

Northern State Multi Service Center Cleanup Site



Former Northern State Hospital, 2012. Photo courtesy of public domain

Comments accepted:

July 17 – August 15, 2023

Submit comments:

Online: bit.ly/Ecology-Northern-State-Comments

By Mail:

Chris DeBoer, LG, LHG,
 Site Manager
 WA Department of Ecology
 PO Box 330316
 Shoreline, WA 98133-9716
 425-466-8732
Chris.DeBoer@ecy.wa.gov

Document review locations:

bit.ly/Ecology-Northern-State

Central Skagit
 Sedro-Woolley Library
 110 W State Street
 Sedro-Woolley, WA 98284
 360-755-3985

For assistance, please contact:

Kristen Forkeutis,
 Outreach Specialist
 425-240-4353
Kristen.Forkeutis@ecy.wa.gov

Site info:

Facility Site ID: 65415931
 Site Cleanup ID: 10048

Cleanup documents ready for review

The Department of Ecology (Ecology) invites you to comment on an Amendment to the Agreed Order, a Revised Interim Action Workplan, and the State Environmental Policy Act (SEPA) Determination of Nonsignificance for the Northern State Multi Service Center cleanup site (Site). The Site is located on the eastern edge of Sedro-Woolley in Skagit County. The property was formerly owned and operated by Washington State as the Northern State Hospital and is now owned by the Port of Skagit (Port), the Potentially Liable Person (PLP).

The following documents are available for public review and comment:

- **Amendment to the Agreed Order:** A legal agreement that changes the original scope of work for one of the interim actions and updates the applicable laws and requirements for the Site.
- **Revised Interim Action Work Plan:** A document (prepared by the Port) outlining the revised scope of work and schedule for the interim action (early partial cleanup).
- **State Environmental Policy Act (SEPA) Determination of Nonsignificance:** A document of determination (prepared by Ecology) that the cleanup work is not likely to harm the environment.

Public Meeting

Ecology will hold a simultaneous public meeting (in-person and via Zoom) to provide more information and collect comments.

Wednesday, July 26, 2023: 4:00 – 5:30 p.m.

- **In-Person:** City Hall, Council Chambers; 325 Metcalf Street, Sedro-Woolley, WA 98284
- **Online:** Register and join at www.bit.ly/Ecology-Northern-State (Dial-in options available after registration.)

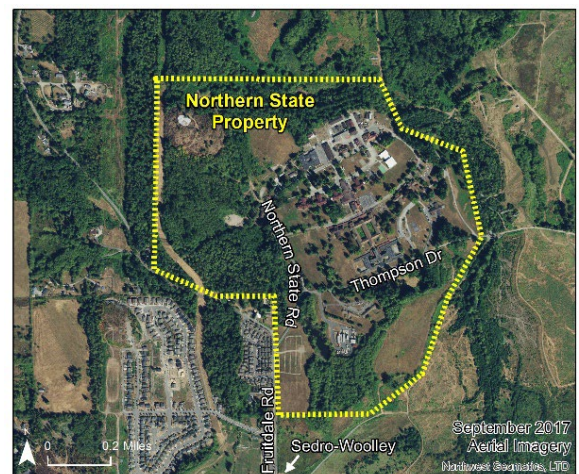


Northern State Hospital dedication, May 1912¹

Background and Location

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.

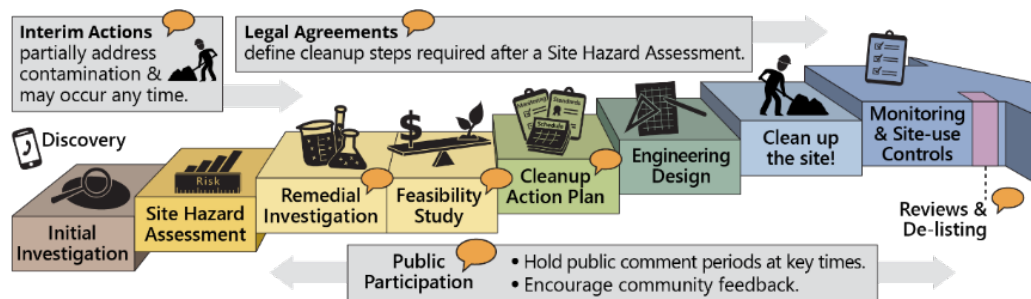


Aerial view of property, September 2017

Ecology’s Cleanup Process

The Model Toxics Control Act ([MTCA²](#)) is Washington’s environmental cleanup law. It provides requirements for contaminated site cleanup and sets standards that protect human health and the environment. Ecology implements MTCA and oversees cleanups.

