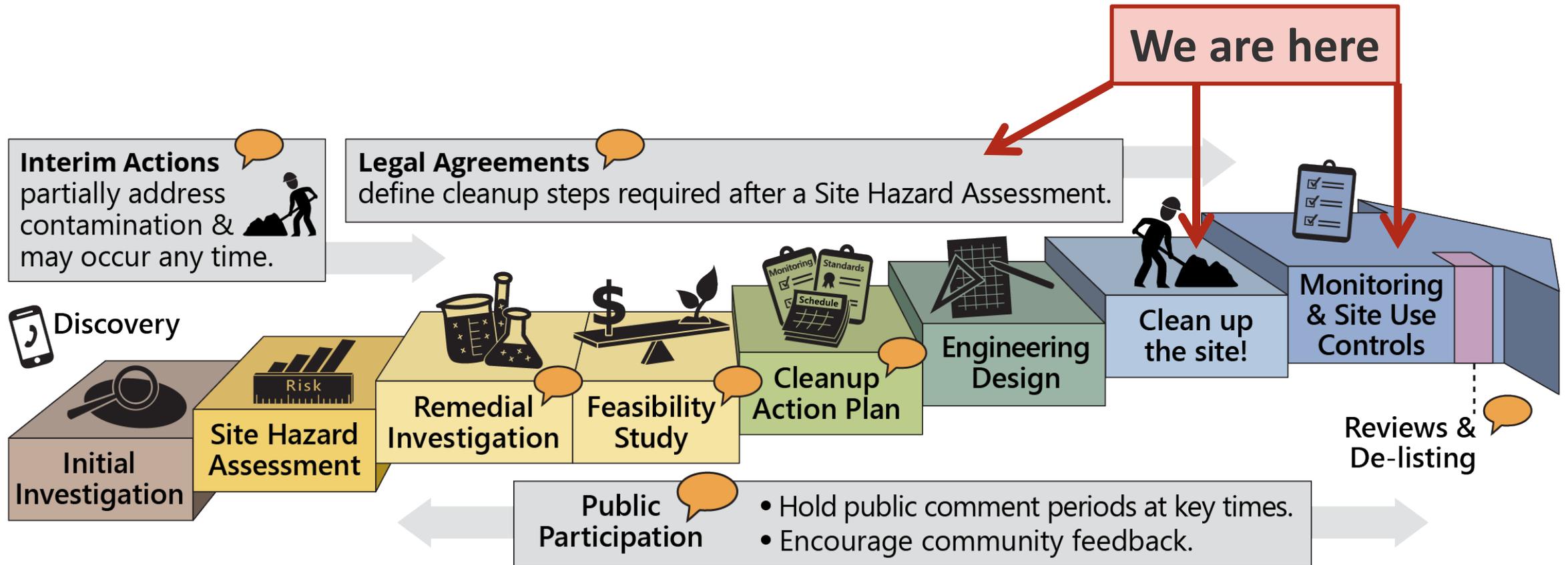
Riverfront Commercial

Eric Evans, Director of Development



Tyson Wright, Landfill Gas Engineer

Washington's Formal Cleanup Process



Public Participation



Ecology has **1** document for public review and comment through August 17, 2021:



Consent Decree Amendment #3
(legal agreement)

Location

Puget Sound

Downtown
Everett



← Interstate-5

★ SITE

← Snohomish River





2016



2019

Current Conditions

- 70 acres of open space
- City of Everett's landfill development plan is 20 years in making



Everett Landfill Site History

- 70 acres, Municipal Landfill from 1917-1974
- After closure, used as a transfer station & tire storage
- Tire fires in 1983 & 1984
- Cleanup actions, 1993 – 2006, including:
 - covering and grading the landfill
 - construction and operation of perimeter gas and leachate collection systems
- Identified by City in Comprehensive Plan as economic development opportunity



