



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

PO Box 47600, Olympia, WA 98504-7600 • 360-407-6000

October 25, 2023

Ken Lederman  
McCulloch Hill, PLLC  
701 5<sup>th</sup> Avenue, Suite 6600  
Seattle, WA 98104

Dear Ken Lederman,

The Department of Ecology (Ecology) received a copy of the July 10, 2023 letter to Senator Patty Murray regarding the Franciscan Medical Clinic contaminated site (Site), located at 4550 Fautleroy Way SW, Seattle ([Cleanup Site ID 15488](#)).

On October 5, 2023, Ecology met with representatives of the Huling Brothers Properties LLC to discuss issues raised in communications with Ecology and to find a path forward.

As discussed during the October 5<sup>th</sup> meeting, this site was added to the Ecology Confirmed and Suspected Contaminated Sites List in December 2021, due to the identification of hazardous substances in air and groundwater on the property. The building located on the property (owned by Huling Brothers Properties) was constructed in 1985 as part of an extensive car dealership facility and renovated in 2005 for use by the Clinic as a tenant.

There are several reasons why the site was added to the Confirmed and Suspected Contaminated Sites List. The Franciscan Medical Clinic property (site) is contaminated with petroleum products and solvents, and requires additional sampling and contaminant characterization, in addition to possibly needing cleanup of other contaminants. It is also currently owned by the responsible parties, who operated an automotive dealership at that location.

The Clinic site is bounded on the west by a Shell-branded gasoline station, located at 4580 Fautleroy Way SW. This location is also a contaminated site, known as West Seattle ARCO ([Cleanup Site ID 11357](#)). West Seattle ARCO was added to contaminated site list in 1993. Site characterization and remediation efforts by BP Remediation Management continue through the present under the Ecology Voluntary Cleanup Program and include an active air sparge/soil vapor extraction system that removes and treats petroleum vapors.

Ecology was notified of petroleum odors on the below-ground floor of the Clinic in May 2018. Franciscan subsequently funded installation of a sub-slab depressurization system in November 2018 that has successfully mitigated the vapors in the building and continues to operate.



Groundwater with petroleum-related chemicals above Ecology cleanup levels has been documented in West Seattle ARCO monitoring wells located on the Clinic property. However, the source and extent of vapor impacts to the Clinic property is uncertain, considering the low petroleum concentrations in groundwater from the West Seattle ARCO site and the presence of chlorinated compounds in the vapor beneath the Clinic property. Chlorinated compounds have not been detected in vapor or groundwater beneath the West Seattle ARCO site.

Sampling of soil, soil vapor, and groundwater completed to date on the West Seattle ARCO and Clinic sites is insufficient to confirm the source and extent of soil vapor impacts to the Clinic building and property. Additional characterization is needed at the Clinic site, including soil, soil vapor, and groundwater sampling at locations to provide a thorough understanding of contaminant concentrations and migration mechanisms.

As there is known contamination at the Franciscan Medical Clinic Site, Ecology did not erroneously place the site on the Confirmed and Suspected Contaminated Sites List. Given the existing contamination, as well as the determination that additional characterization is needed, it is inappropriate to remove the Site from the Confirmed and Suspected Contaminated Sites List at this time.

Since report of the release at the Clinic site in 2018, Ecology has facilitated multiple discussions and meetings with representatives of the Clinic, BP, and their consultants regarding assessment of contaminant sources and migration mechanisms.

As discussed during the October 5<sup>th</sup> meeting, Ecology encourages the Clinic property owners to enter the Voluntary Cleanup Program and actively pursue further characterization and cleanup of the site.

Sincerely,



Barry Rogowski  
Program Manager  
Toxics Cleanup Program