The [MTCA site cleanup process³](#) is completed in steps (see graphic below) over a variable timeline.

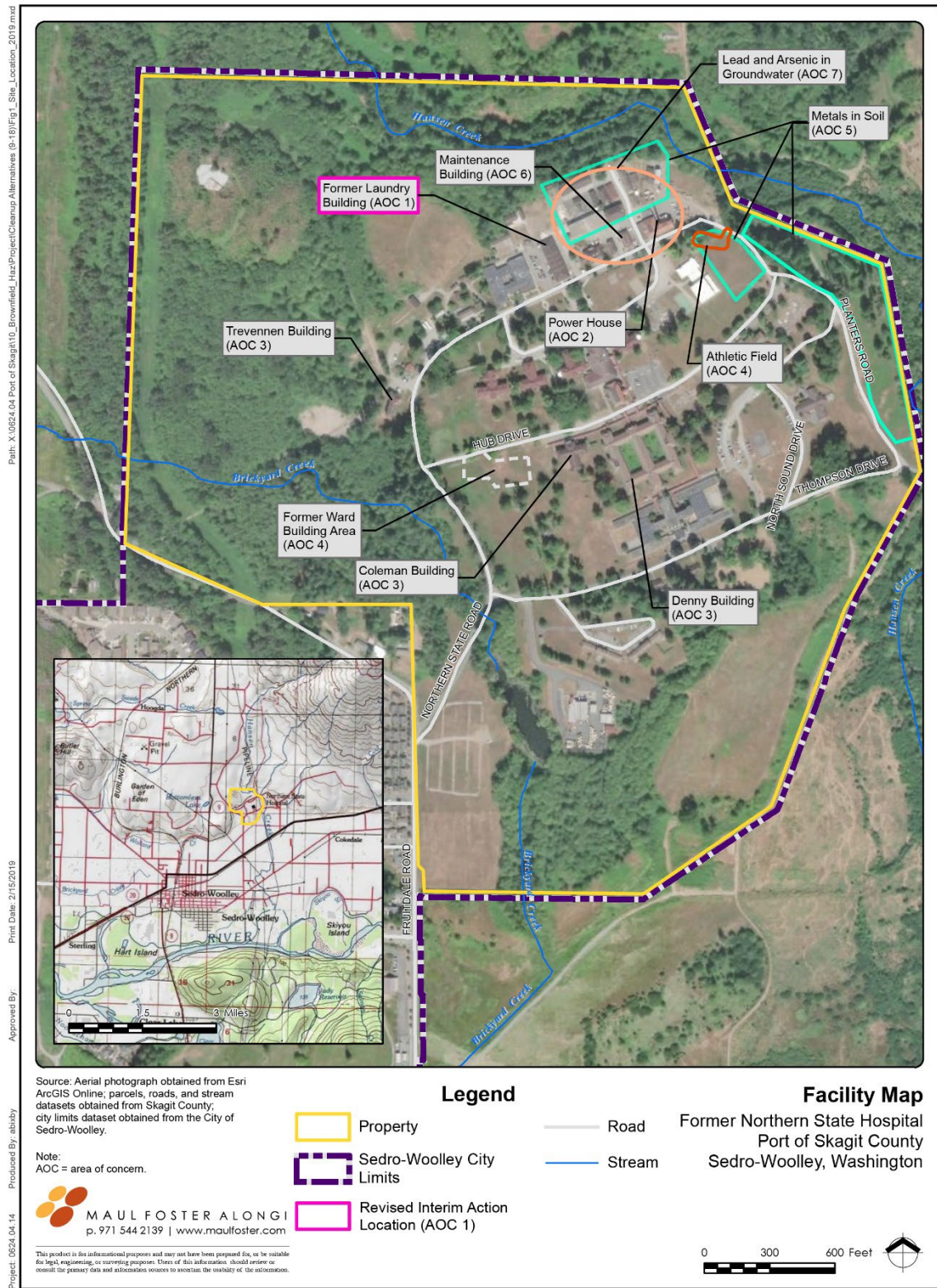


¹Northern State Hospital dedication/Mason Photo, May 1912, State Library Photo Collection. 1851-1990, Washington State Archives, Digital Archives, <http://www.digitalarchives.wa.gov>, February 4, 2019.

