

Ultra Custom Care Cleaners Site Cleanup Status Fact Sheet

Third Quarter
2022

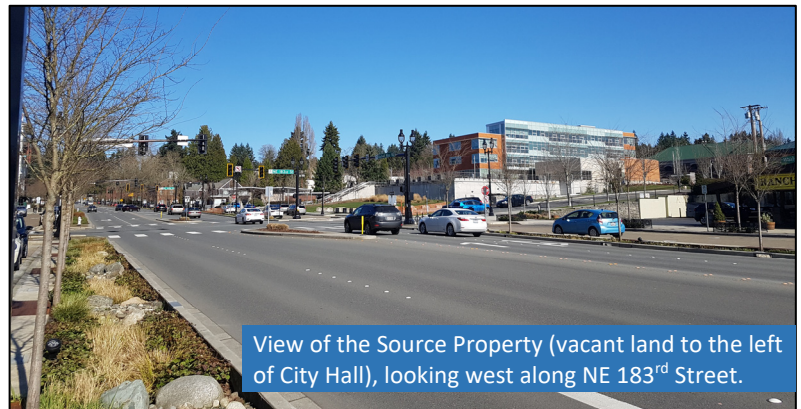
Current Cleanup Status

As part of the Washington State Department of Ecology's (Ecology's) cleanup process, the City of Bothell (City) has completed a Remedial Investigation/Feasibility Study (RI/FS) for the Ultra Custom Care Cleaners Site (Site), which characterizes the Site conditions and recommends a preferred cleanup action.

Ecology has also developed a draft Cleanup Action Plan (CAP) based on the findings of the RI/FS. The CAP describes the cleanup action that the City will perform at the Site. The City will implement the cleanup action at the Site as a requirement of a Consent Decree (CD), which is a new legal agreement that will be executed between the City and Ecology. Ecology will collect public feedback on the RI/FS, draft CAP, and CD between September 26 and October 25, before finalizing these documents and filing the CD in court.

Site History

Three dry cleaning businesses operated at 18300–18304 Bothell Way NE (Source Property) on the southwest corner of the new City Hall property between the early 1950s and February 2012. When the City acquired the property as part of the Downtown Revitalization Plan, the last remaining former dry cleaning building was demolished in 2013 to construct the new City Hall building.



View of the Source Property (vacant land to the left of City Hall), looking west along NE 183rd Street.

Contamination from dry cleaning operations at the Site was first identified in 2002. Several environmental investigations and interim actions to reduce the levels of groundwater contamination have been completed since the Site was listed on Ecology's Confirmed and Suspected Contaminated Sites List. The RI/FS defined areas of contamination from tetrachloroethene (PCE), a chemical commonly used in the dry cleaning industry, and its breakdown products (which are also Ecology-regulated chemicals) in soil and groundwater at the Site. Soil at the Site is contaminated with PCE on the Source Property near the former dry cleaning businesses. PCE and its breakdown products have migrated downward to the groundwater table and to the south-southeast from the Source Property in a groundwater plume.

Next Steps in the Ecology Regulatory Process

Ecology will provide an opportunity for the local community to review the draft RI/FS, CAP, and CD documents, and submit comments and feedback. The public comment period is between September 26 and October 25, 2022, and Ecology may schedule a public meeting to discuss the documents. After the public comment period ends, Ecology will prepare a Response to Comments document that will be posted online for public review to address all comments received. Ecology will instruct the City to revise the documents, if needed, before the documents are finalized.

Once the documents are finalized, the CD will be executed and filed in court. The City will then begin implementation of the cleanup action.

