

Hamilton Street Bridge Site



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	none
• SHARP date	05/21/2025		CSID	3509
• EJFlagged?	✓ – Overridden		FSID	84461527
• LD confidence level	low		VCP	none
• Cleanup milestone	post-cleanup controls & monitoring		UST ID	none
• SHARPster	Christer Loftenius		LUST ID	none

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	high	multiple chemical types	✓
Groundwater	C1	medium	risk to off-site people	⊘
Surface water	D4	medium	climate change impacts	✓
Sediment	B2	medium	plant/animal tissue data	⊘
Soil	C1	high		

Location and land use info

111 N Erie Street, Spokane, Spokane County, 99202

Primary parcel 35174.0615

Land use SHARP it

Responsible unit SHARP it

Sources reviewed

Cleanup Action Plan

Engineering Design Report

Cleanup Completion Report

Compliance Monitoring Plan

Prospective Purchaser Consent Decree (PPCD), Ecology and Sagamore Spokane LLC

PPCD Cleanup Action Plan

PPCD Engineering Design Report

Third (2022) Periodic Review Report

Primary census tract	Associated census tracts
Spokane 67000 145	SHARP it

Local demographics comments

US EPE EJscreen web portal has ceased to be.

Source/source area description

The Hamilton Street Bridge Site is on the southern bank of the Spokane River. A vicinity map is in Figure 1, and a Site plan is in Figure 2. Following remedial activities, an Environmental Covenant was recorded for the property. The Site is currently undergoing performance monitoring.

The Site is bounded by the Spokane River to the north, Erie Street to the east, a BNSF rail line to the south, and undeveloped land to the west. The Site includes parcels owned by Sagamore Spokane LLC (Sagamore), BNSF, and the City of Spokane. The Site is partially fenced, and the PLPs regularly monitor several groundwater wells as part of the cleanup action.

Soil comments

Approximately 100,000 tons of town gas waste, primarily coal tar and coal ash are left in the ground. The coal tar has migrated in the soil to an approximate maximum depth of 100 feet below ground surface. A two feet+ thick soil cap with a 6-inch gravel layer has been placed on top of contaminated (coal tar) soils

Groundwater comments

On-site groundwater is impacted by coal tar and coal ash contaminants (PAHs and arsenic). So far the current groundwater monitoring well network has not detected any off-site migration of contaminants. However, the complex interaction between Spokane River and the Site groundwater has not been fully investigated to truly determine the discharge point of groundwater from the Site. Additional investigation is required to understand the groundwater flow beneath the Site.

Surface water comments

An engineered riverbank with planted trees and shrubs were part of the original Site remedy to prevent direct contact between contaminated soil and the river bank. Current groundwater monitoring does not indicate that contaminated groundwater is flowing into Spokane River. Instead during most of the year (summer, fall, and winter) groundwater flows from the river into the Site.

Sediment comments

Sediments are contaminated with PCBs from upstream sources. Spokane River supports a sensitive community of big brown bats.

Indoor air comments

No buildings on-Site.

Additional factors comments

The Site is located along Spokane River and some low lying areas of the Site at the lower part of the riverbank are within a FEMA recognized flooding zone. Climate change may exacerbate future flooding events and increase the risk of river bank erosion.

Site history[Go to top](#)

The Site (Figure 2) has an industrial history ranging from the early 1900s to the 1960s, and has been used for gas manufacturing, coal tar processing, railroad operations, roads, and retail from 1905 until 2005. The portion of the Site owned by Sagamore consists of two parts: one formerly owned and operated by the Spokane Natural Gas Company and the other by CM&SPR. Between 1905 and 1948, the Spokane Natural Gas Company operated the SGP, a manufactured gas plant manufacturing coal gas and carbureted water gas. In 1948, the plant began using a propane-air system for gas mixing, storage, and distribution, which operated until natural gas became readily available. In 1958, the Spokane Natural Gas Company merged with the Washington Water Power Company (WWP). WWP stored and dispensed natural gas at the Site until 1962 or 1963.

CM&SPR owned the riverfront part of the Property, on which they constructed a rail line circa 1911. The rail line extended along the southern riverbank to a railroad tunnel within the basalt embankment on the west side of the Site. Records indicate that during rail line construction, fill materials were deposited into the river and the shoreline was modified to its present configuration.

