



Northern State Multi Service Center Cleanup Site

Amendment to the Agreed Order, Revised Interim Action Work
Plan, & SEPA Determination of Nonsignificance

Public Meeting: July 26, 2023, 4:00 – 5:30 pm



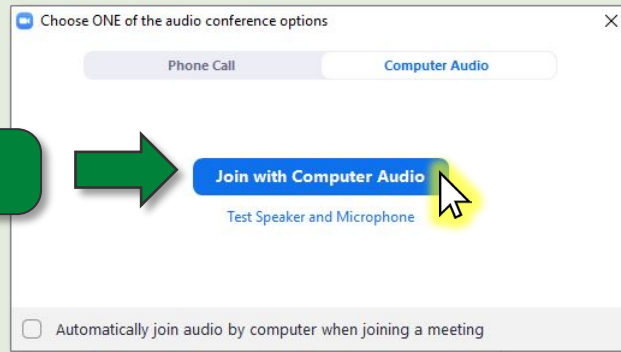
Welcome to our in-person and online meeting.

We will start our presentation shortly.

No sound? We will unmute soon for sound checks.

Join

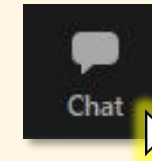
Connect Audio & Join



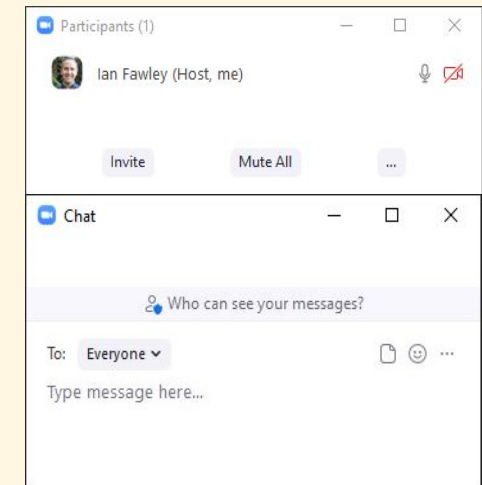
Tip Try your computer audio *first*.

If you'd like, you can test your speaker and microphone *before* joining.

Participate



Question?
Need help?
Chat with us!



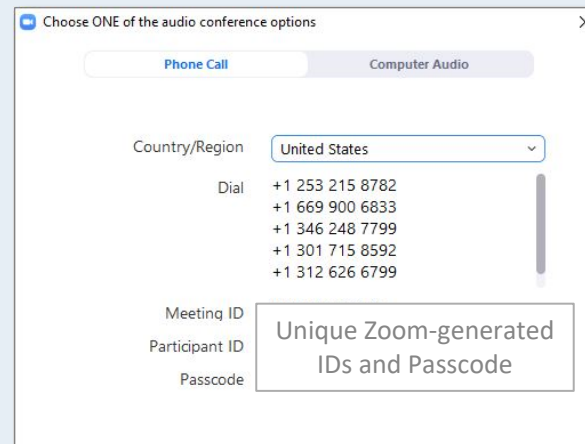
Turn on the Chat box and Participant list from your toolbar.

Audio

A Best Option: Use computer for audio

B If selecting "Phone Call"...

- Dial: **253-215-8782 (Tacoma)**
- Enter Zoom Meeting ID **913 8720 4125** followed by "#"
- Enter your unique Zoom Participant ID, followed by "#"
- (If you do not enter the Participant ID, you will be prompted to enter the Passcode.)





In-person & Online Meeting Participation

During the Presentation

- Please save questions for Q/A at the end of the presentation.

During Q&A

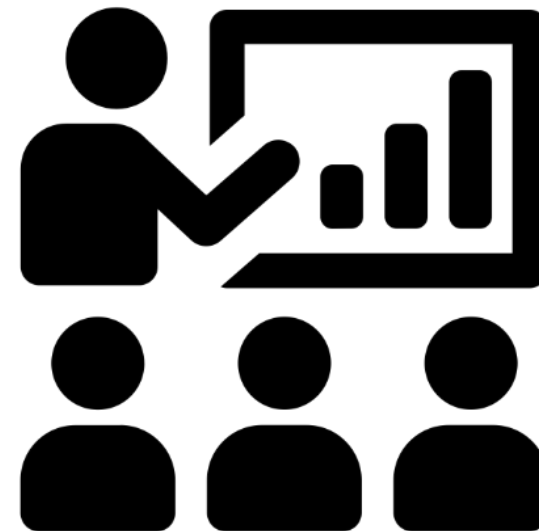
- 1st** In-person questions will be addressed
- 2nd** Chat questions will be addressed

Verbal questions are NOT *formal* comments and will NOT receive *formal* responses.

