



King County

Department of
Natural Resources and Parks
Solid Waste Division

**KING COUNTY BROWNFIELDS PROGRAM
RAINCHECK CLEANERS PLUME, BOTHELL, WA
BROWNFIELDS ASSESSMENT FACT SHEET #1
May 2011**

Project Name:	Former Raincheck Cleaners (aka Ultra Custom Care Cleaners) Solvent Plume Assessment.
Location:	Downtown Bothell, WA, between SR 527 (Bothell Way NE) & 101st Avenue NE and between NE 183 rd Street & SR 522 (Woodinville Drive).
Site Description:	Up to ten commercial tax parcels located hydraulically downgradient from the former Raincheck Cleaners located at 18304 Bothell Way NE.
Site History:	<p>The Raincheck Cleaners site was undeveloped until after World War II when a lunch counter restaurant was established at the northeast corner of Bothell Way NE and NE 183rd Street. This restaurant was converted into a dry cleaning business in the early 1950s, operating until 1967 when the building was torn down to allow for redevelopment of the parcel. The parcel was developed with a small strip mall on the east side and parking on the west side. An environmental site assessment (ESA) performed in 2004 indicated that groundwater under the area where the previous building had been located, now the southern portion of the parking lot, was contaminated by chlorinated solvents apparently derived from the former dry cleaning operation.</p> <p>In 2009, King County contractor CDM performed an extensive Phase II ESA of the City of Bothell Downtown Redevelopment Project under the King County Brownfields Program on behalf of the City of Bothell. This ESA included boring twelve holes in the public right of way beneath Bothell Way NE, Main Street, and Woodinville Drive to collect soil and groundwater samples. Groundwater samples collected from six of these borings exceeded the state's Model Toxics Control Act (MTCA) cleanup level for the common dry cleaning chlorinated solvent tetrachloroethene (PCE). All of these borings were downgradient from the former Raincheck Cleaners.</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 on contaminated Brownfield properties. King County's Brownfields Program uses the funds to hire consultants to conduct the assessment work on behalf of public and nonprofit entities. For more information on the Brownfields Program visit the website at http://your.kingcounty.gov/solidwaste/brownfields/index.asp.</p>
Assessment Description:	<p>The City of Bothell has announced plans to convert the block containing the former Raincheck Cleaners site into a mixed-use redevelopment called the City Hall + City Center Project that will include a new city hall, civic center and underground parking for 300 cars. The City has asked the King County Brownfields program to expand the 2009 sampling program east of Bothell Way NE to determine if neighboring commercial properties are also impacted by solvent contaminated groundwater as a result of dry cleaning operations at the former Raincheck Cleaners site.</p> <p>Working with the City's geotechnical consultants, CDM has developed a plan to drill eight new holes south and southeast of the former Raincheck Cleaners site using either direct push technology (DPT) or flight auger drilling and will collect groundwater samples from each boring. The groundwater samples will be analyzed by a laboratory for halogenated volatile organic compounds (VOCs) by EPA Method 8260. Each hole is expected to be between 12 and 20 feet deep. Soil recovered in the drill holes will be inspected and field screened, but not submitted for laboratory analysis. Additional groundwater</p>

	<p>data will be obtained by sampling two existing monitor wells located in the downtown area.</p> <p>Per federal requirements, prior to field operations King County’s consultants will prepare a Quality Assurance Project Plan (QAPP), a Cultural Resources Assessment and an Endangered Species Act analysis for review and approval by EPA.</p>
Reason for Assessment:	Acquisition of property with a history of dry cleaning operations opens the City to potential liability for cleanup under MTCA. In order to understand the scope of the potential cleanup and to design appropriate remedial action, additional data on the extent and degree of solvent contamination related to the Raincheck Cleaners site is required. This assessment of groundwater downgradient from the site will provide some of the data needed for planning and development of future remedial investigations.
Results:	Results will be posted in a second fact sheet after the assessment is complete.
Conclusions/Next Steps:	Results will be posted in a second fact sheet after the assessment is complete.
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