

Tiki Car Wash



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	07/17/2025		CSID	5096
• EJFlagged?	✓ – No Override		FSID	2352
• LD confidence level	low		VCP	None
• Cleanup milestone	cleanup action plan		UST ID	100678
• SHARPster	Olu Akeroro		LUST ID	1510

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors
Indoor air	D4	high	multiple chemical types ✓
Groundwater	C3	high	risk to off-site people ☒
Surface water	D4	high	climate change impacts ☒
Sediment	D4	high	plant/animal tissue data ☒
Soil	C2	high	

Location and land use info	
11909 NE 8th St, Bellevue, King County, 98005	
Primary parcel	332505-9180
Land use	mixed use
Responsible unit	NWRO

Sources reviewed
Mar. 2024 - Tiki Car Wash Work Plan for Feasibility Pilot Study
Feb. 2024 - Tiki Car Wash RI Amendment
Mar. 2023 - Tiki Car Wash RI Report Final
Nov. 2008 - Tiki Car Wash Enhanced Fluid Recovery Pilot Test Report
Sept. 2006 - Tiki Car Wash Interim Action Report
Oct. 1994 - Tiki Car Wash Limited Excavation Observation & Soils Sampling and Analysis



Primary census tract	Associated census tracts
53033023601	N/A

Local demographics comments
<p>A zero was applied to all EJscreen parameters because the EJscreen website was not available at the time of rating.</p>

Source/source area description
<p>The Site is defined by the presence of gasoline-range total petroleum hydrocarbons (TPHg), diesel-range hydrocarbons (TPHd), oil-range hydrocarbons (TPHo), benzene, toluene, ethylbenzene, and total xylenes (BTEX) as contaminants of concern in soil, groundwater, and hydrocarbon-related vapor in soil.</p> <p>According to a report prepared by TRF Pacific Inc. in October 1990, gasoline contamination at the Site occurred as a result of hydrocarbon-related operations. Gasoline-range hydrocarbons and benzene are the most widespread contaminants in soil, found throughout much of the service station property.</p>

Soil comments
no comments

Groundwater comments
no comments

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

no comments

Additional factors comments

no comments

Site history

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Tiki Car Wash has been in operation since 1971 as a gasoline station and car wash. The site is located at 11909 N.E. 8th Street, Bellevue, WA. In 1990, Ecology received a report that a release of petroleum compounds may have taken place on the car wash property. This report came as a result of an environmental assessment conducted on the property located southwest of Tiki Car Wash.

The COC exceedances extend westward to the Infiniti of Bellevue property (MW-6) and eastward to the Bartell Drug parking lot (MW-37). Southward, the contamination extends under the paved alleyway and onto the northernmost section of the TRF parking lot. Samples from monitoring well MW-38 contained BTEX constituents and gasoline-range organics exceeding cleanup levels. In this well, benzene was detected at concentrations as high as 5,750 µg/L and GRO up to 98,800 µg/L.

Concentrations of petroleum constituents in sub-slab samples were all below their respective MTCA Method B soil gas screening levels in the building. In addition, concentrations of petroleum constituents in ambient air and indoor air samples were similar in constituents and concentrations. The indoor air detections appear to be the result of the convenience store being located adjacent to the active gasoline pumps and heavy automobile traffic in the area.

These impacts extend downgradient across the alleyway into the parking lot of the neighboring TRF property and westward into the parking area of the adjacent Infiniti property. Contamination in soil was observed from approximately 5 feet below ground surface (bgs) down to the top of a very dense glacial till layer at approximately 15 feet bgs.

Tiki Enterprises and the Washington State Department of Ecology entered into a Consent Decree (No. 93-2-07710-6) on March 29, 1993, to draft the Remedial Investigation and Feasibility Study (RI/FS), draft a Cleanup Action Plan (DCAP), and to implement the Cleanup Action Plan (CAP).

Comprehensive FS and clean up action are currently being reviewed and worked on.

Overflow - Site contamination and cleanup history

No overflow

Tiki Car Wash

5096 Tiki Car Wash 20250717

First SHARP

SHARP rating — Low

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Conceptual site model

07/17/2025



Assessment scores by environmental medium

