



# King County

Department of  
Natural Resources and Parks

**Solid Waste Division**

draft

## **KING COUNTY BROWNFIELDS PROGRAM CITY OF BOTHELL CROSSROADS REDEVELOPMENT PROJECT ASSESSEMENT BROWNFIELDS ASSESSMENT FACT SHEET #1 JANUARY, 2009**

<b>Project Name:</b>	City of Bothell Crossroads Redevelopment Project Assessment.
<b>Location:</b>	Intersection of State Route 522 and State Route 527, Bothell, WA.
<b>Site Description:</b>	<p>The site consists of five City of Bothell-owned right-of way locations:</p> <ol style="list-style-type: none"> <li>1. SR 522/Bothell Way NE between 98<sup>th</sup> Avenue SE and SR 527/Bothell Way NE.</li> <li>2. The intersection of SR 527/Bothell Way NE and NE 183<sup>rd</sup> Street.</li> <li>3. The intersection of SR 527/Bothell Way NE and Main Street.</li> <li>4. SR 522/Woodinville Drive between SR 527/Bothell Way NE and 101<sup>st</sup> Avenue NE.</li> <li>5. The intersection of SR 522/Woodinville Drive and SR 527/Bothell Way NE</li> </ol>
<b>Site History:</b>	<p>State Routes 522 and 527 have been major transportation corridors since the founding of Bothell in 1909. Historic land uses within these corridors have included dry cleaners, gas stations and garages. Two of these dry cleaners: Simon and Sons (18107 Bothell Way NE), which operated from 1990 to 2000, and Raincheck Cleaners (18304 Bothell Way NE), which operated from the 1950s to 1967 were the subjects of Phase I Environmental Site Assessments in 2007 which found evidence that dry cleaning solvents had been released and were migrating toward the Sammamish River. In addition, historic records suggest a third dry cleaner occupied a storefront at 10029 Main Street in the 1940s and '50s; however, as yet, no contamination has been identified from this location. In addition to the dry cleaners, land use research has identified five gas stations and one garage at or near the intersection of SR 522 and SR 527 that operated from the 1950s to 2000.</p>
<b>King County Brownfields Program:</b>	<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. For more information on the Brownfields Program visit the website at: <a href="http://your.kingcounty.gov/solidwaste/brownfields/index.asp">http://your.kingcounty.gov/solidwaste/brownfields/index.asp</a>.</p>

<b>Assessment Description:</b>	<p>Using its consultant, the King County Brownfields Program will conduct a Phase II site assessment at these locations on behalf of the City of Bothell. The Phase II assessment will collect soil and groundwater samples to characterize suspected contamination at or near the locations listed above. It will use a small drilling machine to bore holes in the ground to collect soil and water samples and install monitor wells. Overall, eighteen drill holes have been proposed, four at each of the first four locations listed and two at the fifth location. Each hole is expected to be drilled to about 15 feet deep. The field work will be conducted during nighttime “off hours” to minimize impacts to traffic and is expected to be completed within two to three days.</p> <p>Soil will be collected continuously from each hole and representative samples for laboratory analysis selected based upon field observation and instrument screening. Groundwater samples will be collected from each hole using temporary well points.</p> <p>All soil and groundwater samples will be analyzed for halogenated volatile organic compounds which includes common dry cleaning solvents. Additional analyses for petroleum hydrocarbons or other contaminants will be done as appropriate.</p> <p>Upon completion of the field work and receipt of laboratory data, an assessment report will be prepared that will document field sample methods, sample locations and areas of contamination and will include data summary tables. The report should be finalized within three to four weeks following receipt of laboratory analyses.</p>
<b>Reason for Assessment:</b>	<p>The City of Bothell is undertaking a major revitalization of its downtown. A significant part of this redevelopment will be the realignment of State Routes 522 and 527 so that they join at a more perpendicular angle approximately one block south of the current intersection. This realignment, called the Bothell Crossroads Project, will allow for the expansion of Main Street and commercial/residential redevelopment of property currently occupied by, or adjacent to, major highways. The redevelopment of this land could be impacted by the presence, or perceived presence, of contamination due to past land uses. This assessment will provide information that will help city planners and developers determine costs for remediation and cleanup of contamination, if necessary, and thereby contribute to the overall success of the downtown revitalization.</p>
<b>Results:</b>	<p>TBD. A second fact sheet which will include results will be published upon completion of the assessment.</p>
<b>Conclusions/ Next Steps:</b>	<p>EPA approved the consultant’s sampling plan in mid-January 2009. Because this work is federally funded, a Cultural Resources Assessment must be undertaken. Additionally, street drilling will require a utility search and coordination with the city for permits. Field work is expected to start by mid-February.</p>
<b>Contact Information:</b>	<p><u>King County Contact:</u> Lucy Auster, Senior Planner, King County Solid Waste Division, 206-296-8476, <a href="mailto:lucy.auster@metrokc.gov">lucy.auster@metrokc.gov</a>.</p> <p><u>City of Bothell Contact:</u> Steve Anderson, Deputy City Manager, 425-489-3378, <a href="mailto:steve.anderson@ci.bothell.wa.us">steve.anderson@ci.bothell.wa.us</a>.</p>