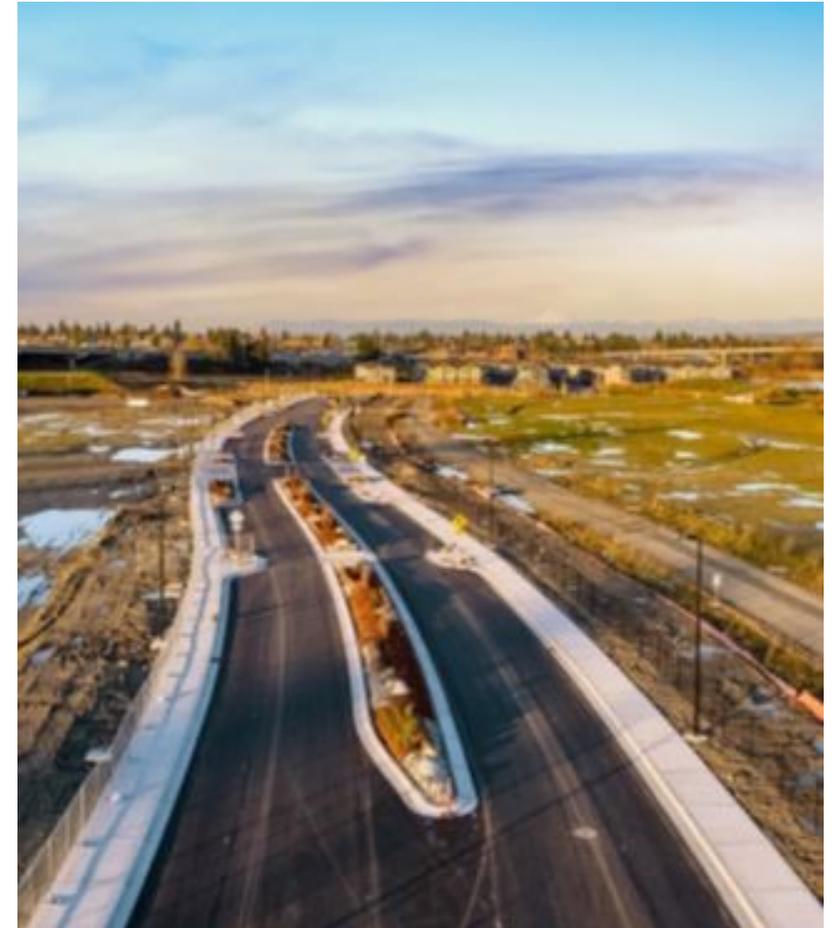
Development Status

City of Everett

- New I-5 off-ramp and rail overcrossing constructed – primary site access
- BNSF mainline relocated

