



King County

Department of
Natural Resources and Parks
Solid Waste Division

KING COUNTY BROWNFIELDS PROGRAM FORMER SIMON AND SON DRY CLEANERS BROWNFIELDS ASSESSMENT FACT SHEET #1 JANUARY, 2008

Project Name:	Former Simon and Son Dry Cleaners.
Location:	18107 Bothell Way NE, Bothell, WA 98011.
Site Description:	<p>The site consists of a single story commercial building on a 0.62 acre lot just west of the main business district of Bothell. The former dry cleaner is at the west end of the building. There are five businesses in the building: two restaurants, a pizza take-out shop, a physical therapist office, and a hair salon. The site is bounded on the west by 98th Avenue NE, on the north by residential property, on the east by an espresso stand and an auto supply store and on the south by Bothell Way NE (SR 522). The tax parcel number is 2374200065.</p>
Site History:	<p>The site was used for farming until the late 1940s. It was an auto dealership in the 1960s, and in 1988 it was developed commercially as a small retail strip. The dry cleaner business opened in 1990 and operated at this site for about 10 years. Sometime during this period, dry cleaning solvents were released in the vicinity of the dry cleaning machine at the back of the shop, possibly through a faulty floor drain.</p> <p>Soil and groundwater samples collected between December 1999 and July 2001 document solvent contamination well above Washington State Department of Ecology (Ecology) Model Toxics Control Act (MTCA) Method A cleanup levels. Soils contained tetrachloroethene (PCE) from non-detect up to 392 mg/kg (parts per million) at depths up to nine feet below surface. Similarly, groundwater samples from seven monitor wells taken in March and July 2001 contained up to 30,000 µg/l (parts per billion) PCE and 507 µg/l trichloroethene (TCE). The MTCA Method A cleanup level for both PCE and TCE is five µg/l. There are no records of sampling since then other than an Ecology file that contains a report on groundwater sampling at the adjacent auto parts property suggesting that groundwater may have been sampled in February 2002, although subsequent assessment and cleanup work are believed to have occurred.</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 eligible entities. The Brownfields Program is using EPA funds to conduct an additional Phase I assessment of the site. The Brownfields Program website is: http://www.metrokc.gov/dnrp/swd/brownfields/index.asp.</p>

Reason for Assessment:	The City of Bothell is undergoing a major redevelopment of its downtown area, affecting many properties surrounding this site. The Former Simon and Son Dry Cleaners site is a known source of solvent contamination, however, the status of assessment and cleanup activities is unknown. The potential for other contamination sources to be present in the area is also not known. A more comprehensive understanding about property conditions will support and expedite redevelopment plans.
Assessment Description:	The Phase I assessment will document the status of assessment and cleanup work at the site and provide information on other potential contamination sources in the area.
Results:	A clear understanding of current site conditions will document whether sufficient information is available to develop a complete cleanup plan and planning level cleanup cost estimate. The results will be summarized in a second assessment fact sheet, and the final assessment report will be available in a number of public places, including the offices of the City Manager of the City of Bothell and the King County Solid Waste Division.
Conclusions/ Next Steps:	Performing a Phase I assessment and reviewing the status of assessment and cleanup work performed at the site will provide information needed to develop a comprehensive cleanup plan and associated cost estimate.
Contact Information:	<p><u>King County Contact:</u> Lucy Auster, Senior Planner, King County Solid Waste Division, 206-296-8476, lucy.auster@kingcounty.gov.</p> <p><u>City of Bothell Contact:</u> Terrie Battuello, Assistant to the City Manager Responsible for Economic Development, City of Bothell, 425-489-3387, terrie.battuello@ci.bothell.wa.us.</p>