

# Ultra Custom Care Cleaners site



1800-18304 Bothell Way NE, Bothell, WA 98011

## Comment Period Information

### Comments Accepted:

September 26 – October 25, 2022

### Submit Comments:

Online: <https://bit.ly/Ecology-UltraComments>

By email: [Sunny.Becker@ecy.wa.gov](mailto: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

## Document Review Locations

Online: <https://bit.ly/Ecology-UltraInfo>

### City of Bothell – City Hall

18415 101<sup>st</sup> St Ave NE, Bothell, WA 98011

### Bothell Library

18215 98<sup>th</sup> Ave NE, Bothell, WA 98011

### Department of Ecology – NW Regional Office

15700 Dayton Ave. N., Shoreline, WA 98133

## Site Information

Facility Site ID: 379891

Cleanup Site ID: 3172

## Cleanup plans available for contaminated site in downtown Bothell

The Department of Ecology (Ecology) and the City of Bothell (City) are moving forward with the cleanup of the Ultra Custom Care Cleaners site (Site) in downtown Bothell. This Site is one of six sites in the historic downtown area that have received grant funding from Ecology to help with the cost of cleanup. The following documents have been developed and are ready for public review:

### Consent Decree

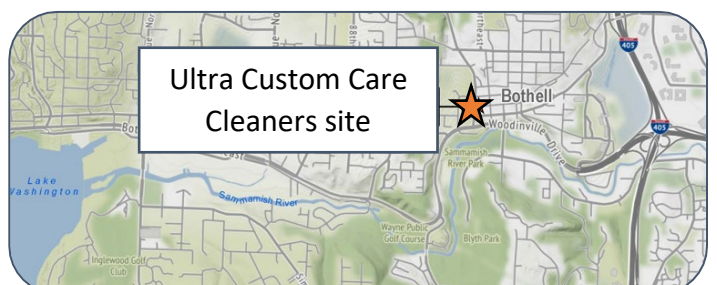
A legal agreement between the City and Ecology that requires the City to implement Site cleanup.

### Remedial Investigation/Feasibility Study

A description of the nature and extent of the contamination, evaluation of other ways to clean up the Site, and a recommendation of a preferred remedial alternative.

### Draft Cleanup Action Plan

A description of Ecology’s selected cleanup action and the specific cleanup standards for the Site.



### Site background

Former dry cleaning operations resulted in release(s) of chlorinated solvents contaminating soil and groundwater at the Site. The Site is in Bothell’s Downtown Core, and the City’s long-term development plans include commercial and high-density residential use in this area. Here is a brief history of the Site:

- 1950 – 2012: Three dry cleaning businesses operated at the source property.
- February 2012: The City purchased the property.
- 2013: The former dry cleaning business building was demolished.
- Today: The property is vacant.



Original Ultra Custom Care Cleaners business.

### Previous cleanup work

**1998 to 2015:** Soil was removed because of petroleum contamination on properties south of the source property. This was not related to the former dry cleaning business. A small heating oil tank was also removed from the source property.

**January 2015 and April 2016:** Two rounds of bioremediation injections were performed at the Site. They were designed to treat tetrachloroethene (PCE), a dry cleaning solvent, and its toxic breakdown products in groundwater. The injections occurred in various shallow and deep monitoring wells as well as three temporary borehole rows.

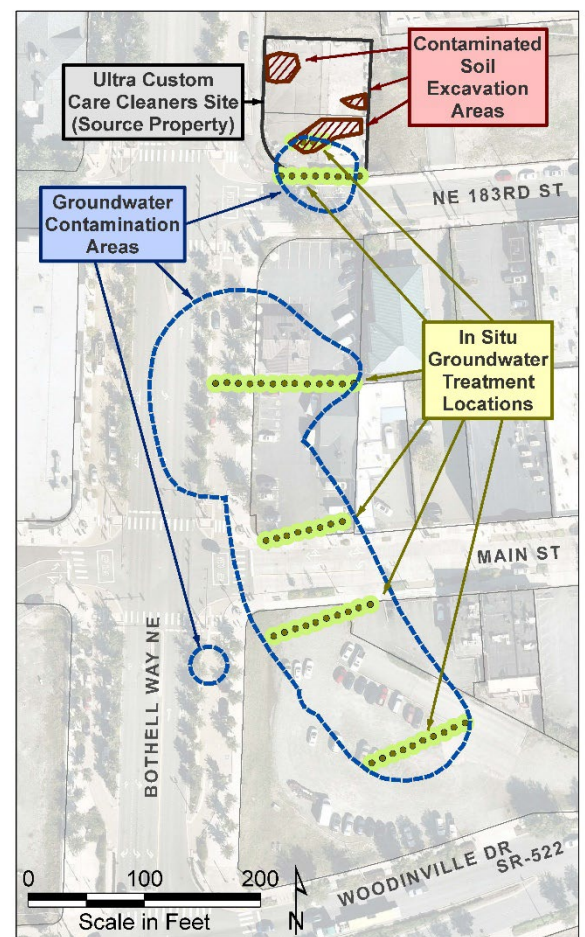
The injection areas were successfully cleaned up, but contaminants remain in groundwater between and below the injection points.

