

Weyerhaeuser Dupont 1



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Medium		ERTS	SHARP it
• SHARP date	08/15/2025		CSID	3555
• EJFlagged?	⊘ - No Override		FSID	1269
• LD confidence level	low		VCP	SHARP it
• Cleanup milestone	remedial investigation		UST ID	SHARP it
• SHARPster	John Pearch		LUST ID	SHARP it

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	low	multiple chemical types	✓
Groundwater	D4	high	risk to off-site people	⊘
Surface water	C1	low	climate change impacts	⊘
Sediment	B3	low	plant/animal tissue data	⊘
Soil	A1	medium		

Location and land use info	
2301 Center Dr , Dupont, Pierce County, 98327	
Primary parcel	0119272005
Land use	commercial
Responsible unit	SWRO

Sources reviewed
2003, Remedial Investigation for the Former Dupont Works Site, PERC & PTC Pioneer
2003, Feasibility Study for the Former Dupont Works Site, PERC & PTC Pioneer
2003, Cleanup Action Plan for the Former Dupont Works Site, PERC & PTC Pioneer
2007, Closure Report for the Former Dupont Works Site, PERC & PTC Pioneer
2008, Groundwater Monitoring Results, for the Former Dupont Works Site, PERC & PTC Pioneer
2014, Groundwater Monitoring Results, for the Former Dupont Works Site, PERC & PTC Pioneer
2016, Periodic Review Report, Ecology
2024, Remedial Investigation Report, PTC Pioneer Technologies Corp.

Primary census tract	Associated census tracts
53053072800	SHARP it

Local demographics comments

The Environmental Health Disparities score is 3. A zero was applied to all EJscreen parameters because the EJscreen website was not available at the time of rating.

Source/source area description

The former Weyerhaeuser Dupont Works Site is generally located at 2301 Center Dr in Dupont. The Dupont company used the site as an explosives manufacturing plant between 1906 to the mid-1970s, when Dupont sold the Site to Weyerhaeuser. The site went through a previous remedial action in 2003 under a Consent Decree (1991-2007). Albatross Estates, LLC is currently working on remedial actions under an Agreed Order within the Remedial Action Area (RAA-parcel listed owned by Albatross) for contamination that remained from the 2003 remedial action for redeveloping for residential, commercial and open space uses.

Soil comments

The 2023 Remedial Investigation, Remedial Action Area (RAA) show exceedances in Unrestricted Method A cleanup levels for arsenics (20 mg/kg) and Terrerstial Ecological Evaluation screening levels for lead (118 mg/kg). Prior to any development within the City of Dupont owned open spaces areas, soils will need to be resampled, including surrounding Old Fort Lake, Sequelichew Creek and along the northern bluff area.

Groundwater comments

Ecology's 2016 Periodic Review met the requirements for removal from the Hazardous Sites List (that includes groundwater sampling).

Surface water comments

Surface water will need to be resampled in Old Fort Lake and Sequalichew Creek to determine if it meets MTCA Cleanup Levels.

Sediment comments

Sediments will need to be resampled in Old Fort Lake and Sequalichew Creek to determine if it meets Sediment Cleanup Standards.

Indoor air comments

no comments

Additional factors comments

no comments

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Albatross Estates, LLC currently conducted remedial investigation in 2023 and 2024 within the Remedial Action Area (RAA) of the former DuPont Works Site. The RAA was a part of original cleanup action and originally zoned as commercial in the early 2000s for the Weyerhaeuser Dupont Consent Decree (WDCD) area and now proposed zoning for most of the RAA is residential and some small areas for commercial and open space.

Soil Contaminants of Concern (COCs): Site-related arsenic was sprayed along the former Dupont Works rail lines and building foundations to inhibit weed growth to prevent potential fires. Airborne deposition of arsenic and lead is also within the Site from the Asarco Tacoma Smelter.

2003 Remedial Actions WDCD Area: Approximately 2,800 soil samples remain in place after historical remediation activities and are representative of current soil conditions. Only arsenic, lead, and monomethylamine nitrate (MMAN) exceed soil SLs in the uppermost 15 feet of soil (MTCA unrestricted land use point of compliance) in the RAA. A total of 303 arsenic samples representing in-place soil exceed 20 mg/kg within the RAA. An area known as the CM-08 had a total of 144 out of the 308 locations exceeding arsenic SLs within the upper 6-inches of soil (greater than 20 mg/kg), with 2 of those samples detected greater 100 mg/kg. 7 samples within the CM-08 area also had lead exceeding the site-specific screening level for Terrestrial Ecological Evaluation of 118 mg/kg, with a maximum of 190 mg/kg.

