

RAINCHECK CLEANERS PLUME, Bothell, WA

Brownfields Assessment Fact Sheet #3 March 2013

Project Name	Former Raincheck Cleaners (aka Ultra Custom Care Cleaners) Solvent Plume
Location	Within the Right of Way of Woodinville Drive (SR 522) and the adjacent Riverside Parcel between Bothell Way NE (SR 527) and 101 st Ave. NE
Site Description	Major state highway situated 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 1990, the City of Bothell acquired a parking lot called the “Riverside” property at 10005 Woodinville Drive. Groundwater sampling on, and adjacent to, this property has found solvent contamination in excess of state cleanup standards. A groundwater sample collected from one boring located just above the bank of the Sammamish River had 50 micrograms per liter ($\mu\text{g/L}$; or parts per billion [ppb]) of the common dry cleaning chlorinated solvent tetrachloroethene (PCE) and 120 $\mu\text{g/L}$ (ppb) of a degradation product of PCE, trichloroethylene (TCE). State cleanup standards for both these solvents is 5 $\mu\text{g/L}$ (ppb).</p> <p>In 2009 and 2011, King County Brownfields Program contractor CDM Smith performed two Phase II ESAs in support of the City of Bothell Crossroads Redevelopment Project. These investigations determined that PCE/TCE originating from the former Raincheck Cleaners property is predominantly migrating in groundwater southward along utility corridors under Bothell Way NE – the sewer utility being the most likely conduit. However these investigations could not conclusively link contamination from the Raincheck Cleaners to that found on the Riverside property. A sampling “data gap” exists under Woodinville Drive.</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 site assessments 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 your.kingcounty.gov/solidwaste/brownfields/index.asp.</p>

Assessment Description	<p>Prior to the field investigation King County’s consultant CDM Smith will prepare a Quality Assurance Project Plan (QAPP) Addendum, basically an amendment of the QAPP filed and approved by EPA in 2011.</p> <p>CDM Smith will further define the downgradient chlorinated solvent plume along SR 522 by extending up to eight borings for collection of soil and groundwater samples. Seven of the borings will be located within SR 522 and one boring will be located near the eastern lobe of the Riverside site.</p> <p>CDM Smith will coordinate the field investigation with the City of Bothell. Because this is a major transportation corridor, the work will be scheduled during nighttime “off hours,” specifically between 8:30 pm and 5:00 am. A scoping site visit/meeting with the City of Bothell will be conducted to review the locations of underground utilities on City drawings with respect to the planned boring locations and to mark proposed locations in the field.</p> <p>The borings will be advanced with direct push technology (DPT), which utilizes a hydraulically powered percussion/direct push machine that drives a tool string directly into the ground. Each boring will extend to approximately 15 feet deep and a temporary well screen will be placed in each borehole to allow for groundwater collection. Select soil samples (approximately one per boring) will be submitted for laboratory analysis for chlorinated volatile organic compounds (VOCs) by EPA method 8260. A groundwater sample will also be collected from each borehole. Groundwater samples will be submitted for laboratory analysis for chlorinated VOCs by EPA method 8260.</p> <p>An estimated total of 9 soil and 9 groundwater samples, which includes one soil and one groundwater sample from each borehole plus one field duplicate for each matrix, will be submitted for laboratory analysis.</p>
Reason for Assessment	<p>The City of Bothell plans to market two new city blocks that will be created as a result of the southward realignment of the SR 522 highway. One of the new blocks being created is the Triangle block, consisting mostly of vacated city right of way, Bothell Riverside and Bothell Landing properties. At the same time the city has negotiated an agreed order with the Washington state Department of Ecology to clean up contamination at the Raincheck Cleaners (aka Ultra Cleaners) site. The city is looking to demonstrate that the solvent contamination on the Riverside property originates at the Raincheck site and that cleanup of the Raincheck property will eliminate the continued release of solvents into the Sammamish River. This assessment is planned to demonstrate whether or not the solvent contamination on the Riverside property is indeed connected with the solvent plume emanating from the Raincheck site.</p>
Results	<p>Results will be reported in a fourth fact sheet after the assessment is complete.</p>
Conclusions/ Next Steps	<p>Conclusions and next steps will be reported in a fourth fact sheet after the assessment is complete.</p>
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>: Nduta Mbuthia, Project Engineer, City of Bothell Public Works Department, 425-806-6829, Nduta.Mbuthia@ci.bothell.wa.us.</p>

This notice will be provided in alternative formats upon request.
206-296-4466 Toll Free 1-800-325-6165, ext. 6-4466 TTY Relay: 711
www.kingcounty.gov/solidwaste