Performing the Cleanup Action

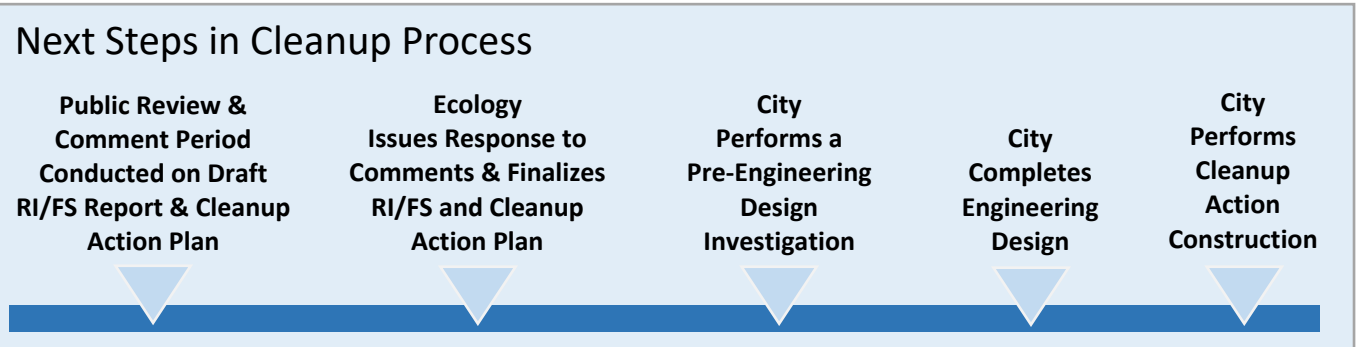
The City will perform the cleanup action described in the CAP, which includes the following:

- Excavating to remove contaminated soil at the Source Property.
- Injecting a series of treatment barriers directly into the groundwater (in situ) to break down contaminants within the plume.

The injection treatment contains a mixture of colloidal-activated carbon (CAC), to trap and break down contaminants, and zero valent iron (ZVI) to speed up their breakdown. Both CAC and ZVI assist in the breakdown of contaminants by biological processes (with microbes already in the soil/groundwater) and non-biological processes. The cleanup is expected to reduce contaminant concentrations in groundwater to levels that will protect human health and the environment.

The cleanup action begins with engineering design, which describes how workers will perform the cleanup action. The City will collect additional targeted data to support engineering design. This data will be collected using a drilling rig (similar to the one used for previous RI/FS investigations) and a support vehicle or trailer nearby. While noisy, the work is minimally invasive: the probe is 2 inches in diameter, and very little soil will be brought to the surface. After drilling at each location, the hole will be plugged up with clay and the ground surface will be repaired to match the existing surface. The drilling locations will be determined in a Pre-Engineering Design Work Plan and may include some locations in the right of way (ROW) or on private property. This work is expected to take approximately 1 week.

The City will incorporate the design data into an Engineering Design Report (EDR) for Ecology review. Once Ecology has approved the EDR, the City will solicit contractor bids to perform the cleanup action construction according to the EDR.



Cleanup action will include excavation on the City-owned Source Property. After excavation, in situ injections will be performed in several rows across the groundwater plume. Injection will be performed using a drill rig, support trailers, and associated vehicles and equipment. Most of the injection work will occur in public ROWs or on City-owned properties; however, some work will occur on private properties. Installation of each injection row is expected to take from 1 to 1.5 weeks. Additional groundwater monitoring wells will be installed near the injection rows using a drill rig and will be completed with a final surface to match the existing ground surface. These wells will allow the City to monitor treatment progress using hand carried pumps and other equipment.

The City will monitor wells approximately 2 to 4 times per year until the contaminant concentrations are less than the cleanup levels required by the CAP. Full groundwater cleanup is expected to take 6 to 8 years. During this time, businesses can continue to operate normally with minimal disruption beyond allowing sampling crews to access certain wells. All soil and groundwater generated by cleanup and monitoring activities will be taken off-site for disposal.

Understanding Exposure Risk

Cleanup work will be conducted in a manner that prevents property owners, property visitors, and the project workers from exposure to contamination. Air quality monitoring will be performed and appropriate controls will be used, if needed, during excavation activities to ensure that PCE does not reach harmful levels in the air due to disturbing contaminated soil.

