

Northern State Multi Service Center



SHARP Report — Part 1 of 2

[Go to site contamination history](#)

• SHARP reSHARP results		v2024.04.29	Ecology Info	
• SHARP rating	Medium		ERTS	none
• SHARP date	09/02/2025		CSID	10048
• EJFlagged?	⊘ - No Override		FSID	65415931
• LD confidence level	medium		VCP	none
• Cleanup milestone	remedial investigation		UST ID	200625
• SHARPster	Chris DeBoer		LUST ID	none

◆ Historic SHARP first SHARP results		◆ SHARP Tool version	
◆ SHARP rating	medium		
◆ SHARP date	45425		
◆ EJFlagged?	No EJFlag - No Override		
◆ LD confidence level	low		
◆ Cleanup milestone	remedial investigation		
◆ First SHARPster	Chris DeBoer		

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	high	multiple chemical types	✓
Groundwater	C3	high	risk to off-site people	⊘
Surface water	D4	high	climate change impacts	✓
Sediment	D4	high	plant/animal tissue data	⊘
Soil	A1	high		

Location and land use info	
2070 Northern State Road, Sedro-Woolley, Skagit County, 98284	
Primary parcel	P134446
Land use	commercial
Responsible unit	NWRO

Sources reviewed
2023, Interim Action Work Plan - AOC 1, Maul Foster & Alongi
2023, Fact Sheet, Ecology
2022, Draft RI Report, Maul Foster & Alongi
2021, Interim Cleanup Action Plan & Engineering Design Report - AOC 4, Maul Foster & Alongi

Primary census tract	Associated census tracts
53057950900	none

Local demographics comments

no comments

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.

In 2015 the City of Sedro-Woolley (City) annexed the Northern State property. In 2018, Washington State transferred ownership of the Northern State property to the Port. Many of the property's buildings are currently leased to tenants. The Port, City, and Skagit County are working together to revitalize the property as the Sedro-Woolley Innovation for Tomorrow (SWIFT) Center, a mixed-use campus for innovation and technology.

Soil comments

no comments

Groundwater comments

no comments

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

no comments

Additional factors comments

no comments

Site history

[Go to top](#)

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 movement of underground chemical vapors (from contaminated soil or groundwater) into buildings.

PCE and TCE contaminants are present in soil vapor near AOC 1; however, recent indoor air samples have not detected these contaminants inside the building. The risk for vapor intrusion and inhalation exposure may increase over time as the slab degrades. Therefore, the interim action at AOC 1 will address this potential future risk.

The Revised Interim Action Work Plan for AOC 1 includes the following items that will be undertaken by the Port:

- Install a sub-slab depressurization system to prevent vapor intrusion.
- Conduct compliance monitoring to evaluate the functionality of the system and establish baseline conditions.
- Set up quarterly performance monitoring of the system.
- Reassess the system during the Feasibility Study.

Interim actions at AOC 1 are planned for the winter of 2023-2024.

The status of the original Interim Action Work Plan for AOC 4 is as follows:

- Removal and disposal of arsenic-impacted soil near the former ward building and athletic fields is complete.
- Surface restoration work is underway with completion expected by the end of 2023.

Overflow - Site contamination and cleanup history

Additional potentially affected parcels: P134440, P134441, P134443, P134445, P134447, P134448, P134449,

Northern State Multi Service Center

10048 Northern State Multi Service Center 20250902

reSHARP

SHARP rating — Medium

SHARP Report — Part 2 of 2

Conceptual site model

09/02/2025



Assessment scores by environmental medium

