

Everett Landfill Tire Fire Cleanup Site



Contact & Information

Comments accepted:

July 19 – August 17, 2021

Submit comments online at:

www.bit.ly/EverettLandfillComment

Questions or comments:

Sunny Becker - Site Manager

P.O. Box 330316

Shoreline, WA 98133-9716

Phone: 425-457-3842

Email: sunny.becker@ecy.wa.gov

Site Webpage:

www.bit.ly/EcologyEverettLandfill

Document review locations:

In consideration of public health and safety, Ecology cannot offer in-person review options at this time. Please refer to the Site webpage above. If you need document review assistance, please contact:

Ian Fawley - Outreach Specialist

Ian.Fawley@ecy.wa.gov

425-324-5901

Facility Site ID: 2696

Site Cleanup ID: 3862

Cleanup amendment ready for public comment

Ecology is amending a legal agreement, called a Consent Decree (CD), for the Everett Landfill Tire Fire Site (Site). Ecology and the potentially liable person (PLP), the City of Everett, agreed to the CD in 2001. It defined cleanup requirements for the Site when it remained an open area, and cleanup requirements when it would be developed with roads and buildings. This amendment now specifies additional cleanup requirements and safeguards based on new proposed developments at the Site.

Ecology would like your input on:

- **Consent Decree Amendment #3** – update to the 2001 legal agreement between Ecology, City of Everett, and Riverfront Commercial Investment (Riverfront was added as a PLP at a later date).

Online Public Meeting

Ecology will host an online public meeting to provide information and answer questions:



Wednesday, July 28, 2021

6 – 7 p.m. - Presentation

7 p.m. – Q&A (as needed)

Register at: www.bit.ly/EcologyEverettLandfill

Call Ian Fawley, Outreach Specialist, 425-324-5901, for dial-in options and other online meeting support.

En español

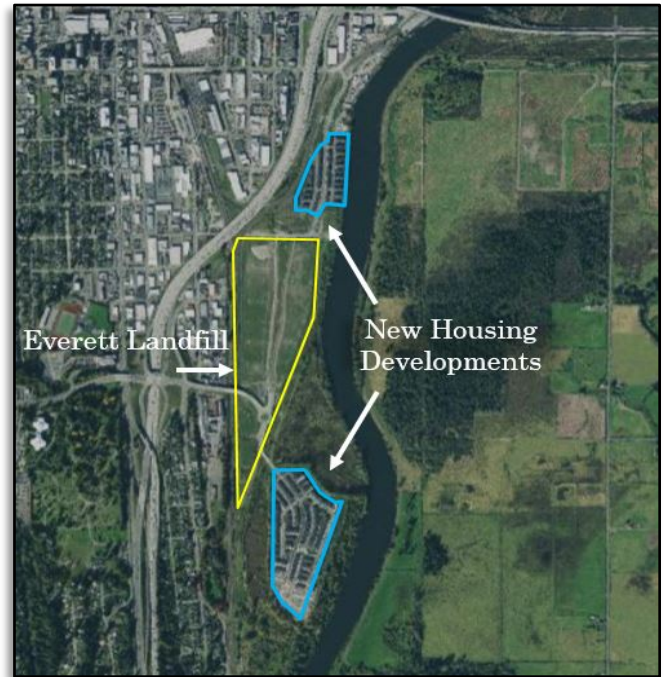
El Departamento de Ecología está anunciando el periodo de comentario público relacionado a la limpieza ambiental del sitio Everett Landfill Tire Fire. Para obtener este documento, o más información sobre este sitio, en español favor de comunicarse con Mark Wheeler al 509-329-3444 o preguntas@ecy.wa.gov.

Site Background

The Site is approximately 70 acres and is located east of downtown Everett, between Interstate 5 and the Snohomish River in Everett, Washington. It is currently under development by the owner, Riverfront Commercial Investment, LLC, for commercial and residential uses.

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](#)¹).

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.



Site Development and New Requirements

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.