A link will be provided to submit *formal* comments. →

Presentation Outline

- Welcome and Introductions
- Cleanup Process and Public Participation
- Site Information
 - Location, Background, and Operations
 - Contamination
 - Area of Concern (AOC) 1
 - Amendment to the Agreed Order
 - Revised Interim Action Work Plan (AOC 1)
- Conclusion
 - Next Steps of Cleanup
 - How to Comment
 - Questions & Answers





Welcome and Introductions



Meet Your Team



Chris DeBoer, LG, LHG
Site Manager

Ian Fawley
Senior Outreach Planner

Kristen Forkeutis
Outreach Specialist



Heather Rogerson
Planning & Development Dir.

Laura Schumacher
Environmental & Planning
Manager

Linda Tyler
Communications Director



Carolyn Wise, LHG
Project Hydrogeologist

Phil Wiescher, PhD
Principal Envir. Scientist

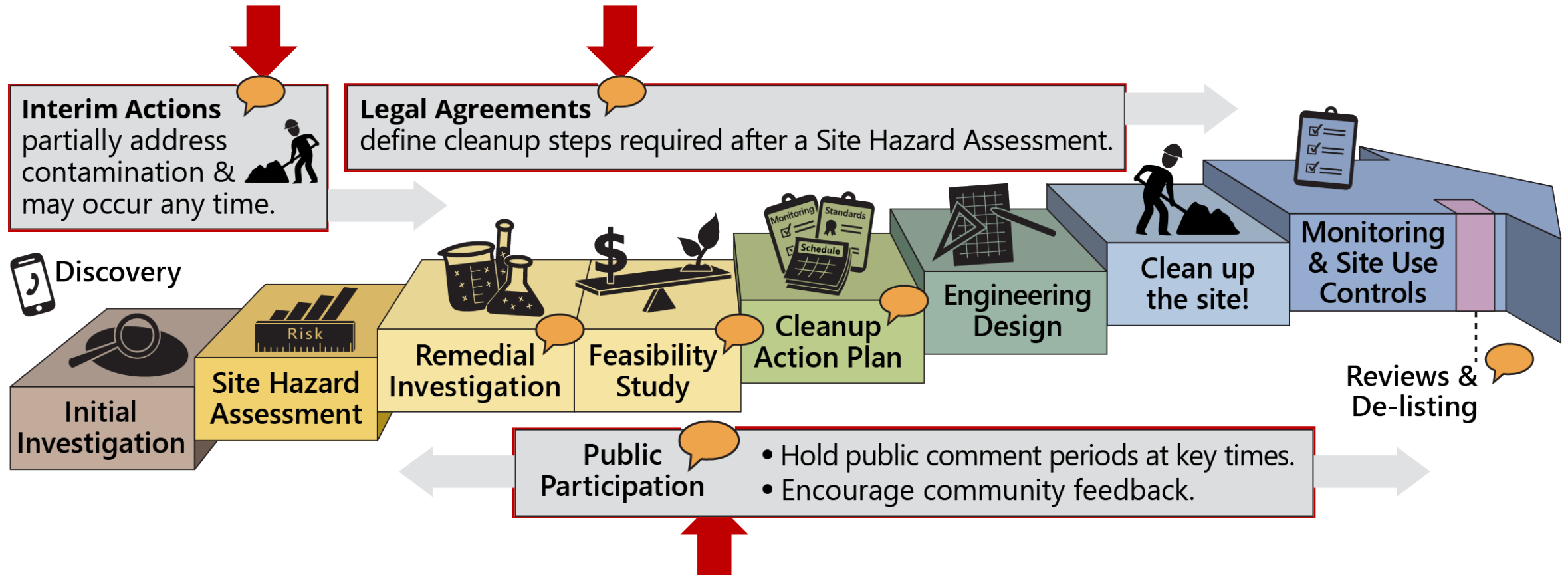
Evelyn Lundeen, EIT
Staff Engineer



Cleanup Process & Public Participation

Washington's Formal Cleanup Process

The Model Toxics Control Act (MTCA) directs the cleanup process.



The *red arrows* indicate where we are now.

Public Participation

Comment



Ecology has three documents ready for public review and comment.

