

# Sedro-Woolley Innovation for Tomorrow Center



*Local, state, and federal government are collaborating to revamp a historic psychiatric hospital for commercial use and public recreation.*

## Ecology Cleanup Site Name

Northern State Multi Service Center

## ACRES ID #

236166

## Ecology Cleanup Site ID #

10048

## Property Address

2070 Northern State Rd,  
Sedro Woolley, WA

## ADA Accessibility

To request Americans with Disabilities Act accommodation, including materials in a format for the visually impaired, contact the Northwest Regional Office at 425-649-7123. People with impaired hearing may call Washington Relay Service at 711. People with speech disability may call TTY at 877-833-6341.

## Historic Northern State Hospital becomes Technology and Innovation Center

The Washington State Northern State Hospital, constructed in 1912, treated psychiatric patients until it closed in 1973. The former hospital property is on the National Registry of Historic Places.

In June 2018, the Washington Department of Enterprise Services transferred ownership to the Port of Skagit. The [Port of Skagit](#)<sup>i</sup>, Skagit County, and the [City of Sedro-Woolley](#)<sup>ii</sup> have partnered to repurpose the 225-acre property as the Sedro-Woolley Innovation for Tomorrow Center or SWIFT Center, a mixed-use campus focused on technology and innovation. Some of the property's buildings are currently leased to multiple tenants.

The SWIFT Center partners are leveraging state and federal funding to clean up and redevelop this property with the following goals:

- Encourage the private sector to create and sustain jobs benefitting all of Skagit County and its citizens and that are compatible with all of the other goals.
- Continue and promote public recreational use of the property.
- Protect the environmentally sensitive areas of the property, in particular Hansen Creek.
- Acknowledge and protect the historic significance of Northern State Hospital to the local community, the wider region, and the State of Washington.
- Acknowledge and respect the neighboring Upper Skagit Indian Tribal Nation's interests in the property.

Cleaning up contamination and finding beneficial uses for these historic buildings make it an asset to the community while protecting and restoring the unique habitat for wildlife and public recreation.

### Contamination

The Northern State Hospital included a powerhouse, residential buildings, water supply reservoirs and a water treatment facility, a fueling station, maintenance and paint shops, a laundry facility, and a landfill. Several original buildings were demolished after the hospital closed, and debris from some of these buildings was reportedly buried or otherwise disposed of on the property.

[Northern State Multi Service Center site](#)<sup>iii</sup> investigations have found the following contaminants related to past hospital operations and the use of historic building materials:

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

The Washington State Department of Ecology (Ecology), the Pollution Liability Insurance Agency, and the U.S. Environmental Protection Agency (EPA) participate in the cleanup process.

### Site cleanup and redevelopment funding summary

Year	Award	Funding Type	Task
2014	\$200,000	Ecology Integrated Planning Grant	<ul style="list-style-type: none"> <li>• Investigate site contamination.</li> <li>• Develop cleanup options.</li> <li>• Plan for site reuse using community input.</li> </ul>
2017–2018	\$195,000	EPA Brownfields Assessment Grant	<ul style="list-style-type: none"> <li>• Complete Phase I and II Environmental Assessments.</li> <li>• Complete two supplemental assessments.</li> </ul>
2019	\$395,000	EPA Brownfields Cleanup Grant	<ul style="list-style-type: none"> <li>• Clean up chlorinated solvents in soil and groundwater in the former laundry building area.</li> <li>• Clean up arsenic in shallow soil in the former gymnasium field.</li> </ul>
2019–2021	\$368,000	Ecology Remedial Action Grant	<ul style="list-style-type: none"> <li>• Complete interim actions and remedial investigation.</li> </ul>
2021–2023	\$780,000 (applied, not yet granted)	Ecology Remedial Action Grant	<ul style="list-style-type: none"> <li>• Complete a remedial investigation and feasibility study report.</li> <li>• Cleanup activities not covered by the EPA grant.</li> </ul>

### Community involvement

At key points during the redevelopment and cleanup process, the community has been invited to provide input:

- May 2015: Subarea Plan and Environmental Impact Statement scoping public meeting
- Summer 2015: Draft Subarea Plan and Environmental Impact Statement public meeting and comment period
- March 2019: Draft Public Participation Plan and Agreed Order public meeting and comment period

When the draft Remedial Investigation (documenting the extent and locations of site-related contamination) and Feasibility Study that presents a range of cleanup options are done, Ecology will hold a public comment period. We will hold another when the draft Cleanup Action Plan is ready.

<sup>i</sup> <http://www.portofskagit.com/skagit-advantage/swift-center/>

<sup>ii</sup> [https://www.ci.sedro-woolley.wa.us/departments/planning/northern\\_state.php](https://www.ci.sedro-woolley.wa.us/departments/planning/northern_state.php)

<sup>iii</sup> <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=10048>