### Contamination

**Dry Cleaning Solvents:** The primary contaminant of concern at the Site is the dry cleaning solvent PCE. PCE and its toxic breakdown products (trichloroethene, cis-1,2-dichloroethene, and vinyl chloride) are present in the soil and groundwater. The vapors of these contaminants may also present a potential risk to indoor air quality.

**Petroleum:** Properties south of the former dry cleaning building were also contaminated with petroleum (gasoline) released in shallow soil during former operations.

**Naturally Occurring Arsenic:** The groundwater treatment in 2015 and 2016 caused a temporary increase in naturally occurring arsenic in groundwater. Arsenic in groundwater should return to natural background conditions once the cleanup action is complete.



Map showing the proposed cleanup actions.

## Proposed Cleanup

After the Remedial Investigation described the nature and extent of the contamination, the Feasibility Study identified the most effective technologies to eliminate the risks of the contamination at this Site:

- Excavation of PCE contaminated soil at the source property
- Injection of a treatment mixture directly into the ground (in situ) to breakdown groundwater contaminants across the plume.

The injection treatment contains a mixture of two components: colloidal-activated carbon (CAC) that traps and degrades 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 action is expected to reduce contaminant concentrations Site-wide to levels that are not harmful to human health and the environment. The technical details of the cleanup are found in the draft Cleanup Action Plan.

## SEPA Checklist

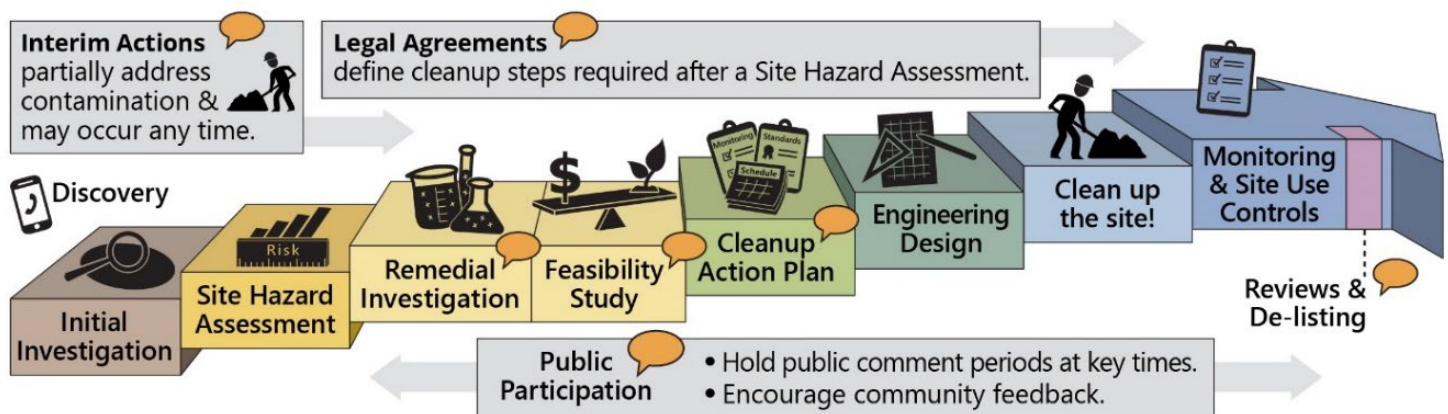
The City of Bothell is the lead agency for the Site’s SEPA Determination. The City has completed the SEPA checklist, according to [Ordinance 2027](#)<sup>1</sup> which designates this project as a Planned Action. (p.46 of the SEPA Handbook).

## Next steps

Ecology will consider public comments once the comment period ends. If no significant changes need to be made, the documents will be finalized. The Consent Decree will be executed and filed in court. Once the Consent Decree becomes effective, the City will perform the cleanup described in the Cleanup Action Plan. This phase includes engineering design, construction, and long-term groundwater monitoring after construction. The estimated timeframe to complete the entire cleanup action is 6 to 8 years.

## Washington’s formal cleanup process

The Model Toxics Control Act ([MTCA](#)<sup>2</sup>) is Washington’s environmental cleanup law. It provides requirements for contaminated site cleanup and sets standards that protect human health and the environment. Ecology enacts the MTCA and oversees cleanups. The [MTCA site cleanup process](#)<sup>3</sup> is completed in steps over a variable timeline and requires public participation (see graphic below).



Washington’s formal cleanup process.

<sup>1</sup> <https://ecology.wa.gov/DOE/files/4c/4c9fec2b-5e6f-44b5-bf13-b253e72a4ea1.pdf#page=46>

<sup>2</sup> <https://ecology.wa.gov/mtca>

<sup>3</sup> <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process>

Toxics Cleanup Program  
PO Box 330316  
Shoreline, WA 98133-9716

## Ultra Custom Care Cleaners site

**Public Comment Period:**  
September 26 – October 25, 2022

<https://bit.ly/Ecology-UltraInfo>

### Contact information

Sunny Becker  
Sunny.Becker@ecy.wa.gov  
(425) 457-3842

### ADA accessibility

To request an ADA accommodation, contact Ecology by phone at 425-229-3683 or email at [Meredith.Waldef@ecy.wa.gov](mailto:Meredith.Waldef@ecy.wa.gov), or visit [ecology.wa.gov/Accessibility](https://ecology.wa.gov/Accessibility). For Relay Service or TTY call 711 or 877-833-6341.