The RI/FS evaluated whether dry cleaning solvents are present in groundwater at high enough concentrations to form vapors in the ground that can then migrate into buildings and affect indoor air quality. Concentrations in groundwater are not currently high enough to be a risk to workers at the businesses where contaminated groundwater is present beneath the buildings. During and after cleanup action construction, the City will continue to collect groundwater data to evaluate whether indoor air quality is at risk. If there are indications that the indoor air quality may become a risk to human health, solutions to address this will be evaluated. If action is required, the appropriate solution will be implemented in coordination with the property owners at the expense of the City.

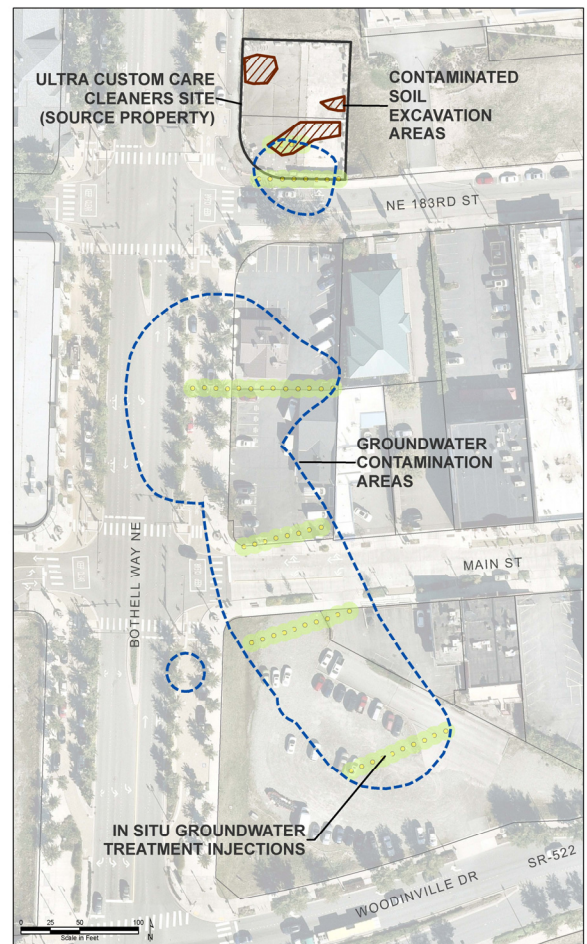
Other exposure risks—including human contact with groundwater and surface water—will remain limited because of the following:

- Contaminated groundwater is located 4 feet or deeper below the ground surface.
- The City's water supply does not come from site groundwater—it is safe to continue to use tap water at these properties regardless of the groundwater quality.
- Groundwater contamination has not migrated to the Sammamish River, so there is not a potential for contact through use of the river.

Environmental Cleanup Benefits

Completing this cleanup action has long-term benefits, including the following:

- **Protection of human health** through cleanup or mitigation efforts.
- **Increased property values** through cleanup and potentially eliminating environmental covenants that could limit the future land uses of a property.
- **Increased foot traffic** to Bothell's downtown core through sale and development of currently vacant properties. Investors are more willing to buy and develop properties that have already been cleaned up, or those that have an Ecology-approved plan for cleanup.
- **Protection of the environment** by improving groundwater quality. This will prevent contamination from migrating farther.
- **No direct cost to downgradient private property owners.** The City is responsible for cleanup of contamination resulting from releases from the Site.



Additional Information and Resources

Downtown Contaminated Soil and Groundwater Cleanup:

- <https://www.bothellwa.gov/409/Downtown-Contaminated-Soil-Groundwater-C>

Submit Comments to Ecology:

- Online: <https://bit.ly/Ecology-UltraComments>
- By email: Sunny.Becker@ecy.wa.gov
- By phone: (425) 457-3842
- By mail:
Sunny Becker
Department of Ecology – TCP
PO Box 330316
Shoreline, WA 98133-9716

Review Site Documents:

- Online: <https://bit.ly/Ecology-UltraInfo>
- At Bothell Library: 18215 98th Ave NE, Bothell, WA 98011
- At Department of Ecology – NW Regional Office: 15700 Dayton Ave. N., Shoreline, WA 98133

For more information, contact:

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