MMAN (an explosive) was analyzed in 54 soil samples representative of in-place soil, including five with MMAN detections. All MMAN samples were collected between 1987 and 1992; MMAN was not analyzed in soil after the early 2000s remediation was completed. Only two samples representative of in-place soil contain MMAN at concentrations greater than the SL (1,904 mg/kg), collocated at different depths in the southeast corner of the RAA (CM-04). The samples were collected at depths of 0 to 3 feet below ground surface (bgs) (3,600 mg/kg) and 3 to 6 feet bgs (30,000 mg/kg) from test pits advanced in a former works magazine landfill area.

Explosives that were used or produced at the Site (i.e., 1,3-dinitrobenzenes, 1,3,5-trinitrobenzenes, 2,4-DNT, 2,6-DNT, 2,4,6-TNT, total DNT, MMAN, nitrobenzene, and nitroglycerine) were evaluated in 2003 WDCD RI, FS and CAP. Except for MMAN, no explosives exceeded their respective unrestricted land use SLs.

2023 RI within Albatross RAA: 31 test pits were sampled for soil analysis of arsenic and lead from 0 to 0.5 ft, 0.5 to 1.5 ft and 1.5 to 3 ft bgs. 13 test pits were also sampled for soil analysis for nitrobenzene (at 1-5 ft bgs). 34 soil borings were sampled for soil analysis for Total Petroleum Hydrocarbons (TPH) and nitrobenzene (between 6 and 15 ft bgs). It was also determined that there are no existing EPA-approved soil analytical methods for MMAN. TPH did not exceed SLs at any of the locations previously identified as SL exceedances via outdated analytical methods. None of the test pits samples had arsenic or lead results exceed unrestricted cleanup levels. Nitrobenzene was not detected at any of the historical sampling locations with previously elevated reporting limits.

Overflow - Site contamination and cleanup history

Groundwater COCs: Between 2008 and 2014, periodic groundwater monitoring was completed on-Site to evaluate DNT concentrations in groundwater. DNT concentrations (the only detected constituents) were consistently low, were not affecting the regional aquifer, were not affecting surface water, and the aquifer was not used as a drinking water source. Ecology determined that no active remedial action was necessary, and long-term monitoring at selected wells would be sufficient.

In 2016, Ecology conducted a periodic review for groundwater monitoring throughout the Site until 2014 (PERC & PTC Pioneer, 2014), at which time it was deemed no longer necessary. At that time, after four consecutive quarters of groundwater monitoring, all DNT concentrations were less than the Ecology's MTCA Method A surface water cleanup levels (PERC & PTC Pioneer, 2014). No additional groundwater data has been collected since 2014.

Ecology's 2016 Periodic Review also determined that the 2003 RA portion (Home Golf Course) Weyerhaeuser Dupont Site met the requirements for removal from the Hazardous Sites List. Restrictive covenants (RCs) remain in place to restrict the extraction of groundwater for use as drinking water. At the time of the 2016 Periodic Review, remedial actions conducted at the Site were protective of human health and the environment. It is the property owner's (Home Golf Course) responsibility to continue to inspect the Site to ensure that the integrity of the surface cover is maintained. Ecology will be conducting additional periodic reviews to determine if the RCs are being followed.

Prior to any development within the City of Dupont open space areas (Old Fort Lake, along Sequalitchew Creek) surface water, sediments and soils will need to be resampled and soils within the Bluff open space parcel, to determine if any site-related arsenic, lead and other potential contaminants of concern meet MTCA Method A or B CULs or sediment cleanup standards.

Additional Parcel Info:

Albatross Estates LLC is the owner of Parcel 0119272005 listed above with current Agreed Order DE 21135 (that includes additional ongoing RI and FS). PACIFIC NW GOLF & PNGA/WSGA PROP INC Parcels 0119272006, 0119262014 and 0119272004 are a part of Home Golf Course that were apart of original Consent Decree that contain a cap from 2003 cleanup actions with Restrictive Covenants. City of Dupont open space parcels and within consent decree area include: 0119274007 Old Fort Lake, 0119224011 Bluff, and 0119224012 Sequalichew Creek, which all have Restrictive. City of Dupont Historical Property Parcel 0119271008 also has Restrictive Covenants. Nisqually Indian Tribe Historical Property Parcels 0119271006, 3000910451 and 0119271009 are within Consent Decree Area that is outside of the current Albatross Remedial Action Area.

SHARP rating — Medium

08/15/2025



Assessment scores by environmental medium

D4 indoor air
low confidence

A1 soil
medium confidence

D4 groundwater
high confidence

C1 surface water
low confidence

B3 sediment
low confidence