

Tiki Car Wash Cleanup Site



Tiki Car Wash cleanup site, Bellevue, WA, 2025

Comments accepted

12:00 a.m., October 5, –
11:59 p.m., November 5, 2026

Submit comments

Online:

[www.go.ecology.wa.gov/
TikiCarWashComments](http://www.go.ecology.wa.gov/TikiCarWashComments)

By mail or email:

Olu Akeroro, Site Manager
WA Department of Ecology
PO Box 330316
Shoreline, WA 98133-9716
Olu.Akeroro@ecy.wa.gov
425-758-5874

Document review

Online copies available:

[www.go.ecology.wa.gov/
TikiCarWash](http://www.go.ecology.wa.gov/TikiCarWash)

Printed copies available:

Bellevue Library
1111 110th Avenue NE
Bellevue, WA 98004
425-450-1765

Site info

Facility Site ID: 2352
Site Cleanup ID: 5096

Public Outreach Contact

Kristen Forkeutis,
Outreach Specialist
Kristen.Forkeutis@ecy.wa.gov
425-240-4353

Documents ready for public review and comment

We invite you to review and comment on the following documents for the Tiki Car Wash cleanup site in a commercial area of Bellevue, WA. Petroleum released from underground storage tanks contaminated soil and groundwater at the site.

- **Remedial investigation and feasibility study (RI/FS):** describes the contamination at the site and compares cleanup options.
- **Cleanup action plan (CAP):** describes what will be done to clean up contamination at the site.
- **State Environmental Policy Act (SEPA) Determination of Non-Significance:** our determination that the cleanup work is not likely to harm the environment.
- **Updated public participation plan:** describes how we will inform the community about the site activities and ways to become involved.

The public may request a meeting about the above documents. Ecology will consider requests and schedule a meeting when appropriate. To make a request, contact Kristen Forkeutis before November 5. See the public outreach contact information in the blue box to the left.



Scan for documents

Language services: see page five

中文 | Español | 한국어 | 日本語 | Русский

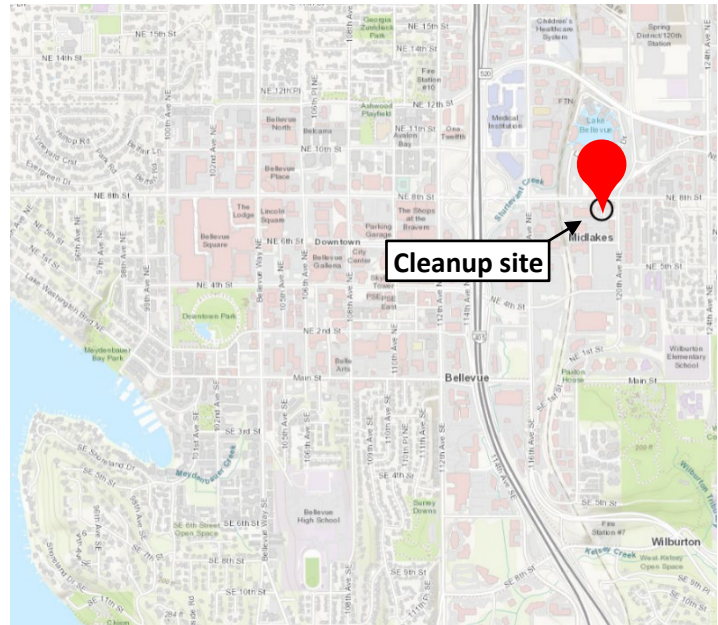
Toxics Cleanup Program

Site location and background

The Tiki Car Wash cleanup site is at 11909 NE 8th Street in Bellevue, WA and is over half an acre in size. A gas station, car wash, and convenience store have operated on the property since 1971. These structures are scheduled for demolition in 2026, and the future use of this property is unknown. Neighboring properties include parking lots, a furniture store, a car rental facility, and a car dealership.