Richard Brown leased the SGP property from 1963 to 1978 and operated Brown Building Materials at the property. He purchased the SGP portion of the Property in 1978. When the cleanup was implemented in 2001–2004, the SGP and CM&SPR portions of the Site were owned by Spokane River Properties (SRP) under the control of Richard's son, Eric Brown.

ATC operated on two parcels (Parcel Nos. 35174.0009 and 35174.0010) leased from BNSF. The coal tar operation is believed to have started concurrently with the SGP in approximately 1905 and continued to formulate or distribute products until 1967. The C.G. Betts Company processed coal tar until the early 1930s, when ATC took over operations. They produced a variety of hydrocarbon-based products and intermediaries, including roofing tar, boat pitch, post paint, and naphthalene. ATC leased the parcels from BNSF until 1967. Richard Brown began leasing the parcels from BNSF in 1968. Eric Brown leased Parcel 35174.0010 when the CAP was implemented between 2001 and 2004. In 1989, BNSF transferred ownership of Parcel 35174.0009 to the City of Spokane in a general land swap deal in the Site area. Appendix A includes the property transfer documentation.

Overflow - Site contamination and cleanup history	
Additional parcels: 35174.0613, 35174.0612, 35174.0614, 35174.0009, 35174.0010	Site
description continued: The Site includes the following three components: •Two original BNSF properties, including a portion of which was formerly leased by the American Tar Company (ATC) that currently is owned by BNSF (Parcel No. 35174.0010), and the City of Spokane, respectively (Parcel No. 35174.0009). These properties are referred to as the BNSF properties. •The former Spokane Manufactured Gas Plant (SGP) and the Chicago Milwaukee & Saint Paul Railroad (CM&SPR) properties were previously owned by Brown Properties LLC and River Bend Properties Owner’s Association and purchased by Sagamore Spokane LLC (Sagamore). These properties are referred to as the Sagamore properties (Parcel Nos. 35174.0612, 35174.0613, 35174.0614, 35174.0615, and eastern half of No. 35174.0616). •Portions of the above properties have been sold, transferred, or deeded to the City of Spokane for the Martin Luther King (MLK) Jr. Way right-of-way. This part of the Site is referred to as the MLK Jr. Way right-of-way. The Site is transected, roughly north-south, by the James E. Keefe (Hamilton Street) Bridge, which is elevated high above ground surface on pilings with spread footings. A 60-inch diameter Spokane County sanitary sewer line crosses beneath the Site in a southwest-northeast alignment. In 2017–2018, the City of Spokane constructed MLK Jr. Way on a portion of the Site connecting downtown Spokane to the west of the Site with Erie Street to the east. MLK Jr. Way bisects the Site roughly along the boundary between the Sagamore and the BNSF properties. The City constructed a lined stormwater evaporation pond at the southern portion of the Site at the Erie Street-MLK Jr. Way intersection to collect stormwater runoff from portions of MLK Jr. Way. Overflow from this stormwater pond is diverted into a stormwater sewer and is not infiltrated on-Site. Stormwater from MLK Jr. Way is also diverted off-Site to be infiltrated in an infiltration pond the northeast of the Site and infiltration wells to the west of the Site. The ground surface within parts of the Site consisted originally of a graded soil cap comprised of two feet of clean Site soils covered with a half-foot layer of gravel. The extent of the original cap is in Figure 3. The graded soil cap was installed at portions of the Site to prevent direct contact with contaminated soil, per the 2001 CAP. Below the cap and in other areas of the Site, fill materials consisting of rubble and debris from the former manufactured gas operations range in thickness from 2.5 feet to approximately 30 feet and are the thickest on the western portion of the Site and near the river. On-Site stormwater is diverted into a stormwater infiltration ponds at the western and northeastern portion of the Site outside contaminated areas. The City is also using the same infiltration pond to the northeast for some of the stormwater runoff from MLK Jr. Way.	

Hamilton Street Bridge Site

3509 Hamilton Street Bridge Site 20250521

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

05/21/2025



Assessment scores by environmental medium

