

Riverside

Riverside is a large neighborhood in eastern Everett. It benefits from stable soils in most of the area and little exposure to steep slopes, while several riverside parcels with docks, shipping, and other industrial activity are exposed to the Snohomish River floodplain. These activities are conducted on poor, site class D to E soils. With the major transportation thoroughfares of I-5, U.S. 2, and the railroad extending into the neighborhood, the area could be at risk from hazardous materials incidents. These and other arterial streets also reduce the area's risk of isolation.

Although the neighborhood is dominated by pre-code construction, those areas are not exposed to any particular seismic, slope, or other related hazard. Without any additional exposure, pre-code housing that is not secured to its foundations remains especially susceptible to earthquake damage. Should these structures be retrofitted to secure their foundations, it would limit the potential impact from a major disaster in the neighborhood.

