



SHARP Results

Version	2024.01.02A
SHARP rating	Medium
SHARP date	5/13/2024
EJFlag criterion met?	⊘
Cleanup process	site hazard assessment
Ranker	Chris DeBoer

Section is blank if this is an Initial SHARP Ranking

SHARP Media	Scores	Conf
Indoor air	D4	high
Groundwater	C1	medium
Surface water	rank	high
Sediment	rank	high
Soil	A1	high

Additional Factors	
multiple chemical types	✓
risk to off-site people	⊘
climate change impacts	✓
plant/animal tissue data	⊘

Ecology Info
ERTS n/a
FSID 6541593
CSID 10048
VCP n/a
UST ID n/a
LUST ID n/a

Location and Land Use Info

Address	2070 Northern State Road, Sedro-Woolley, Skagit County, 98284	Responsible unit	Northwest
Parcel/s		Primary land use	Mixed use

Source/source area description

The approximately 225-acre property is located on the eastern edge of Sedro-Woolley in Skagit County. It was formerly known as Northern State Hospital, constructed in 1912, and was owned and operated by Washington State. The hospital treated psychiatric patients until it closed in 1973. The Northern State Hospital is on the National Registry of Historic Places.

Site narrative summary

Contamination is from the materials used at the former state hospital. Between 2014 and 2021, testing found contamination in the following media.

- Soil: metals, carcinogenic polycyclic aromatic hydrocarbons (cPAHs), tetrachloroethene (PCE), and petroleum products.
- Groundwater: metals, PCE, trichloroethene (TCE), and petroleum products.
- Soil Vapor: PCE and TCE

Testing identified contamination within seven areas of concern (AOCs) at the Site (see map on page 3).

- AOC 1: Former Laundry Building
- AOC 2: Power House Building
- AOC 3: Trevennen Building, Coleman Building and Denny Building
- 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

Contaminant levels at the Site are present at potentially harmful levels and must be addressed under MTCA.

A Revised Interim Action Work Plan aims to mitigate inhalation exposure risk of potentially contaminated indoor air at AOC 1, which is currently leased to the Cascade Job Corps. Contaminated indoor air can result from vapor intrusion, the



Socioeconomic indicator comments

The hazardous substances from this site remained on the census tract where the release occurred.

Soil comments

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- Soil: metals, carcinogenic polycyclic aromatic hydrocarbons (cPAHs), tetrachloroethene (PCE), and petroleum products.

Groundwater comments

Between 2014 and 2021, testing found contamination in the following media:

Groundwater: metals, PCE, trichloroethene (TCE), and petroleum products.

Potable water is provided by the City of Sedro-Woolley; however, there are no covenants on the Property restricting

Surface water comments

Concentrations of COCs have been detected above concentrations protective of the groundwater to surface water pathway. RI data collection is currently underway to evaluate this pathway.

Sediment comments

RI data collection is currently assessing the potential for groundwater impacts to nearby sediments.

Indoor air comments

The former laundry building (AOC 1) is currently in use by the Cascade Job Corps for students learning computer-based skills (i.e., information technology). The indoor air samples in the former laundry building were non-detect for PCE and TCE, indicating that there are no immediate risks of exposure; however, concentrations of PCE and TCE below the slab of the building have potential to impact indoor air concentrations if the slab condition were compromised in the future. Concentrations of PCE and

Additional factors comments

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Northern State Multi Service Center

Ranked 05/13/2024

Initial SHARP Ranking

Medium Rating

SHARP report, part 2

Conceptual site model