Amendment to the Agreed Order (legal agreement)

- Updates the scope of work (for one of the interim actions)
- Updates the applicable laws and requirements for the Site

Revised Interim Action Work Plan

- Details the revised scope of work (for one of the interim actions)
- Outlines the schedule (for the same interim action)

State Environmental Policy Act (SEPA) Determination of Nonsignificance

- Ecology determination that the cleanup work is not likely to harm the environment



Site Information



Site Location

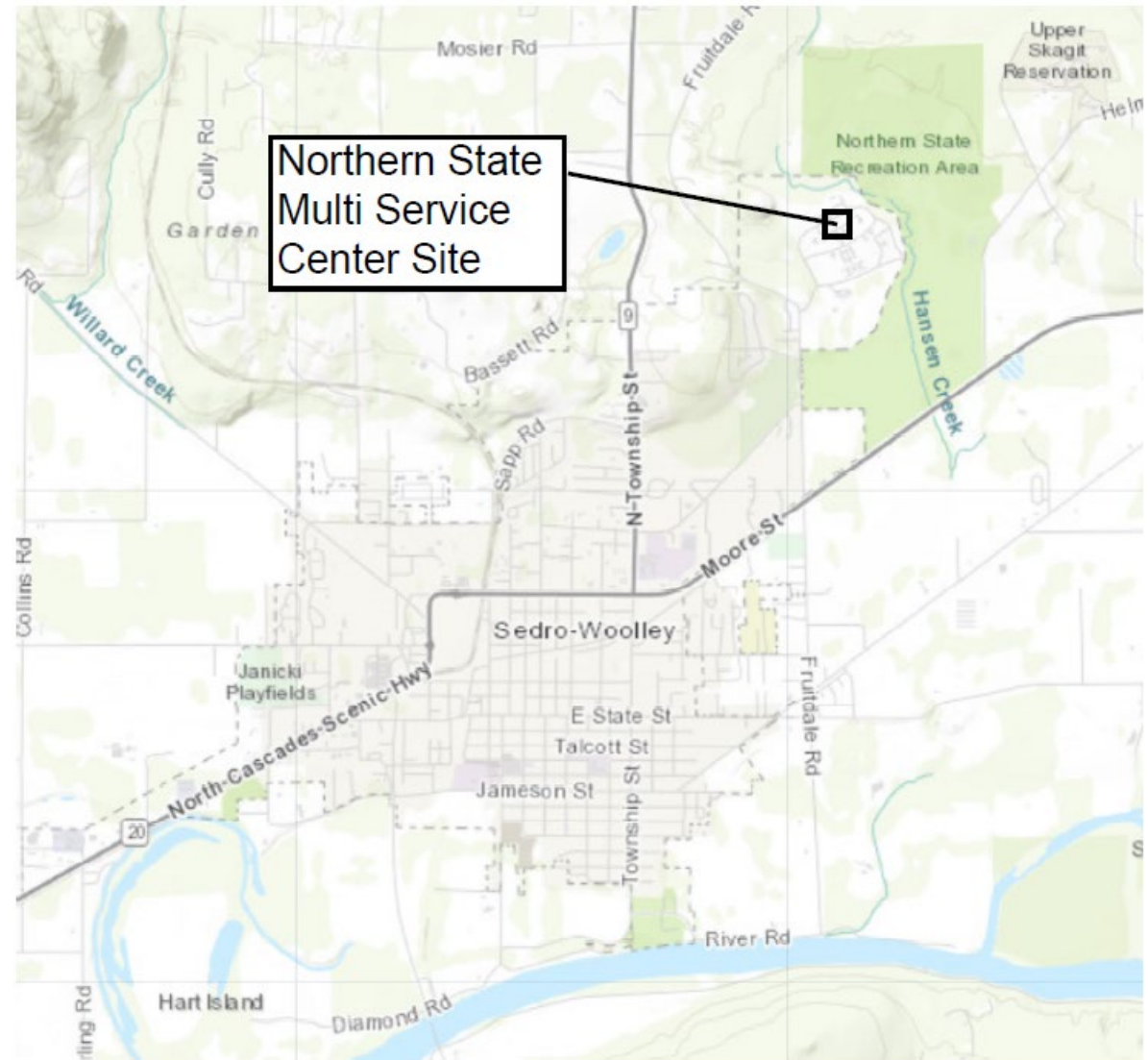
The Site is generally located at the Northern State Property/Sedro-Woolley Innovation for Tomorrow (SWIFT) Center.