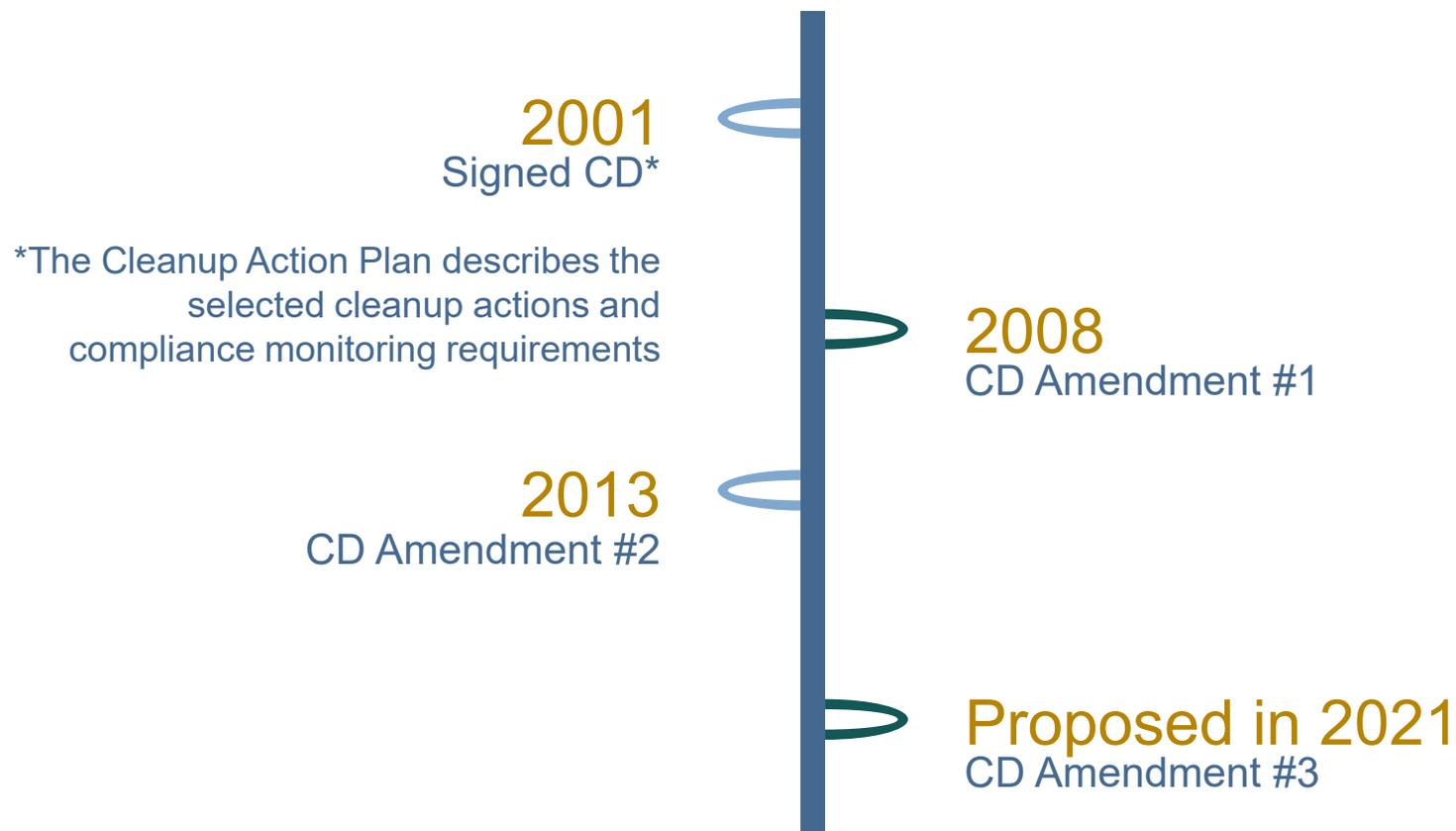
Developer

- Riverfront Boulevard – Opened to public 2021
- Westside Site Work – Construction underway, includes grading, paving, utility work
- Buildings A&B – Construction underway, work/live units pending CD Amendment #3 approval



North view in the Everett Landfill site

Timeline of Cleanup Legal Documents



CD = Consent Decree

CD Enforcement - Highlights

- The Cleanup action Plan (CAP), under the legal document CD, specified cleanup actions for the landfill under two scenarios:
 - when the landfill remains as an open space area
 - when the landfill is developed with buildings, road and parking lot.
- City and Ecology management and oversight to ensure compliance
- Monitoring data reported to Ecology annually, immediate notification if any triggers and corrective actions



