

# Iola Court Apartments



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Medium		ERTS	605809
• SHARP date	01/30/2025		CSID	2386
• EJFlagged?	✓ – No Override		FSID	7293876
• 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	<b>A1</b>	low	risk to off-site people	⊗
Surface water	D4	medium	climate change impacts	⊗
Sediment	D4	medium	plant/animal tissue data	⊗
Soil	B1	low		

Location and land use info	
8402 McKinley Ave E, Tacoma, Pierce County, 98409	
Primary parcel	4455000510
Land use	residential
Responsible unit	SWRO

Sources reviewed
2008, Initial Investigation, Department of Ecology
2008, Environmental Reporting Tracking System #605809, Department of Ecology



Primary census tract	Associated census tracts
53053063402	SHARP it

**Local demographics comments**

The hazardous substances from this site likely remained on the census tract where the release occurred.

**Source/source area description**

The SW corner of E 84th St and E McKinley Ave hosts a utility pole. In May 2008 this pole included a transformer, which fell to the ground and spilled mineral oil after a car hit the pole.

**Soil comments**

No testing data is available. This site is landscaped and adjacent to a sidewalk. Suspected contaminants of concern (COCs) are primarily mineral oil; the oil was reported to be less than 1 ppb Polychlorinated Biphenyls (PCBs), but no oil or soil testing data was available. An estimated 10 gallons of mineral oil was spilled. TPU may have cleaned up the impacted soil, but no documentation is currently on file with Ecology.

**Groundwater comments**

No groundwater data are available. The spill occurred at the boundary between private property and the city right of way. The city storm drain was reported to be unimpacted; the private drain was proximal to the spill, but efforts were taken to prevent the oil from reaching it. Per Toxics Cleanup Program (TCP) maps, the site is within 10 year travel-time zone of two wells, one for the City of Fircrest and the other for the City of Tacoma's Water Division. Department of Health maps confirmed the City of Tacoma wellhead protection area and that the well is listed as active.



**Surface water comments**

Per TCP maps, the nearest surface waters are Swan Creek, 1 1/4 miles to the east.

**Sediment comments**

Per TCP maps, the nearest surface waters are Swan Creek, 1 1/4 miles to the east.

**Indoor air comments**

No testing data was available, but identified COCs are not volatile.

**Additional factors comments**

no comments



**Site history**

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The property contains two apartments, originally built in the 1960s. Circa 2008 the streets had city storm sewer connections, but the property itself was also reported to have a private storm drain.

In May 2017, a driver reportedly hit the utility pole at the NE corner of the property (SW corner of the intersection). A transformer on the pole fell, broke, and released mineral oil to the soil. Tacoma Fire and a City of Tacoma storm drains duty officer responded and noted that the city storm drain was not impacted. The private drain was potentially impacted, so they used a tarp and absorbents to prevent oil from entering the drain. The utility responded and utilized a vactor truck to remove fluids from the site, finishing circa May 20th.

Ecology Spills initially handled communications and response to the spill, and then handed the incident off to Ecology's Toxics Cleanup Program. Subsequently, an Initial Investigation was conducted that noted the Tacoma Public Utilities (TPU) communicated that following up after the initial response they were going to clean up the site. However, TPU did not provide documentation of any remediation. TPU communicated their intent to enter the Voluntary Cleanup Program (VCP). Subsequently the Initial Investigation was closed, and the site listed on the contaminated sites list. TPU did not apply for VCP. The current site status is unknown.



**Overflow - Site contamination and cleanup history**

No overflow

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First SHARP

SHARP rating — Medium

SHARP Report — Part 2 of 2

Conceptual site model

01/30/2025



Assessment scores by environmental medium