Site Address:

2070 Northern State Rd
Sedro-Woolley, Skagit County

Facility Site ID: 65415931

Site Cleanup ID: 10048



Site Background

- **1912 – 1973:** Northern State Hospital
 - Owned and operated by WA State
 - Treated psychiatric patients until 1973.
 - On the National Registry of Historic Places.
- **2014:** Port of Skagit, City of Sedro-Woolley, and Skagit County partner to explore local ownership of property.
- **2015:** City of Sedro-Woolley annexed the property.
- **2018:** Port of Skagit took ownership of the property from WA State.

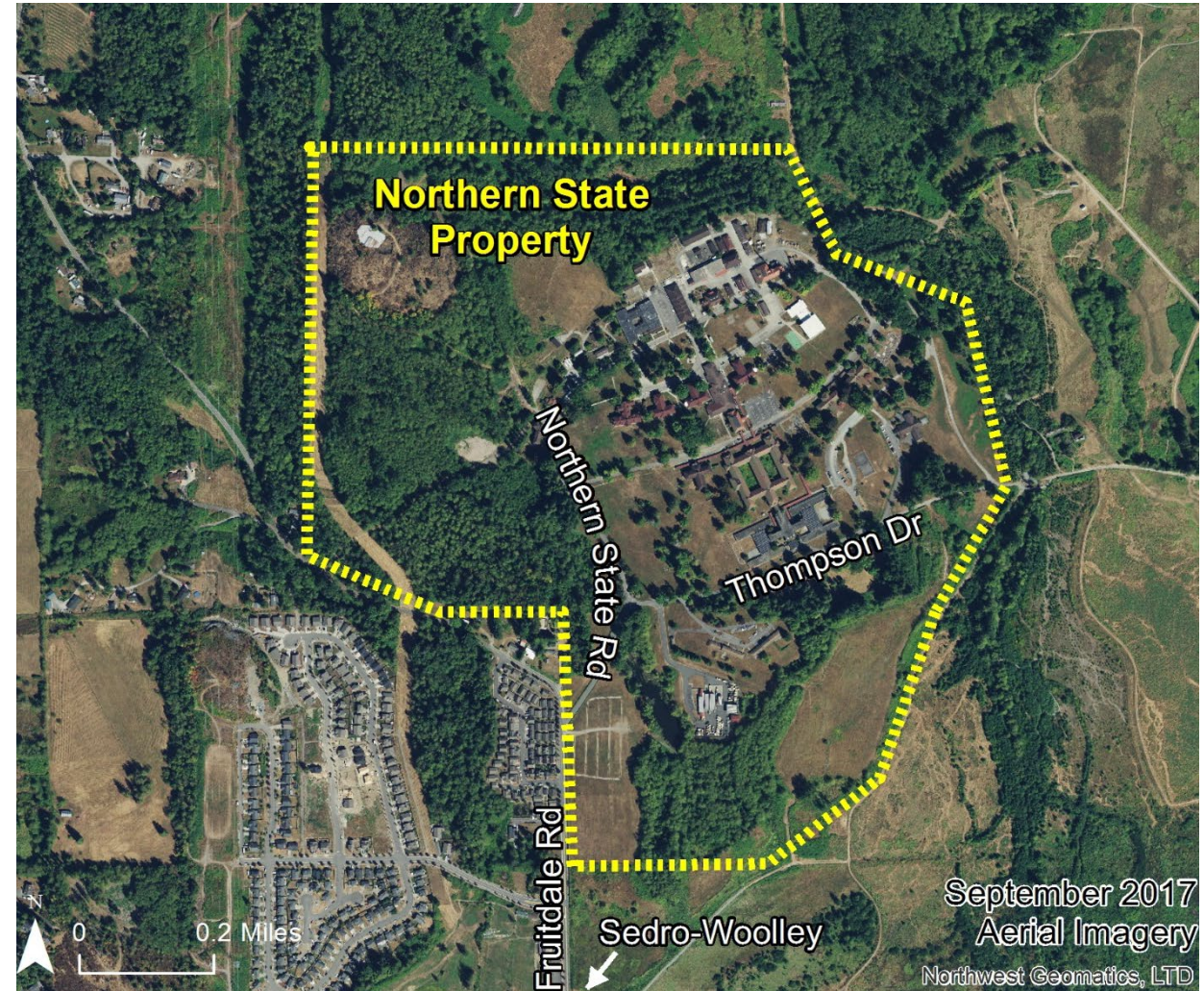


Northern State Hospital
1912 - 1973



Site Operations

- Northern State Hospital had facilities to be self-sustaining
- Public access was restored in 2019 to designated outdoor areas of the campus
- Many buildings are currently leased to tenants by the Port
- The property is bordered by the Northern State Recreation Area

