

BNSF D St Pipeline



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	04/16/2025		CSID	1350
• EJFlagged?	✓ – No Override		FSID	2923141
• LD confidence level	low		VCP	none
• Cleanup milestone	post-cleanup controls & monitoring		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	C3	medium	risk to off-site people ⊘
Surface water	D4	medium	climate change impacts ✓
Sediment	D4	medium	plant/animal tissue data ⊘
Soil	C2	high	

Location and land use info	
E 18th & E D Street, Tacoma, Pierce County, 98421	
Primary parcel	various
Land use	mixed use
Responsible unit	SWRO

Sources reviewed
2017, November 2016 Groundwater Compliance Monitoring Report, Kennedy/Jenks Consultants
2010, Final Remedial Action Report, GeoEngineers
2010, Environmental Covenant, Department of Ecology & 1815 East D Street LLC



Primary census tract	Associated census tracts
53053060200	

Local demographics comments

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

Source/source area description

A pipeline that had been in operation since the 1900s carried petroleum products, namely bunker-range petroleum hydrocarbons, from 21st & D Street North to 15th & D street. As the pipeline failed it contaminated area soils. Carcinogenic Polycyclic Aromatic Hydrocarbons (cPAHs) were also documented in site soils.

Soil comments

Soil Contaminants of Concern (COCs) were bunker range petroleum hydrocarbons (BRPH) and cPAHs. Both were known to be present in site soils above cleanup levels in 3 of the 4 excavated locations (areas A, B, and C). Contamination was capped and the site is under post-construction monitoring. Sidewall confirmation sampling yielded concentrations of BRPH up to 63,000 mg / kg and cPAHs up to 3.753 TEQ.

Groundwater comments

Identified COCs for groundwater were BRPH, cPAHs, and naphthalene. The environmental covenant in place explicitly excludes the use of groundwater at this site. Groundwater monitoring conducted in 2016 indicated that COC concentrations at the Conditional Point of Compliance (CPOC) were below laboratory reported detection limits.

Per Department of Health maps, the site is not in a wellhead protection zone.



Surface water comments

The site formerly impacted Thea Foss. After the interim action and the cleanup action, the contamination is thought to be limited to the proximity of three capped areas adjacent to and underneath the right of way.

Sediment comments

no comments

Indoor air comments

The primary Contaminants of Concern (COCs), BRPH and cPAHs, are generally not considered to pose a high vapor intrusion risk. A third COC specific to groundwater, naphthalene, was below detection levels based on 2016 groundwater monitoring.

Additional factors comments

The site is, at points, less than 90' from the Thea Foss waterway.



Site history

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The oil pipeline had been in operation for about 100 years and by 2005 was owned by BNSF railway. Petroleum contaminated soil had been noticed by utility crews along the pipeline route, and tar balls had been noted in the Thea Foss waterway. An Agreed Order was completed in 2004, and an Enforcement Order in 2005. An interim action was subsequently conducted to remove some contamination.

A remedial investigation and feasibility study was completed by 2007, and a cleanup action plan drafted in 2007. A consent decree between Ecology and BNSF was filed in 2008. The cleanup began that year and finished in 2010. At the conclusion of the cleanup, several areas were known to contain soil and groundwater in excess of cleanup levels for BRPH and for cPAHs. These areas were delineated and an environmental covenant put into place. A conditional point of compliance was also established for groundwater, namely a series of wells running N-S along D Street. Groundwater monitoring was conducted in November 2016 and the report completed in February 2017.



Overflow - Site contamination and cleanup history

No overflow

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1350 BNSF D St Pipeline 20250416

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

04/16/2025



Assessment scores by environmental medium

