

## *Boulevard Bluffs*

Steep slopes and large swaths of site classes C and D soils dominate the Boulevard Bluffs neighborhood, located in southwest Everett. The BNSF railway runs along the bluff next to the water. The soil classes and the existence of steep slopes make this area especially susceptible to landslides and earthquakes. The BNSF railway and the 7+ hazardous materials facilities lying just beyond the southern boundary of the neighborhood also leaves the area at risk from hazardous materials spills. Finally, the area has relatively few major streets, which, combined with the steep slopes and older bridges, increases the likelihood of isolation in the event of a hazard such as an ice storm or earthquake. There are several planned and existing pedestrian trails in the area that provide alternatives; however, a lack of nearby commercial business centers means that, even should the trails be passable, there would be few places to go.

A majority of the residential structures in Boulevard Bluffs were built prior to the 1972 building codes. Also, most of these structures are located in the steep slope areas. It is likely that homes in this area would be susceptible to damage following a major earthquake, especially given their proximity to the South Whidbey Island Fault. Furthermore, many of these slopes are heavily forested, increasing the risk of wildfire.

