

Port Gardner

Port Gardner is a larger neighborhood stretching east-west through the middle of Everett. Steep slopes, rail lines, and Port Gardner Bay border its west, and rail lines and I-5 border it on the east. It contains a large amount of forested area in the southwest. There is a single Hazardous Materials facility on the northeast edge, operated by Everett Steel. Most of the construction is pre-1972, including potentially large numbers of unreinforced masonry structures in the downtown. Much of the area is covered by site class C to D soils, with additional site class D in the steep slope and river areas and site class D to E in the floodplain. There is also site class E soil in the port area.

The combination of these factors indicate that the area is at risk for: landslides in the steep slope areas; earthquakes in those areas with poor soils, on or around steep slopes, or with older structures and unreinforced masonry; tsunami in the port area; hazardous materials spills from I-5, the railroad, and the Hazardous Materials facility; flooding in the Snohomish River floodplain and Port Gardner bay; and wildfire in areas bordering forested slopes. While the number of potential hazards is great, the risk is concentrated in the western half of the neighborhood with its poor soils and greater landslide risk, and in the areas with unreinforced masonry, which are always more susceptible to earthquake damage. The rest of the neighborhood would be relatively secure, as it is built on better soils and is not at risk of isolation.