Three underground storage tanks were installed on the property in 1971 and a fourth was installed in 1979. A release of gasoline was reported to Ecology in 1990. Investigations by the owner, Tiki Enterprises, Inc., confirmed the presence of petroleum contamination in soil and groundwater at concentrations above state standards.

In 1993, Ecology and Tiki Enterprises entered into a legal agreement (consent decree) to begin the cleanup process. Ecology became responsible for cleaning up the site, while Tiki Enterprises became responsible for funding the cleanup to a set limit. In 2017, Tiki Enterprises met their financial and legal obligations. Since then, Ecology continues cleaning up the site with state funds from the Model Toxics Control Act (MTCA) account.



Tiki Car Wash cleanup site location, Bellevue, WA

Early work to clean up the site

In 1993, Ecology began studying the site and evaluating cleanup options. The following actions took place to address soil and groundwater contamination both on- and off-property:

- In 1994, approximately 34 tons of petroleum-contaminated soil was removed from the western boundary of the property.
- In 1995, an interim action (early partial cleanup) was started to address the contamination. An [air sparging \(AS\) and soil vapor extraction \(SVE\)](#)¹ system was installed to remove petroleum vapors from underground and treat them above ground. Technical problems prevented the system from producing clear results, and it was shut down by 2000.
- In 2008, a pilot test removed about 100 pounds of petroleum hydrocarbons from groundwater in eight hours by pumping it out and treating it above-ground.

¹ <https://www.sam.usace.army.mil/Portals/46/docs/library/DDMT/IR%203.22.pdf>

Study the site (remedial investigation) & consider the options (feasibility study)

In 2022, Ecology began an updated remedial investigation and feasibility study (RI/FS). The RI addressed data gaps and further examined the extent of contamination. The FS considered options for cleaning up the site by comparing the costs and environmental benefits.

Contamination

The RI showed that previous cleanup efforts had little effect on reducing contamination and confirmed the following contaminants (both on- and off-property) that require cleanup:

- **Soil and soil vapor contaminants:** Benzene, toluene, ethylbenzene, and total xylene (BTEX) and gasoline-range hydrocarbons.
- **Groundwater contaminants:** BTEX, diesel-range hydrocarbons, and heavy-oil-range hydrocarbons.



Tiki Car Wash cleanup site, 2025

Investigations also determined that drinking water is not affected since no wells are nearby.

Plan the cleanup (cleanup action plan)

To address the contamination, Ecology is moving forward with the cleanup options recommended in the FS for both on-property and off-property areas. These cleanup actions (see Figure 1 on page four) are described in the cleanup action plan (CAP) and include the following:

On-property cleanup actions

- Demolition of the existing infrastructure and buildings
- Excavation of contaminated soil (across the entire site to about 15 feet below ground) followed by off-site disposal at an approved facility
- Placement of clean backfill material
- Removal and treatment of groundwater during excavation
- Treatment of groundwater and remaining soil contamination with on-site chemical oxidation, a process that breaks down the contaminants into safer substances

Off-property cleanup actions

- Excavation of contaminated soil followed by off-site disposal at an approved facility
- Placement of clean backfill material
- Treatment of remaining soil and groundwater contamination with on-site chemical oxidation
- Groundwater monitoring



Figure 1 – Cleanup action plan for the Tiki Car Wash cleanup site

Cost and funding

The remaining cleanup work, funded by Ecology, is expected to cost \$11.40 million for the on-property work and \$4.30 million for the off-property work for a total of \$15.7 million.

What happens next?