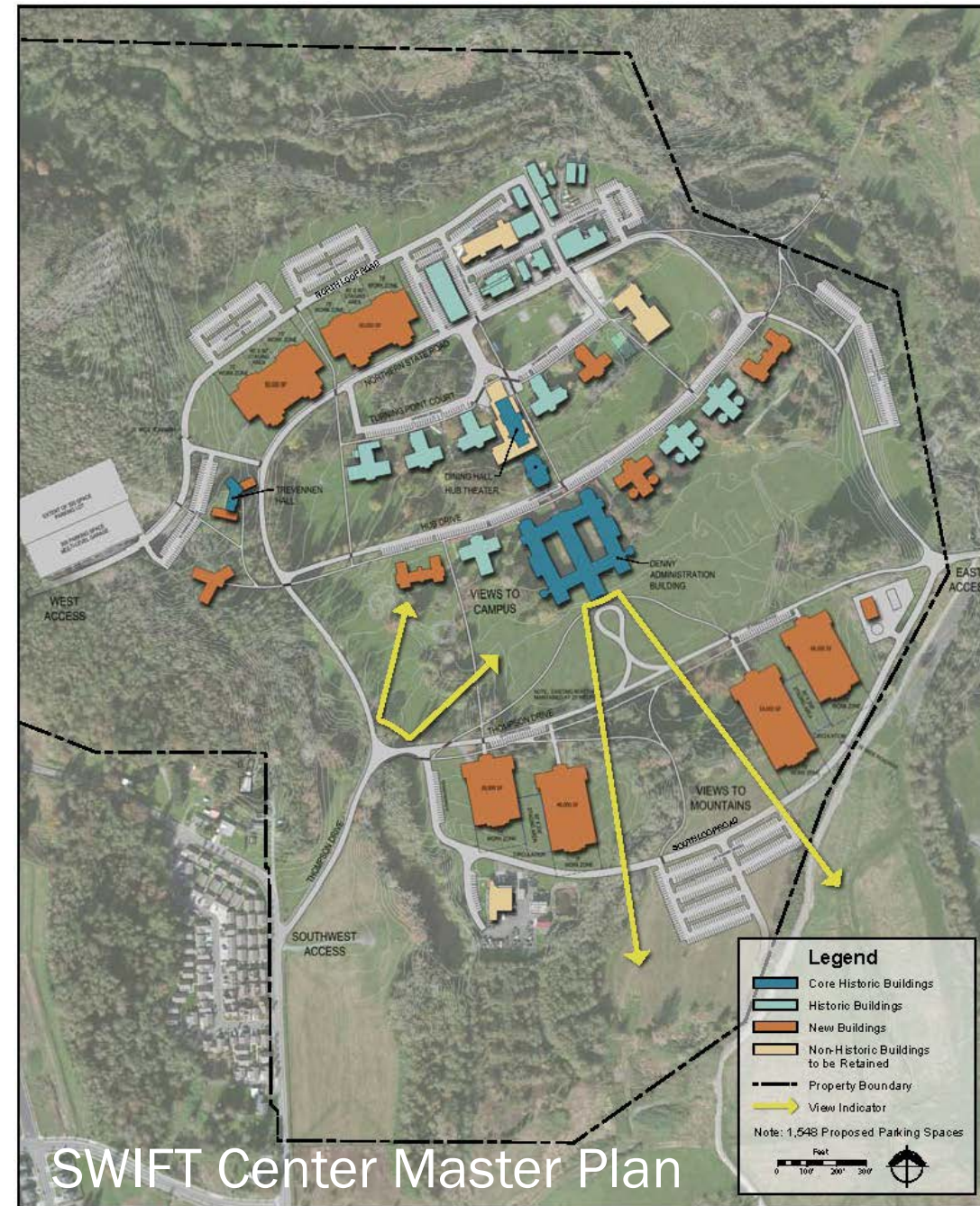


Aerial view of property, September 2017

Site Future

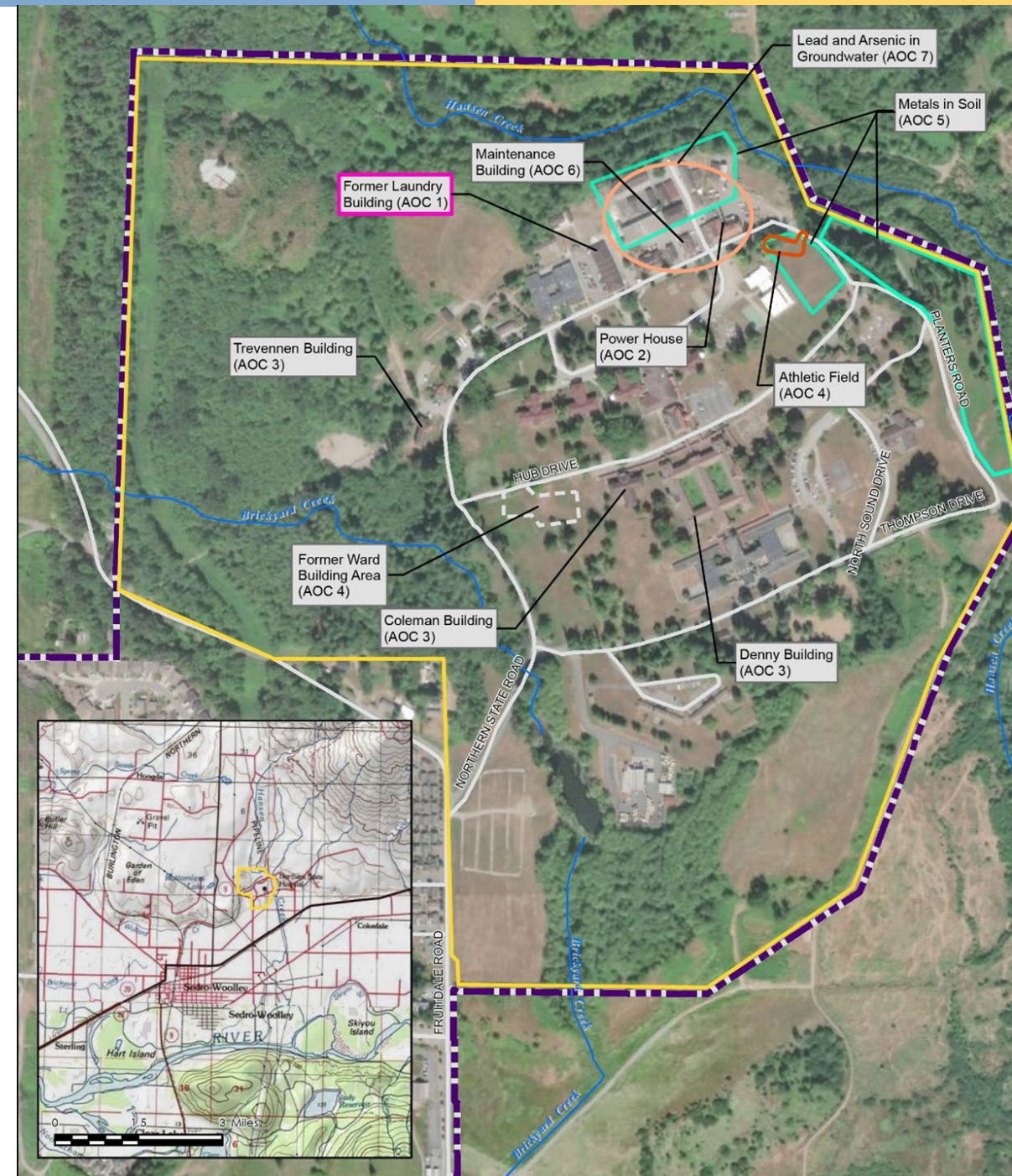


- The Sedro-Woolley Innovation for Tomorrow (SWIFT) Center, a mixed-use campus for innovation and technology, is located on the property.
- Adaptive Reuse of the property will take multiple years and public / private partnerships.