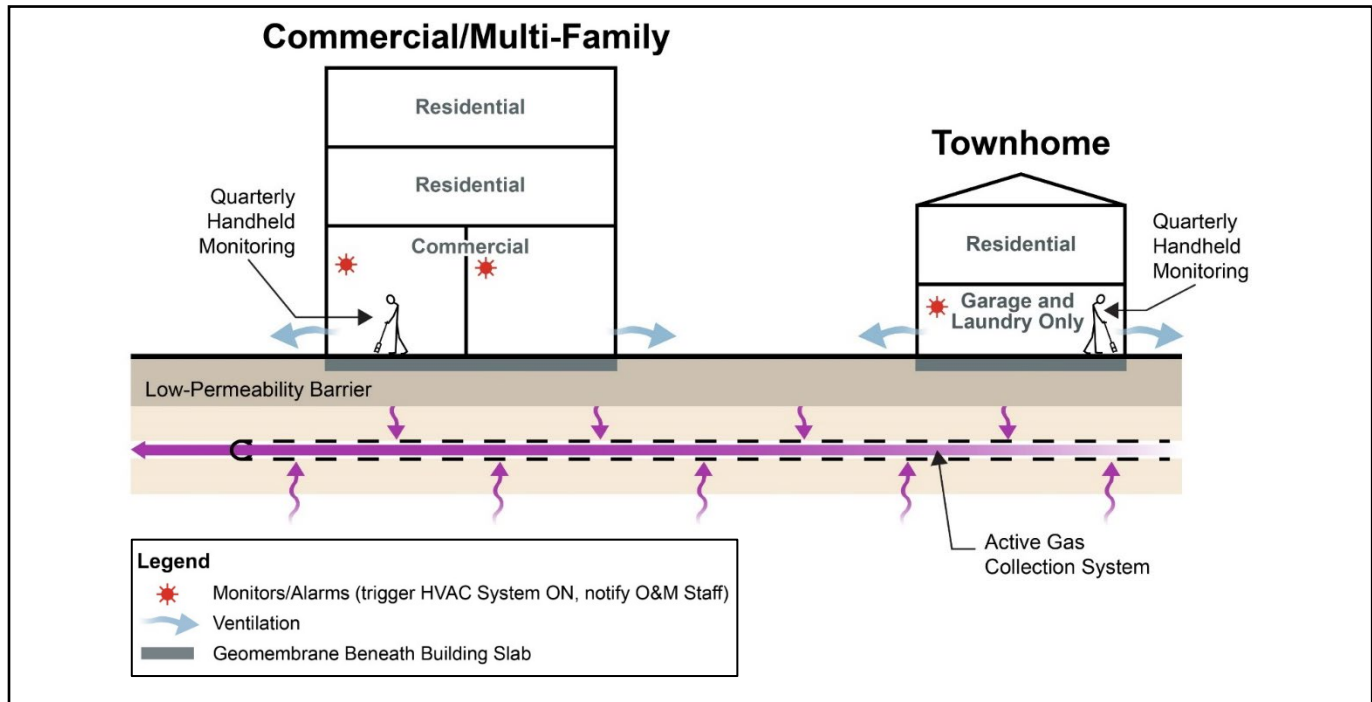
This amendment will maintain the existing requirements of the CD. Additionally, it will clarify that street-level residential use, such as the proposed Work/Live Units, utilize a separation space between residential space and the ground, with monitoring and ventilation and additional landfill gas sensors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

What happens next?