² <http://www.ecology.wa.gov/mtca>

³ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process>

Site layout map



Toxics Cleanup Program

Contamination

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.

Amended Agreed Order

The Amended Agreed Order (legal agreement) between Ecology and the Port will include an updated scope of work for one of the interim actions. The Port is required to develop the following documents according to this amended agreed order.

- **Revised Interim Action Work Plan:** Describes the amended scope of work and schedule for the interim action for AOC 1, the former laundry building.
- **Draft and Final Remedial Investigation and Feasibility Study (RI/FS) Report:** Describes the contamination found on the Site; analyzes cleanup options of contamination in soil, groundwater, and soil vapor; presents the results of the study; and proposes alternatives for cleanup actions.
- **Draft Cleanup Action Plan (CAP):** Uses the RI/FS to identify a preferred cleanup action and develop a schedule to remediate the contamination.



AOC 1, Former Laundry Building, January 2019

En español

Si desea recibir una hoja informativa completamente traducida en español, visite www.bit.ly/Ecology-Northern-State, Skagit central Biblioteca Sedro-Woolley (110 W State Street, Sedro-Woolley, WA), o llame al 425-240-4353 y espere a que una intérprete se una a la llamada.

Revised Interim Action Work Plan

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](#)⁴, 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.

Funding

The Port is eligible for reimbursement of up to 90% of remedial action costs from Ecology through the state's [Remedial Action Grant Program](#)⁵, which helps pay for the cleanup of publicly owned sites. The Legislature funds the grant program with revenues from a tax on hazardous substances.

The Port also received a U.S. Environmental Protection Agency (EPA) cleanup grant to support interim cleanup actions.

What happens next?

- **July 17 – August 15, 2023:** Hold 30-day public comment period.
- **July 26, 2023:** Public meeting from 4:00 – 5:30 p.m.
- **2023:** Ecology will review and consider all comments received while finalizing the documents. A written response to all comments will be provided.
- **2023:** Surface restoration work completion by the end of 2023 for AOC 4.
- **2023 – 2024:** Interim actions at AOC 1 are planned to take place in the winter of 2023-2024.

The Port will continue work on the Remedial Investigation/Feasibility Study and draft Cleanup Action Plan. These cleanup documents will be available for public review and comment.

⁴ <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Vapor-intrusion-overview>

⁵ <https://ecology.wa.gov/About-us/Payments-contracts-grants/Grants-loans/Find-a-grant-or-loan/Oversight-remedial-action-grants-loans>

Toxics Cleanup Program
PO Box 330316
Shoreline, WA 98133-9716

Northern State Multi Service Center Documents ready for public review

Información en español incluida (página 4)

Public comment period

July 17 – August 15, 2023

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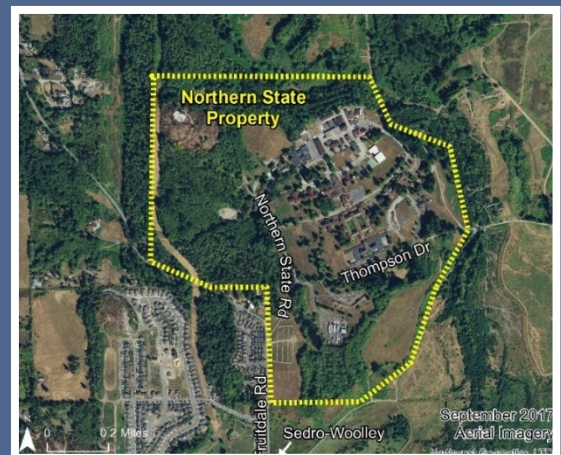
In-person and online public meeting

See page 1 for details

July 26, 2023; 4:00 – 5:30 p.m.

ADA accessibility

To request an ADA accommodation, contact Ecology by phone at 425-240-4353 or email at kristen.forkeutis@ecy.wa.gov, or visit ecology.wa.gov/Accessibility. For Relay Service or TTY call 711 or 877-833-6341.



Aerial view of Northern State property, Sept 2017