



• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	None
• SHARP date	03/22/2025		CSID	6851
• EJFlagged?	✓ – No Override		FSID	91682829
• LD confidence level	low		VCP	SW0984
• Cleanup milestone	remedial investigation		UST ID	100249
• SHARPster	Tim Mullin		LUST ID	4264

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors
Indoor air	D4	medium	multiple chemical types <input type="checkbox"/>
Groundwater	C4	medium	risk to off-site people <input type="checkbox"/>
Surface water	D4	medium	climate change impacts <input type="checkbox"/>
Sediment	D4	medium	plant/animal tissue data <input type="checkbox"/>
Soil	C4	medium	

Location and land use info	
320 Columbia St SW, Olympia, Thurston County, 98424	
Primary parcel	78500200100
Land use	commercial
Responsible unit	SWRO

Sources reviewed
Ecology, First Periodic Review, November 26, 2024.
GeoEngineers, Groundwater Compliance Monitoring Termination Request, April 19, 2024.
GeoEngineers, February 2018 Monitoring Event, April 5, 2018.
GeoEngineers, Geotechnical Exploration Summary/Cap Repair Report Letter, November 21, 2017.
Ecology, No Further action at a Property associated with a Site, September 15, 2015.
GeoEngineers, Remedial Investigation Report, November 4, 2013.



Primary census tract	Associated census tracts
53053940002	None

Local demographics comments

Census tract number taken from WA Tracking Network. A zero was applied to all Ejscreen parameters because the Ejscreen website was not available at the time of rating. The hazardous substances from this site remained on the census tract where the release occurred.

Source/source area description

Multiple releases at the property from a former manufactured gas plant that provided electricity to Olympia in the first half of the 20th century.

Soil comments

no comments

Groundwater comments

no comments



Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

no comments

Additional factors comments

no comments

Site history

[Go to top](#)

The Site is on and around the location of the former Columbia Street Manufactured Gas Plant (MGP), located at 320 Columbia Street NW in Olympia, Thurston County, Washington (Property). The Property cleanup activities are being administered by Puget Sound Energy (PSE) as a legacy property. Starting in 1908, the Site operated as a MGP for about 16 years before it was converted into a gas storage facility; receiving coal gas that was manufactured in Tacoma. During the 1950s, the manufactured gas storage operations had ceased at the Site. After closing the gas storage operation, the Site was used as a warehouse until the 1970s and was then used as retail office space. In 1990, Estern Geotechnical, Inc. (Estern) conducted the removal of a 1,000-gallon underground storage tank (UST). The soil from the UST excavation was evaluated for TPH and benzene, toluene, ethylbenzene, and xylenes. The analytical results for the excavation bottom exceeded the soil cleanup level of 100 parts per million (ppm) for TPH. Estern allowed the excavation bottom soils to aerate for one week and then collected new samples and analyzed them; the new soil results were reported at 11 ppm for TPH. The excavation was backfilled to the original grade. From 2006 until 2011, four investigations have been conducted to delineate the extent of the soil and groundwater contamination. These investigations identified benzene, cPAHs, TPH-G, TPH-D, TPH-O, lead, and mercury as the major constituents of concern (COCs) for the Site soil and groundwater. The majority of the soil contamination was found to be within 6 feet of the ground surface. Groundwater depth on the Property has ranged from approximately 4 feet to 6.5 feet below ground surface (bgs). In October 2010, GeoEngineers submitted a Cleanup Action Plan (CAP) for Ecology review and revised their plan in July 2012 after two interim investigations and a data analysis of previous investigation. Based on their analysis, the most wide-spread contaminate was cPAHs. GeoEngineers estimated that ninety-four percent of the total cPAH contaminant mass was within 6 feet of the ground surface. GeoEngineers recommended and PSE selected Alternative 3. Ecology reviewed the FS/DCA, concurred with the assessment, and approved the CAP. In October 2013, GeoEngineers implemented the preferred cleanup alternative on the Property involving excavation and disposal of contaminated soil. An artesian well was uncovered and capped in the process.

Overflow - Site contamination and cleanup history

In January 2013, GeoEngineers submitted the Cleanup Action Report for review. In their report, GeoEngineers concluded the cleanup objectives had been met and available analytical data indicated the soil-to-indoor air pathway would not be complete on the property. In addition, groundwater data indicated the groundwater-to-indoor air pathway was likely to be incomplete on the Property (see Table 2). GeoEngineers requested Ecology provide a Property-specific No Further Action (NFA) Opinion Letter. Ecology review of the soil analytical results indicated PAHs and the other COCs did not extend past the southern and western property boundaries. PAHs concentrations above the MTCA Method A Soil CUL on the eastern boundary and on the northern boundary next to the treated wooden telephone pole and at a location that extended under the sidewalk and possibly under Thurston Avenue. Groundwater analytical results from monitoring wells MW-6, MW-10, MW-15, and MW-16 further indicated that PAHs were not detected above the laboratory reporting limits or were not above the MTCA Method A Groundwater CUL, further indicating groundwater impacts were limited to the Property. Ecology concluded the cleanup objectives were met and indicated the Property would qualify for a Property-specific NFA Opinion Letter with the application of institutional controls under an Environmental Covenant. In October 2013, GeoEngineers provided a Groundwater Compliance Monitoring Plan. Ecology reviewed and approved the plan and stipulated it must be filed as an addendum to the environmental covenant attached to the Property. Groundwater monitoring continued periodically until 2019. Ecology concurred with decommissioning Site monitoring wells ahead of building construction, which was delayed by inflation and federal interest rate increases. The property is still a vacant lot used for paid parking. Ecology concluded sufficient groundwater monitoring had been completed for the property and issued a 5-year review in November 2024 concluding that the monitoring wells did not need to be replaced. Two new monitoring wells appeared in the sidewalk along Thurston Avenue during an October 2023 site visit, presuming associated with the cleanup site to the north.

Columbia Square Properties

6851 Columbia Square Properties 20250322

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

03/22/2025



Assessment scores by environmental medium

