

Pugnetti Park



SHARP Report — Part 1 of 2

[Go to site contamination history](#)

• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	none
• SHARP date	05/21/2025		CSID	4448
• EJFlagged?	✓ – No Override		FSID	42385149
• LD confidence level	low		VCP	none
• Cleanup milestone	CSL listing		UST ID	none
• SHARPster	John Kirkpatrick		LUST ID	none

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	medium	multiple chemical types	✓
Groundwater	B1	low	risk to off-site people	✓
Surface water	D4	low	climate change impacts	⊘
Sediment	D4	low	plant/animal tissue data	⊘
Soil	B1	low		

Location and land use info

2085 Pacific Ave S, Tacoma, Pierce County, 98402

Primary parcel none

Land use recreational

Responsible unit SWRO

Sources reviewed

2009, Washington State History Museum, Tacoma-Pierce County Health Department (TPCHD) & Ecology

2006, Pugnetti Park: Soils and Groundwater Investigation, Ecology

Primary census tract	Associated census tracts
53053060200	

Local demographics comments

A zero was applied to all EJscreen parameters because the EJscreen website was not available at the time of rating.

Source/source area description

Pugnetti Park had hosted a variety of automotive businesses in the 20th century, including gasoline stations and auto repair shops. Underground Storage Tanks (USTs) were located on site. Site soils and groundwater have been documented to be contaminated with petroleum products. The stormwater system traveling through the park was sampled and found to be contaminated with chlorinated solvents.

Soil comments

The age of the available data lowers the confidence level in assessment of current site conditions. Contaminants of Concern (COCs) identified in site soils in 2003 above MTCA Method A cleanup levels were Total Petroleum Hydrocarbons (TPH) - Gasoline, benzene, toluene, ethylbenzene, and xylenes (BTEX). Additional detections were made for TPH - Oil, TPH - Diesel, and lead.

Groundwater comments

COCs in site groundwater above MTCA Method A cleanup levels in 2003 were TPH - D/O, TPH - G, benzene, ethylbenzene, xylenes and arsenic. Toluene was detected below MTCA Method A cleanup levels. Regarding wells, Toxics Cleanup Program (TCP) maps puts the site within one wellhead protection zone, but Department of Health maps puts it just outside of it. Chlorinated solvents are also suspected COCs, namely trichloroethylene (TCE), tetrachloroethylene (PCE), and breakdown products.

Surface water comments

The site is dry, however there were concerns that site COCs were entering the storm system and discharging to Thea Foss waterway. One repair was made, but petroleum odors were still reported intermittently at storm drains and manholes at this site and at the neighboring museum site. Updated information may indicate whether surface water should be evaluated.

Sediment comments

no comments

Indoor air comments

There are no structures on the property. However, there is the potential for impacts to the neighboring property, the Washington State Historical Museum.

Additional factors comments

Concerns were noted in reports that the area stormwater system might be a pathway for off-site exposure.

Site history

[Go to top](#)

The site is currently owned by Washington Department of Transportation (WSDOT), but managed by the City as a park. It had originally been developed as a hotel in 1889. The hotel was demolished in 1930, and the Goodrich Silverton store constructed. This store included a gas station, brake shop, grease pit, and other automotive related business activities. That building was demolished around 1980, after which Pugnetti Park was constructed. There were 4 documented gasoline USTs at the site, but no documentation of their removal. As a 2001 geophysical survey indicated no tanks on site, it is likely that they were removed when the building was demolished and the park installed.

This site is immediately to the south of a related site, Contaminated Site ID (CSID) 3332: Washington State History Museum (WSHM). The WSHM site had multiple USTs removed in the early 1990s, and in the process site soils and groundwater were found to be contaminated by petroleum products. Some of the impacted soils there were excavated, but not all. In part this was due to suspected upgradient contamination entering the site, i.e. petroleum products from Pugnetti Park. Monitoring wells at the WSHM site indicated high concentrations of petroleum products in groundwater on the southern end of the site, adjacent to Pugnetti Park and likely upgradient of the known sources of contamination at the WSHM site.

In 1999, City of Tacoma staff were engaged in stormwater source control efforts to limit contamination entering Thea Foss water from stormwater outfalls linked to the museum and Pugnetti Park. A damaged pipe at the southern edge of the park was located, which allowed petroleum contaminated groundwater to enter the storm drain and then discharge to Thea Foss waterway. TPH-G and benzene were identified as site contaminants, present at three different sampling events. WSDOT refused to fix the damage, and ultimately the City employed a contractor to fix the hole in 2002.

Between 2000 and 2006 there were intermittent reports of petroleum odors associated with various catch basins and manholes around the park and at the WSHM property. In 2000 TPCHD conducted some soil and groundwater sampling at the park, and found both soil and groundwater to be contaminated with TPH-G and TPH-D.

Ecology attempted to get WSDOT to cooperate for further site investigations. WSDOT did not, and Ecology ended up pursuing an independent assessment. In 2003 the existing wells from 2000 were sampled, an additional well was added and sampled, and 9 soil borings were conducted. Site soils were confirmed to be contaminated with TPH-G up to 2800 mg / kg and benzene up to 21 mg / kg. Both of those values are above MTCA Method A cleanup levels of 30 and 0.3 mg / kg, respectively. Groundwater measurements indicated concentrations above MTCA Method A cleanup levels for TPH-G, TPH-D/O, benzene, ethylbenzene, xylenes, and lead.

Overflow - Site contamination and cleanup history

Given contamination at the park, attempts were made to install a monitoring well upgradient from the park on the other side of Pacific Avenue. Due to numerous utilities, the well could not be installed. That said, the lower values of TPH-G and benzene found at well SP-2 on the west side of the park, and the concentrations below detection levels in 2003 and 2000 at SP-1 on the southwest side of the park suggest that either there is not a local upgradient source of contamination, or that if there was the wells were not in a position to detect it. A well 1/4 mile downgradient of the site at Albers Mill (to the NE) was sampled, but did not contain petroleum products.

Also in 2002 and 2003, Ecology sampled water during dry weather at area manholes to assess infiltration of gasoline and petroleum products into area storm drains. The manholes accessed generally followed S 21st street from locations to the west of the park, at the park, and downslope to the east. Detections were made of benzene, ethylbenzene, xylenes, and toluene. However, detections were also made of TCE, PCE, cis-1,2-dichloroethene, and chloroform. Generally speaking in the prior assessments at the park and the neighboring site, testing was generally focused on petroleum products and not chlorinated compounds. Given the known historical failures in the storm system at this site and the time elapsed since contamination was measured, the 2009 Site Hazard Assessment at the WSHM site noted that chlorinated solvent contamination was likely and further investigation required to determine the nature and extent of it. The general area is known to have been impacted by solvent plumes (TCE and PCE) upslope of the park / museum area.

To date, the park remains in place and there are no records of remediation having taken place.

Pugnetti Park

4448 Pugnetti Park 20250521

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

05/21/2025



Assessment scores by environmental medium