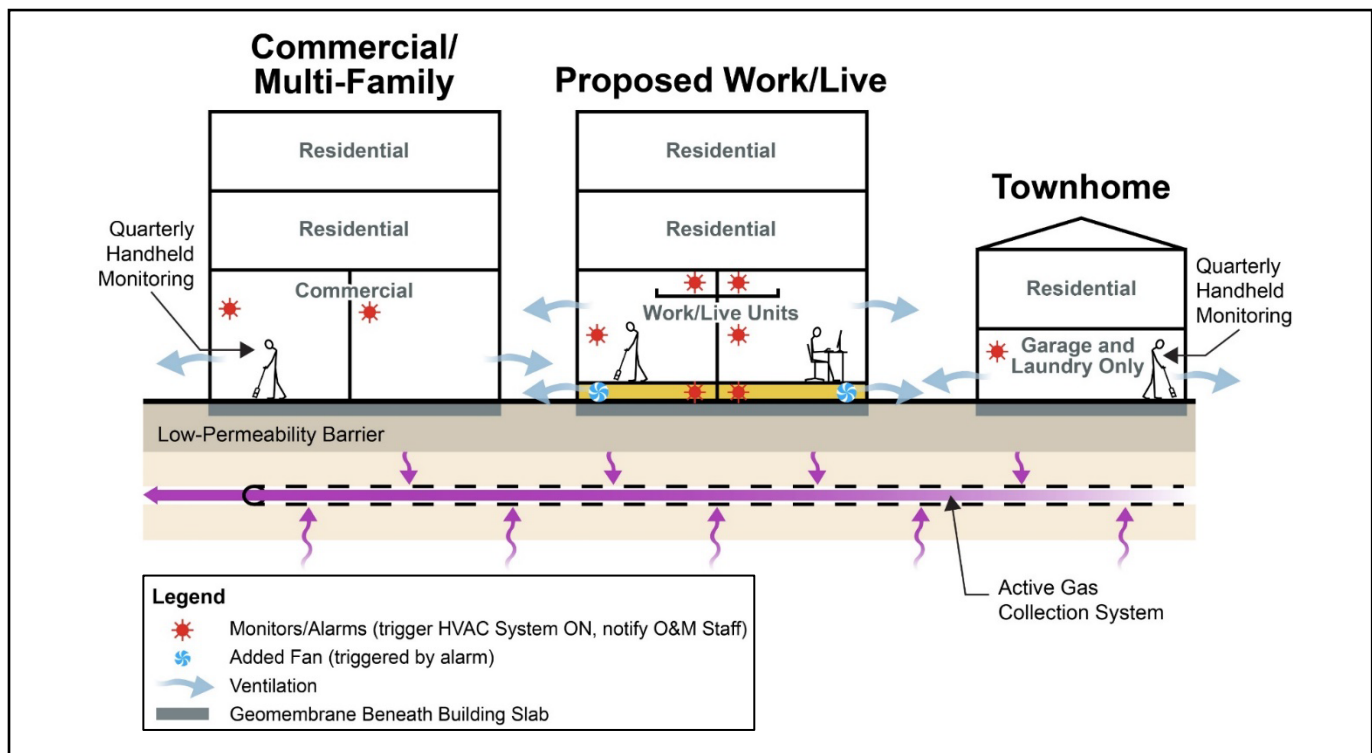
Ecology will consider all comments received and may change the amendment based on them, and hold another public comment period if large changes are made. If no changes are made, Ecology will finalize the amendment, and the PLPs will proceed with development and additional requirements.

¹ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Rules-directing-our-cleanup-work/Model-Toxics-Control-Act>

Existing Consent Decree Requirements and Safeguards



Proposed Consent Decree Amendment #3 - Additional Safeguards



Toxics Cleanup Program
P.O. Box 330316
Shoreline WA 98133-9716

Comments Invited – Everett Landfill Tire Fire Site



North view in the Everett Tire Fire Site

Public Comment Period & Meeting

July 19 – August 17, 2021

Online Meeting: July 28, 2021

<https://bit.ly/EcologyEverettLandfill>

The Washington Department of Ecology is asking for comments on documents related to the cleanup efforts proposed at the Everett Landfill Tire Fire Site, located in Everett between Interstate 5 and the Snohomish River.

See inside for details on this site and how to comment!

Información en español incluida (página 1)

Accommodation Requests: To request ADA accommodation including materials in a format for the visually impaired, call Ecology at 206-594-0000 or visit <https://ecology.wa.gov/accessibility>. People with impaired hearing may call Washington Relay Service at 711. People with speech disability may call TTY at 877-833-6341.