Ecology will consider all the comments received during this comment period and may make changes to the documents. If the documents require significant changes, we will hold another comment period. If

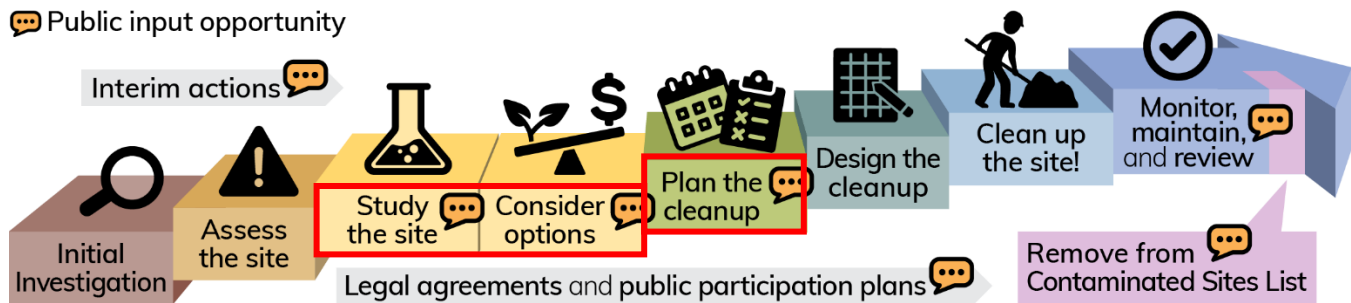
Toxics Cleanup Program

no significant changes are made, Ecology will finalize the documents. The next steps include designing the cleanup and then cleaning up the site.

Ecology's cleanup process

The [Model Toxics Control Act \(MTCA\)](https://ecology.wa.gov/mtca)² is Washington's environmental cleanup law. It provides requirements for contaminated site cleanup and sets standards that protect human health and the environment. Ecology is responsible for administering MTCA, including the oversight or management of cleanups. The [MTCA cleanup process](https://ecology.wa.gov/mtca-process)³ is completed in steps (see graphic below) over a variable timeline. The Tiki Car Wash cleanup site is currently in the "study the site, consider options, and plan the cleanup" steps, outlined in red below. An updated public participation plan is also included.

 Public input opportunity



Washington's formal cleanup process

Automatic site updates

You can subscribe from the site's [webpage](#).⁴ You'll receive a weekly email if we change the site's status, add documents to the site's webpage, or open a comment period.

Language services

A translated copy of this material may be available in other languages at no cost. To request it, email Kristen.Forkeutis@ecy.wa.gov or call 425-240-4353. If you call, ask for an interpreter to be connected with one.

中文: 本材料的翻译版本可免费提供。如需要，请发送电子邮件至 Kristen.Forkeutis@ecy.wa.gov 或致电 425-240-4353。

Español: Una copia traducida de este material podría estar disponible en otros idiomas sin costo. Para solicitarla, envíe un correo electrónico a Kristen.Forkeutis@ecy.wa.gov o llame al 425-240-4353.

한국어: 이 자료는 여러 언어로 번역된 사본이 제공될 수 있습니다. 귀하의 언어로 된 사본을 요청하시려면 Kristen.Forkeutis@ecy.wa.gov로 이메일을 보내시거나 425-240-4353번으로 전화해 주십시오.

日本語: この資料の翻訳版は、他の言語（無料）もご利用いただける場合がございます。ご希望の方は、メール（Kristen.Forkeutis@ecy.wa.gov）またはお電話（425-240-4353）でご連絡ください。お電話の場合は、「通訳につないでください」とお伝えください。

Русский: Перевод данного материала на другие языки может быть предоставлен бесплатно. Чтобы запросить ее, отправьте электронное письмо Kristen.Forkeutis@ecy.wa.gov или позвоните по номеру 425 -240-4353.

² <https://ecology.wa.gov/mtca>

³ <https://ecology.wa.gov/mtca-process>

⁴ <https://apps.ecology.wa.gov/cleanupsearch/site/5096>

Toxics Cleanup Program
PO Box 330316
Shoreline, WA 98133-9716

Tiki Car Wash

Cleanup site in Bellevue



**Provide your feedback on
documents about the cleanup**

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ADA accessibility

To request an ADA accommodation, email Kristen.Forkeutis@ecy.wa.gov, call (425) 240-4353, or dial 711 to call through the Washington Telecommunications Relay for services like text telephone (TTY). Visit Ecology.wa.gov/ADA for more accessibility information.



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