Site Contamination

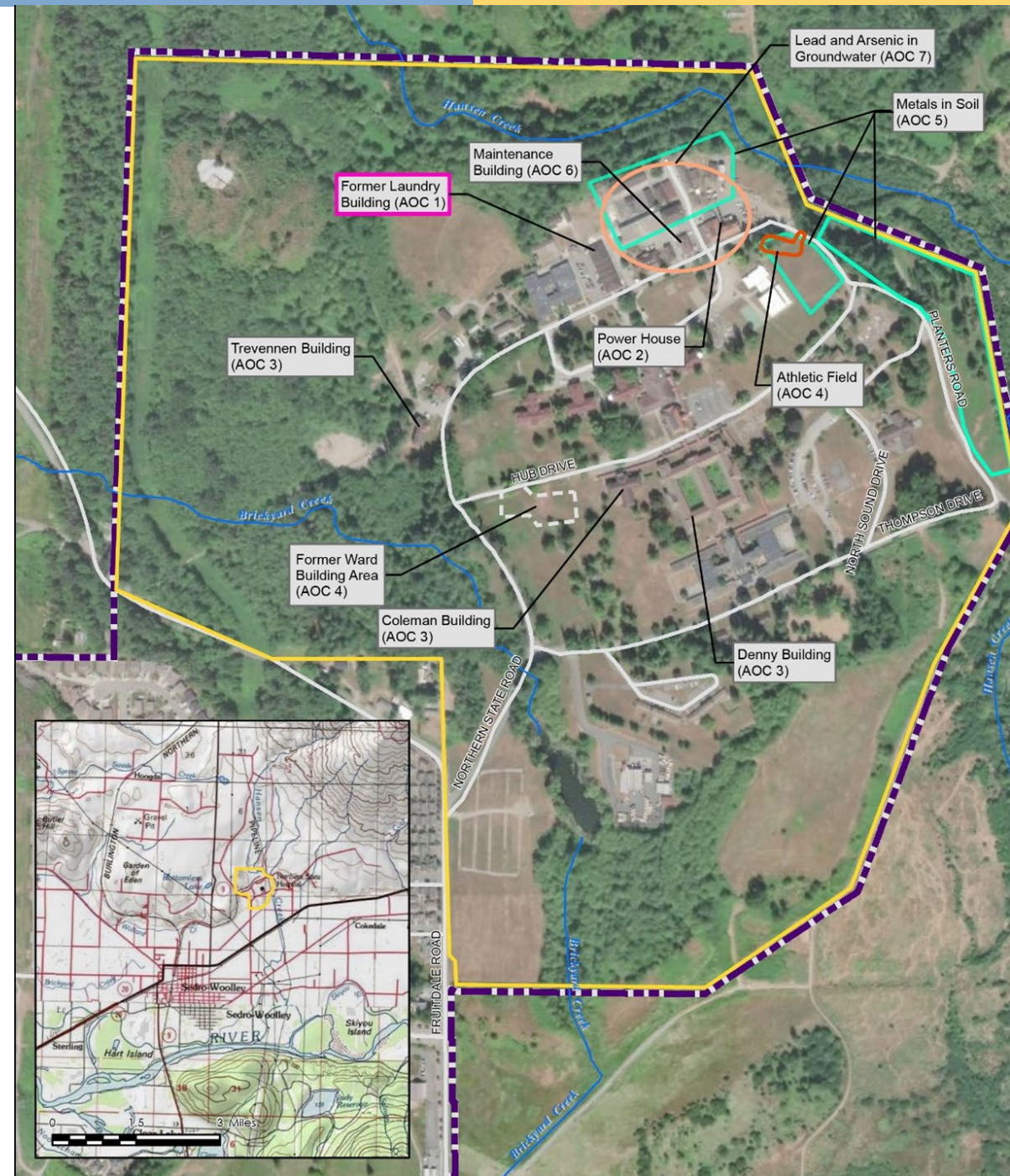
- **Contamination** is from operations at the former Northern State Hospital
- **Testing** from 2014 to 2021 identified seven areas of concern (AOCs)
 - **AOC 1:** Former Laundry Building
 - **AOC 2:** Power House Building
 - **AOC 3:** Trevennen, Coleman, and Denny Buildings
 - **AOC 4:** Former Ward Building Area and Athletic Fields
 - **AOC 5:** Metals in Soil
 - **AOC 6:** Maintenance Building
 - **AOC 7:** Lead and Arsenic in Groundwater



Site Contamination

Interim Actions (early partial cleanups) at the Site:

- **AOC 4**
An Interim Action has been conducted at AOC 4 (Former Ward Building Area and Athletic Fields)
- **AOC 1**
An Interim Action is planned for AOC 1 (Former Laundry Building)



Area of Concern (AOC) 1

- Testing identified tetrachloroethylene (PCE) and trichloroethylene (TCE) in soil, groundwater, and soil vapor
- These chemicals have not been detected inside the building
- Building floor has been observed in good condition
- The Interim Action will mitigate potential inhalation exposure inside the building