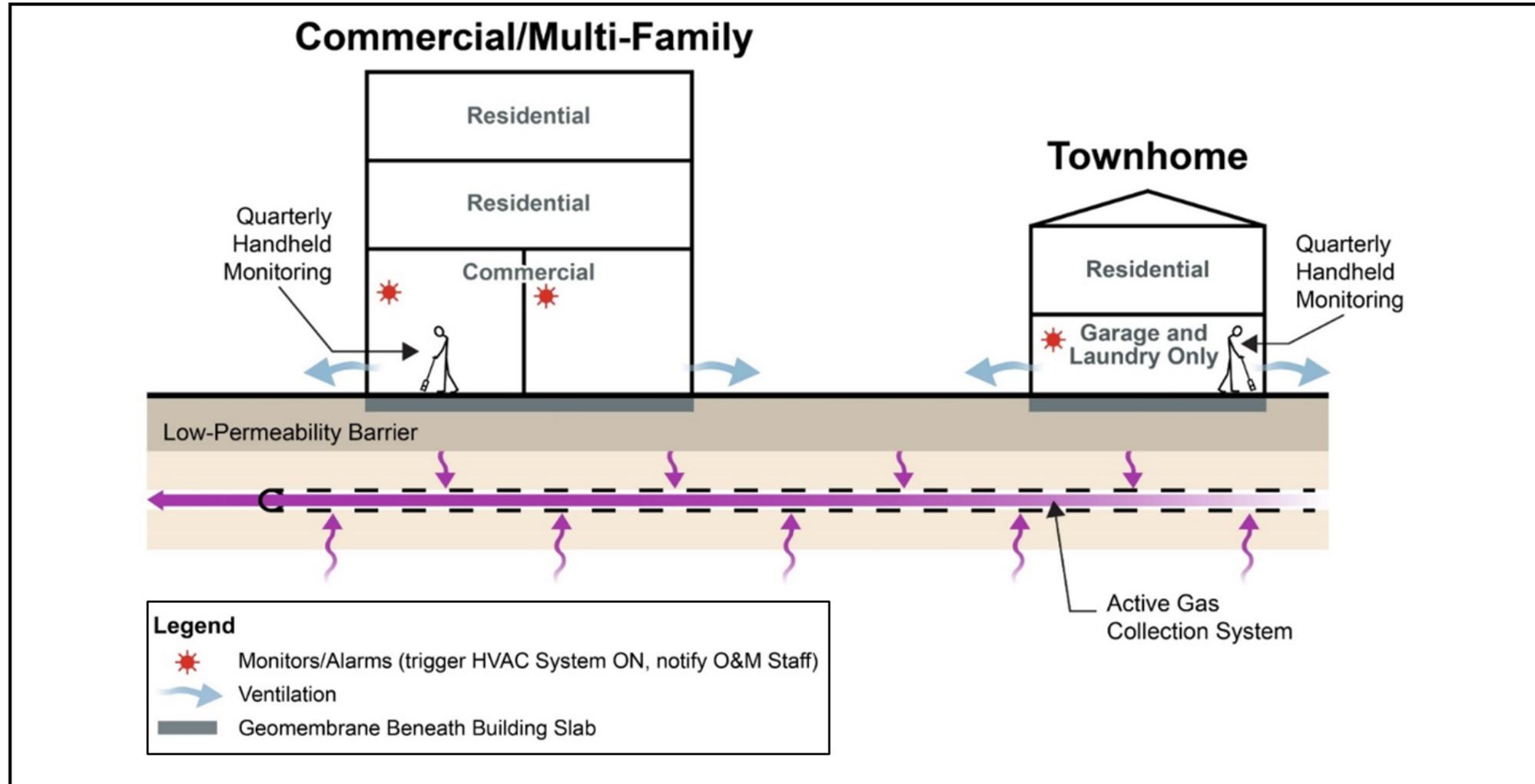
Consent Decree/Cleanup Action Plan, 2001

“Future use of the Site shall be restricted to **commercial, industrial, mixed use, recreational, multi-family residential (upper levels only) or public access uses**. The owner must notify and obtain approval from Ecology, or from a successor agency, prior to any use of the Site that is inconsistent with the terms of the Restrictive Covenant.”

