

Frederickson Industrial Park



SHARP Report — Part 1 of 2

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SHARP incomplete. SHARP it.		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	SHARP it
• SHARP date	02/26/2025		CSID	3557
• EJFlagged?	⊘ - No Override		FSID	SHARP it
• LD confidence level	low		VCP	SHARP it
• Cleanup milestone	periodic review		UST ID	SHARP it
• SHARPster	Cam Penner-Ash		LUST ID	SHARP it

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	high	risk to off-site people	✓
Surface water	D4	medium	climate change impacts	⊘
Sediment	D4	medium	plant/animal tissue data	⊘
Soil	D4	medium		

Location and land use info	
18001 Canyon Road East, Puyallup, Pierce County, 98375	
Primary parcel	0419314025
Land use	SHARP it
Responsible unit	SHARP it

Sources reviewed
Ninth Compliance Groundwater Monitoring Report, Geosyntec 2023
Cleanup Action Plan, Geosyntec 2013
Remedial Investigation / Feasibility Study, Geosyntec 2012
Periodic Review Frederickson Industrial Park, Ecology 2025

Primary census tract	Associated census tracts

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
The Site is referred to as the Frederickson Industrial Park and is located south of Military Road East and east of Canyon Road East in the Frederickson area of Pierce County, Washington (Appendix A). The Site consists of a mixture of industrial, residential, and commercial properties. The Properties are generally referred to as the parcels which make up the Frederickson Industrial Center (Pierce County Tax Parcels 0419311023, 0419314026, 0418061018, 041806101, and 041931205 [Pierce County, 2025]). The Properties include the Boeing Frederickson Fabrication Division (BFFD) aircraft manufacturing plant and two parcels which are currently being redeveloped by Panattoni Development Company (Panattoni). The two parcels were sold to Panattoni in September of 2021 and were regraded in anticipation of warehouse construction. As of early 2025, satellite imaging indicates four large warehouses have been constructed on the Property surrounding the existing BFFD plant. While Boeing is the current owner of the BFFD property, Olin Corporation (Olin) and Mallicknrodt US

Soil comments
Soil removal and investigations were fairly extensive in the beginning of the site (1990s to 2000s). The common consensus is that no contaminated soil remains at the Site, but I wouldn't be surprised if soil was eventually found in unknown locations.

Groundwater comments
Monitored natural attenuation was selected for the remedial action at the Site. Groundwater will likely be monitored for 20-30 more years. CTC concentrations are falling.

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

Previous studies excluded VI as a pathway.

Additional factors comments

no comments

Site history	Go to top
From 1936/1937 to 1976, the Site and surrounding properties operated as an explosives and propellants plant that manufactured trinitrotoluene (TNT), research department explosive (RDX), and nitrocellulose-based propellants (Vertex Companies, LLC [Vertex], 2022). All of which were used for small arms and artillery. Between approximately 1976 and 1986, the Site was operated as a sawmill. In 1987, Centrum Properties (Centrum) purchased the properties with the intent of developing the area into an industrial park. Centrum sold the properties to Boeing in 1990, but Boeing did not conduct any industrial operations at the Site. Although Boeing did not conduct any industrial activities on the properties formally owned by Centrum, in the early 1980s they developed the BFFD aircraft manufacturing plant on the adjacent property that the Site encircles (Vertex, 2022). Vertex produced a Phase I Environmental Site Assessment (ESA) Report, dated August 24, 2021, which includes a more detailed history of the Site and surrounding properties. Numerous site investigations have been conducted at the Site since the initial Ecology site inspection in 1988. Over a dozen reports have been produced by various consultants over the years, outlining and describing site investigations at the Site. For more detailed site investigation information please refer to the Remedial Investigation/Feasibility Study (RI/FS), Frederickson Industrial Park, dated March 28, 2012 (Geosyntec, 2012) and the Draft Cleanup Action Plan (CAP), Frederickson Industrial Park, dated November 2013 (Geosyntec, 2013). Two remedial investigation documents were produced in this project’s lifetime, a Phase 1 RI/FS and eventually a Phase 2 RI/FS (cited above). As more groundwater, soil and air data was collected at the Site, initial investigation phases were determined to be needed. In total, the remedial investigation phase of the project lasted from 1989 and was completed in 2013 with the finalization of the CAP. A source for the CTC in groundwater was never fully understood during source area excavations and removals. Various excavations, treatments, and debris removals occurred throughout the years targeting multiple constituents, not specifically CTC, potentially abating any potential source for CTC and eliminating any other constituents. In a 2014 Agreed Order (DE 9514), Ecology and the Olin Corporation (Olin) and Mallinckrodt US LLC (the Companies) agreed to provide for the remediation of CTC in groundwater at and downgradient of the Properties. The Agreed Order and attached Cleanup Action Plan, outlined the Ecology-approved remedy of monitored natural attenuation (MNA) to address CTC in groundwater. The “Groundwater monitoring” section of this report outlines the MNA performance monitoring in more depth.	

Overflow - Site contamination and cleanup history

Additional Tax Parcels: 0419311023, 0419314026, 0418061018, 041806101, and 041931205

Frederickson Industrial Park

3557 Frederickson Industrial Park 20250226

first SHARP/reSHARP = SHARP it

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

02/26/2025



Assessment scores by environmental medium

