



King County

Department of
Natural Resources and Parks
Solid Waste Division

KING COUNTY BROWNFIELDS PROGRAM FORMER RAINCHECK CLEANERS AND LAUNDRY BROWNFIELDS ASSESSMENT FACT SHEET #1 JANUARY, 2008

Project Name:	Former Raincheck Cleaners and Laundry.
Location:	18304 Bothell Way NE, Bothell, WA 98011.
Site Description:	<p>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.</p>
Site History:	<p>The property was undeveloped until after the Second World War when a small restaurant called Raincheck Lunch was built on what is now the Coin-Op Laundry site. In the early 1950s, the Raincheck Lunch was converted into the Raincheck Cleaners and Laundry. It remained in business until 1967 when the Raincheck building was torn down and the current structure built. The 1975 R.L. Polk North Seattle Suburban Directory lists the Ultra Custom Care address as NuLife Cleaners. The building was remodeled in 1979.</p> <p>In 2001, a Phase I Environmental Site Assessment was conducted and identified several recognized environmental conditions (RECs) near the site, including chemical storage, historic dry cleaning operations, and underground storage tanks (USTs). Six borings were drilled during Phase II assessment work conducted in February 2002. Three borings were installed as monitoring wells. These borings were placed outside of the Ultra Custom Care business and in the parking lot. Samples were also collected beneath the floor of the dry cleaning business at the north end of the building. The samples under and immediately adjacent to the Ultra Custom Care business did not contain appreciable contamination, however a groundwater sample from a monitoring well placed in front of the laundromat near the south end of the building contained 880 µg/l (parts per billion) of tetrachloroethylene or PCE, a common dry cleaning solvent. A water sample from 29 feet below surface contained 29 µg/l PCE. The Washington State Model Toxics Control Act (MTCA) Method A cleanup level for PCE is five µg/l. Some additional assessment work is believed to have occurred at the site since 2002.</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 update the previous Phase I site assessment. 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 source of solvent contamination on the property has not yet been identified. It is believed to lie beneath the current laundromat which is, in part, on the historic footprint of the Raincheck Cleaners that was torn down in 1967. A more comprehensive understanding about property conditions will support and expedite redevelopment plans.
Assessment Description:	The current Phase I assessment will update the previous Phase I and compile additional Phase II assessment information from assessment work performed subsequent to the 2002 Phase II.
Results:	The previous Phase I assessment verified that the site has been used for dry cleaning operations, and the prior Phase II sampling identified contaminated groundwater but did not identify the source of the contamination. 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:	Updating the previous Phase I assessment and reviewing additional Phase II assessment information will establish whether or not additional Phase II work is needed to provide sufficient information to guide future cleanup of the site.
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>