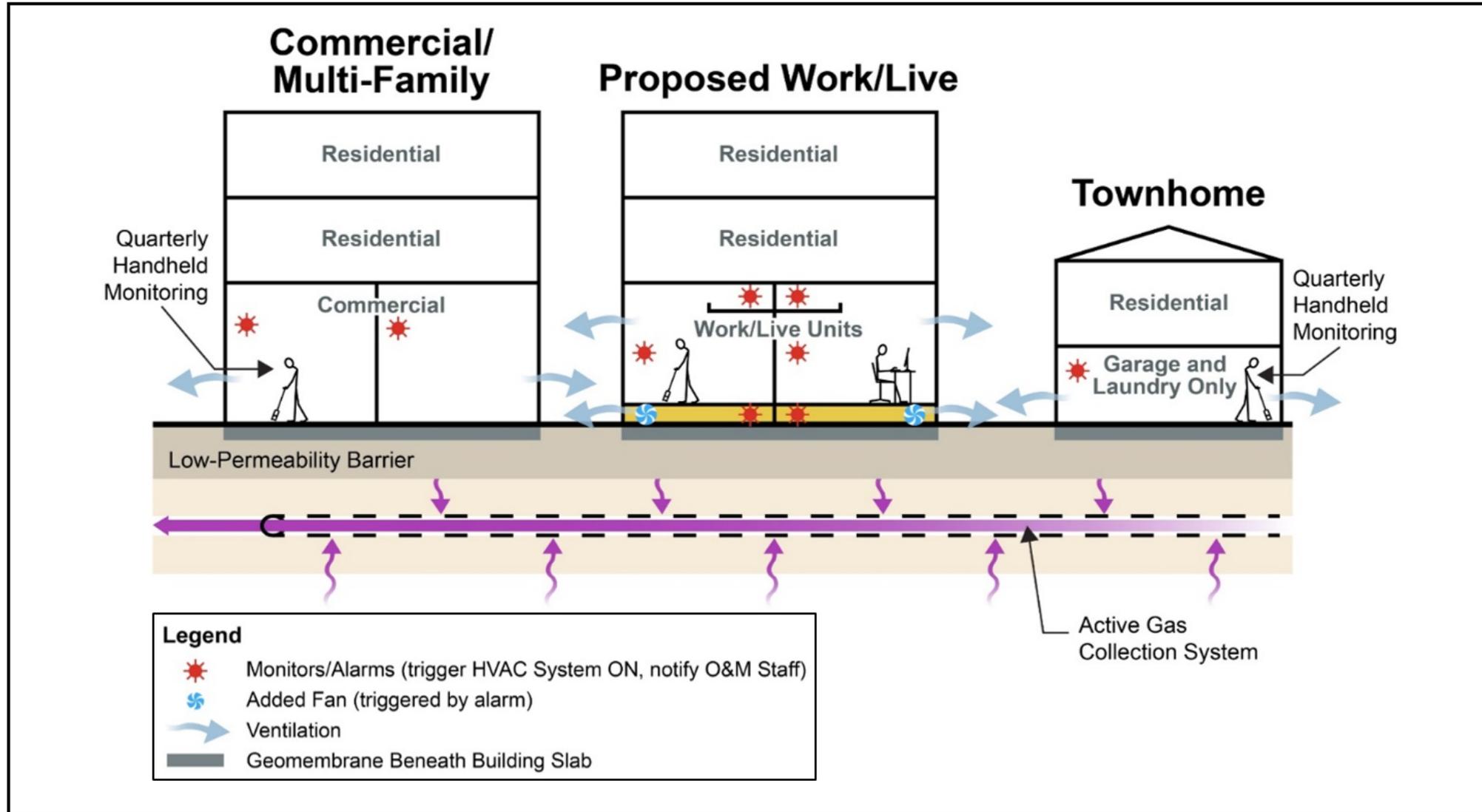
Proposed CD Amendment #3

31. *Riverfront may develop residential units at the Property* with ground floor uses restricted solely to garage, storage, and laundry; provided however, that *street level residential units* shall not be considered ground floor, and shall instead be considered upper level units, if they *are separated from the slab-on-grade by unoccupied and isolated monitoring/ventilation spaces* meeting the requirements of this paragraph.