Amended Agreed Order

- The Port and Ecology entered into an Agreed Order in 2019
- The Agreed Order included a scope of work for an Interim Action at AOC 1
- The Interim Action is changing so the Agreed Order needs to be updated
- The Amendment to the Agreed Order updates the Interim Action at AOC 1



Revised Interim Action Work Plan, AOC 1

The Revised Interim Action Work Plan for AOC 1 includes the following:

- Install a sub-slab depressurization system to prevent vapor intrusion
- Conduct monitoring to evaluate the system after startup
- Quarterly performance monitoring
- Reassess the system during the Feasibility Study



AOC 1, Former Laundry Building, January 2019



Conclusion

Next Steps of Cleanup



2023

- Address comments and finalize public documents
- Complete Interim Action at AOC 4 (Former Ward Building Area and Athletic Fields)

2023 - 2024

- Begin Interim Action in the winter at AOC 1 (Former Laundry Building)
- Complete Remedial Investigation
- Begin Feasibility Study

Beyond

- Complete Feasibility Study
- Draft Cleanup Action Plan

How to Comment



Comment

Submit your comments between July 17 – August 15, 2023



Comment Online

bit.ly/Ecology-Northern-State-Comments



Contact Site Manager

Chris DeBoer, Site Manager

PO Box 330316

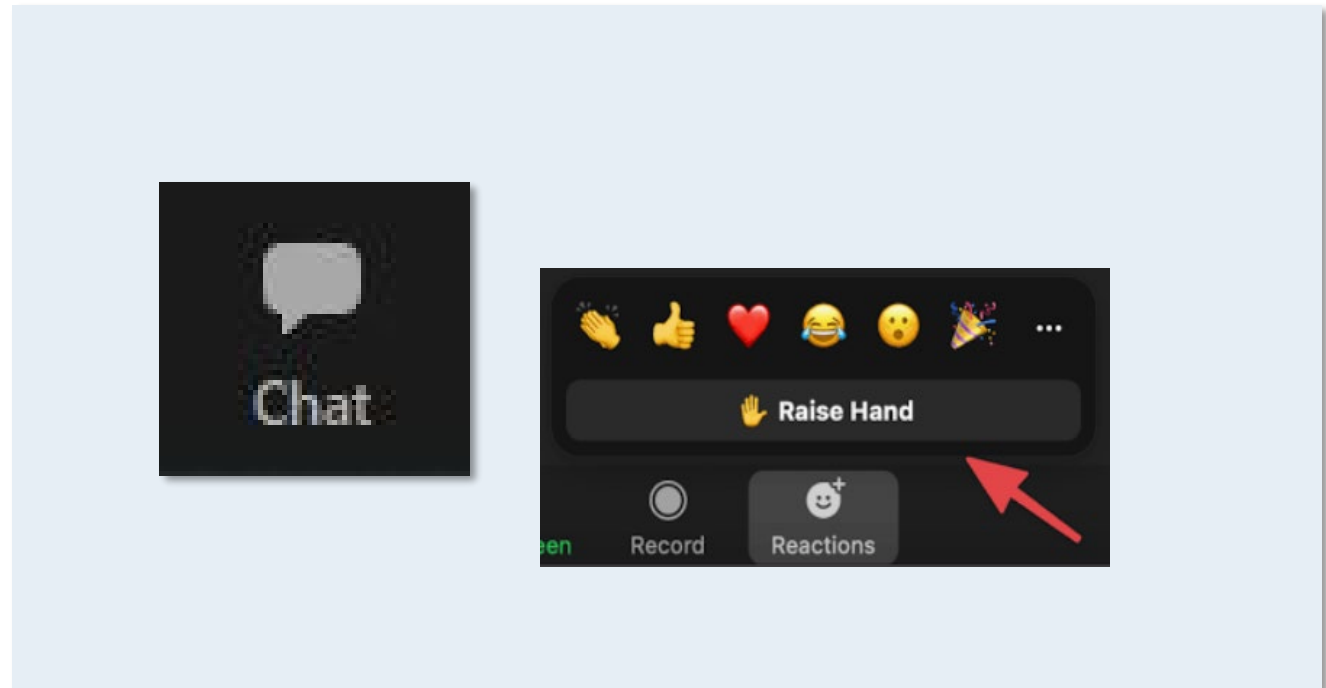
Shoreline, WA 98133-9716

Chris.DeBoer@ecy.wa.gov

Questions & Answers

1st In-person questions
will be addressed

2nd Chat questions
will be addressed



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Thank you

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