

View Ridge-Madison

The View Ridge-Madison neighborhood stretches from the waters of Possession Sound down to south-central Everett. It is bordered on three sides by steep slope areas, many of which contain site class C to D and site class D soils, and by the BNSF railway at the north end of the neighborhood, which could expose it to hazardous materials events. The area is also dominated by structures built prior to the introduction of the 1972 building code. With substantial forested areas, there is a risk of wildfire. Due to the relatively small number of major streets and large number of steep slopes, much of the neighborhood is at an elevated risk of isolation.

The risk varies widely throughout the neighborhood. Those areas on steeper slopes--northwest, northeast, and north--face the greatest risk from wildfire, landslide, earthquake, and isolation. The southern portion of the neighborhood has access to major streets and commercial business, and does not border steep slopes or poor soils. Much of the poorer soil in the south is not built upon. A singular source of risk in the southern part of the neighborhood is the CEMEX plant, a Hazardous Materials facility.

