Tacoma Port Earley Business Center

SHARP Report — Part 1 of 2

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• SHARP first SHARP	v2024.04.29	Ecology Info	
• SHARP rating	Critical	ERTS	none
• SHARP date	09/26/2025	CSID	2395
• EJFlagged?	✔ – No Override	FSID	9762715
• LD confidence level	low	VCP	none
• Cleanup milestone	remedial investigation	UST ID	none
• SHARPster	Sandy Smith	LUST ID	none

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	A1	medium	multiple chemical types	✔
Groundwater	C1	high	risk to off-site people	⊘
Surface water	A2	low	climate change impacts	✔
Sediment	A1	medium	plant/animal tissue data	⊘
Soil	A1	high		

Location and land use info

401 E Alexander Ave, Tacoma, Pierce County, 98421

Primary parcel	000350013
Land use	industrial
Responsible unit	SWRO

Sources reviewed

2022, Cleanups in Commencement Bay Nearshore/Tideflats Superfund Site, EPA
2016, Draft RIFS, Crete & PGG
2014, RI Work Plan, Crete and PGG
2013, Fact Sheet, Ecology
2009, Baseline Sediment Characterization Report, Hart Crowser

Primary census tract	Associated census tracts
53053060200	none

Local demographics comments

The census track identifies 4 of 10 EJScreen demographics indicators greater than the 80th percentile for Washington. The WA Tracking Network score is 10. The EJFlag criterion is met.

Source/source area description

Tacoma Port Earley Business Center (EBC) is located at 401 E Alexander Avenue in the Tacoma tide flats. The Port purchased the EBC property in 1960. The Port leases out portions of the site to a variety of businesses and industries. EBC is adjacent to Occidental Chemical Corp/Glenn Springs Holdings Inc sites (CSID 4326 & 4330). A substantial portion of OCC's chlorinated VOC groundwater plume lies beneath EBC.

Soil comments

Soil COIs include cPAHs, metals, PCBs, TPHs, SVOCs, CVOCs, and VOCs. Waste materials containing metals and PCBs are present on the land surface along the Blair shoreline. These materials appear also to be present on the shoreline at the tip of the peninsula; however, shoreline data are not available for this area. SL-Ex4 response is no because there are no physical barriers to the shoreline contamination. However, EBC is within a secure area at the Port of Tacoma, and contact with contaminated soil at EBC is expected to be tightly administratively controlled.

Groundwater comments

Groundwater COIs include metals, PAHs and cPAHs, PCBs, TPHs, SVOCs, CVOCs, and VOCs. A zinc groundwater hot spot was identified near the shoreline in the former AK/WA shipyard area.

Surface water comments

Several threatened species of fish may occasionally be present near the Site (JW). Hylebos Waterway is a known salmon habitat. EBC is less than two miles from Brown's Point Shoreline Access. A groundwater zinc hotspot was identified adjacent to the shoreline that has the potential to impact surface water.

Sediment comments

Intertidal/subtidal areas in the Hylebos Waterway were addressed under the CBNT Superfund Site, which is under EPA jurisdiction. Shoreline along Commencement Bay (end of peninsula) and Blair Waterway have not been addressed and are outside EPA-identified problem areas for CBNT. Dungeness Crab were identified as present on site based on WDFW-PHD report.

Indoor air comments

Many of the buildings overlie the OCC chlorinated solvent plume and, with one exception, elevated airborne VOCs in those buildings were attributed by OCC to the plume or to activities conducted inside those buildings. Subslab air below Building 595 contained benzene, TCE, PCE, chloroform, and carbon tetrachloride above the relevant criteria.

Additional factors comments

COIs onsite include cPAHs, metals, PCBs, TPHs, SVOCs, CVOCs, and VOCs. The site is on Commencement Bay and subject to sea level rise.

Site history

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During World War I, a shipyard and sawmill operated on the site. Shipbuilding resumed during World War II. Parts of the property were used for ship repair, dismantling, and salvage until about 1985. In 1983, the US Environmental Protection Agency designated much of the Tacoma tide flats as a national Superfund site. The in-water portion of the EBC parcel is located within the Superfund site, but not within a problem area as identified by EPA. Contaminants found onsite include chlorinated solvents, PAHs and cPAHs, PCBs, pesticides, SVOCs, petroleum hydrocarbons, and metals.

Overflow - Site contamination and cleanup history

No overflow

Tacoma Port Earley Business Center

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First SHARP
SHARP rating — Critical

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Conceptual site model
09/26/2025

SHARP