



King County

Department of
Natural Resources and Parks
Solid Waste Division

KING COUNTY BROWNFIELDS PROGRAM FORMER RAINCHECK CLEANERS AND LAUNDRY BROWNFIELDS ASSESSMENT FACT SHEET #2 April 2008

Project Name:	Former Raincheck Cleaners and Laundry (currently Ultra Custom Care Dry Cleaners).
Location:	18304 – Bothell Way NE, Bothell, WA 98011.
Site Description:	The site consists of a 120 foot long commercial building on a 0.25 acre lot along Bothell Way NE (SR 527) just north of the junction with Woodinville Drive (SR 522). It is just west of Bothell City Hall, a few blocks from the central business district of Bothell. At the north end of the building is Ultra Custom Care Dry Cleaners and at the south end is Coin-Op Laundry. In between is Frank's Hair Design. The tax parcel number is 0726059003.
Site History:	<p>The property was vacant until after the Second World War when a small restaurant called the Raincheck Lunch was built on what is now the Coin-Op Laundry. In the early 1950s, the Raincheck Lunch was converted into the Raincheck Cleaners and Laundry which remained in business until 1967 when the Raincheck building was torn down and the current structure built. The 1975 city directory lists the address of Ultra Custom Care as NuLife Cleaners. The building was remodeled in 1979.</p> <p>In 2001 a Phase I Environmental Site Assessment was conducted that identified several Recognized Environmental Conditions (RECs), including chemical storage, historic dry cleaning operations and Underground Storage Tanks (USTs) near the site. Phase II assessment work conducted in April 2002 consisted of drilling six borings, three of which were completed as monitoring wells. Soil samples from these borings contained very low concentrations of tetrachloroethylene or PCE, a common dry cleaning solvent. The PCE in soil was less than state cleanup standards (0.05 mg/kg or parts per million) but, a groundwater sample from MW 1 placed in front of the Laundromat near the south end of the building contained 880 µg/l (parts per billion) PCE, far above the cleanup standard for groundwater of 5µg/l. A water sample from 29 feet below surface contained 29 µg/l PCE.</p> <p>In 2004, 16 push-probe borings were completed on the property, 13 of which were in the vicinity of the former Raincheck Cleaners site. Four of these were completed through the floor of the Coin-Op Laundry. Two of the 16 soil samples collected had detectable PCE although none were above the MTCA cleanup standard for soil. Shallow groundwater between 8- and 12- feet below surface did contain solvent contamination in 12 samples that ranged from 5- to 6,400-µg/l PCE, and two samples had 110 and 210 µg/l trichloroethylene (or TCE, another common solvent), respectively. The cleanup standard for both PCE and TCE is 5 µg/l in groundwater.</p> <p>In February 2007, Public Health-Seattle and King County conducted a Site Hazard Assessment (SHA) that determined the site to be ranked a 3 on a scale of 1 to 5, where 1 is the highest risk to public health and the environment and 5 the lowest.</p>
King County Brownfields Program:	<p>The King County Solid Waste Division has received grant funds from the U.S. Environmental Protection Agency (EPA) to conduct environmental assessment and cleanup on contaminated Brownfield properties. King County's Brownfields Program uses the funds to hire consultants to conduct the assessment and cleanup work on behalf of public and nonprofit entities. The Brownfields Program website is:</p> <p>http://www.metrokc.gov/dnrp/swd/brownfields/index.asp.</p>

Reason for Assessment:	The city of Bothell requested that King County conduct the assessment to document environmental issues that may impact long term redevelopment plans for their downtown Revenue Development Area (RDA).
Assessment Descriptions:	An original proposed Phase II assessment to collect soil and groundwater samples from beneath the former Raincheck Cleaner site was deemed unnecessary when it was learned that the site owner has already adequately sampled the area. Instead, an updated Phase I assessment was performed to document site history and the current environmental conditions.
Results:	<p>Phase I and Phase II assessments conducted in 2001-2004 verified that the current dry cleaning site (Ultra Custom Care) has apparently not been a source of solvent release. Nonetheless, groundwater has been contaminated with solvents and it is presumed the contamination was derived from the historic Raincheck Cleaners whose footprint is now occupied by the Coin-Op Laundry.</p> <p>The updated Phase I assessment identified the following RECs:</p> <ol style="list-style-type: none"> 1. The Ultra Custom Care dry cleaners is not suspected of releasing the PCE into the environment that created the identified groundwater contamination, however, site inspection observed a device used for disposing of separator water from dry cleaning machines on the north side of the building suggesting that PCE may currently be in use on the site. 2. PCE and TCE found in soil and groundwater in the vicinity of the Coin-Op Laundry is attributed to historic dry cleaning practices by Raincheck Laundry.
Conclusions/ Next Steps:	The property owner has adequately assessed the site for environmental contaminants, but as yet has not begun remedial action. Future development of the site will have to deal with delineation and cleanup of a solvent contaminated groundwater plume.
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