Existing CD Requirements and Safeguards

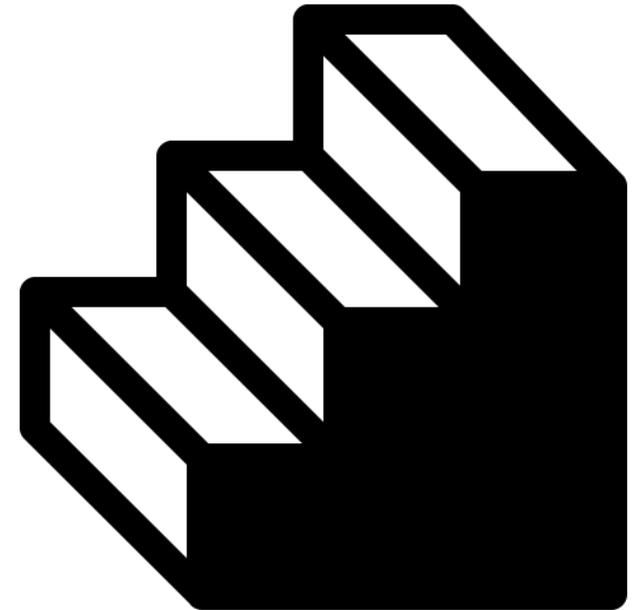


Proposed CD Amendment #3 – Additional Safeguards



Next Steps

- 30-day Public Comment Period for Consent Decree Amendment #3 (July 19 – August 17, 2021)
- Ecology responds to comments
- Based on comments, Ecology finalizes the legal agreement amendment
- The City and developer proceed with development and additional requirements
- Long Term Monitoring





How to Comment



Comment Online

www.bit.ly/EverettLandfillComment



Contact Site Manager

Sunny Becker – Site Manager

PO Box 330316

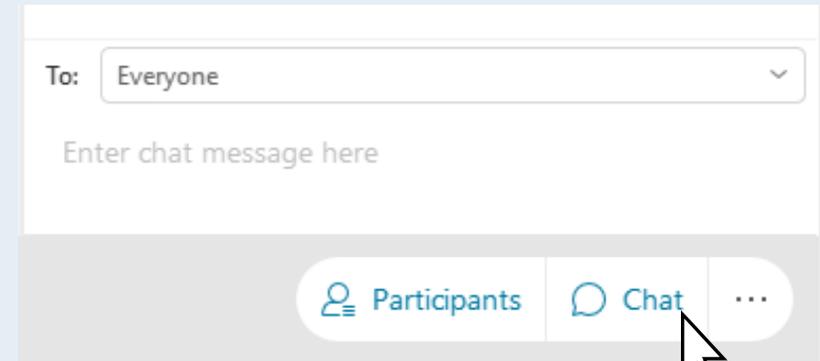
Shoreline, WA 98133

Sunny.Becker@ecy.wa.gov

Questions?



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via the chat function



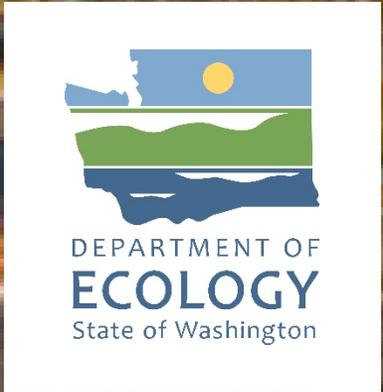
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your typed questions



Ian



Kelsey



Thank you

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425-324-5901

Reminder:

A digital PDF of this presentation will be available on Ecology's webpage: www.bit.ly/EcologyEverettLandfill