

# SEDRO-WOOLLEY INNOVATION FOR TOMORROW (SWIFT) CENTER

## FORMER NORTHERN STATE HOSPITAL

FACT SHEET  
MARCH 2019

### Improvements are Underway at the SWIFT Center

The revitalization of the former Northern State Hospital into the Sedro-Woolley Innovation For Tomorrow (SWIFT) Center is becoming visible with several projects moving forward. Improvements to Fruitdale Road have been completed. A new public park space at the fishing pond is being designed. The Cascade Job Corps training program is renovating buildings to support their education programs. Cleanup of legacy contamination is also underway.

The Port of Skagit, in partnership with the City of Sedro-Woolley and Skagit County, is leading the revitalization effort. A vision for redevelopment of the campus was developed in 2014 and 2015 through a series of community meetings. That vision honors the historic character of the campus and proposes to re-use historic buildings and construct new ones to support research, specialized manufacturing, and education.

To provide more local control over the future of the campus, the Port of Skagit acquired the property from the State of Washington in June 2018. The Port has signed a lease agreement with Sedron Technologies (formerly Janicki Bioenergy) that will bring the first new technology use to the campus.

### Fruitdale Road Improvements

Improvements to Fruitdale Road have been completed. The project included:

- Repair of the washed-out section north of the SWIFT Center entrance
- Re-design of the SWIFT Center entrance to make a more attractive gateway and improve safety
- Connecting pedestrian and bike lanes and sidewalks from SR 20 to the SWIFT Center

The City of Sedro-Woolley was awarded a \$1.78 million grant from the WA State Transportation Improvement Board for construction.

### New City Park

The Port transferred approximately 10 acres of property at the entrance of the SWIFT Center to the City of Sedro-Woolley for development into a new park. The park will enhance access to the pond on Brickyard Creek that has served as a home of the annual Wildcat Steelhead Club family fishing derby for years. Park improvements will include trails, picnic shelters, a playground, and a dog park. The parking lot will serve both the park and the SWIFT Center. The City is seeking grant funding for construction of the park, which could be completed as soon as 2020.



## Addressing Legacy Environmental Concerns

With a one hundred year history as a self-sustaining small community, complete with its own powerhouse, concerns related to historic environmental contamination at the former hospital campus have been identified. While there appear to be no immediate risks to human, there are issues that need to be addressed. The Port is working in partnership with state and federal agencies to fully understand those issues.

The Port received a \$195,000 grant from the US Environmental Assessment Grant to study the extent of potential contamination impacts and evaluate cleanup options. This study focused on seven areas of concern (AOCs) shown in the figure below.

**AOC 1: Former Laundry Building**—solvents from former dry cleaner operations have impacted soil and groundwater around the building.

**AOC 2: Power House Building**—fuel oil and coal have impacted soil and groundwater in under an area currently paved with asphalt.

**AOC 3: Lead in Soil**—chips of lead paint have fallen and mixed into soil around some of the historic buildings.

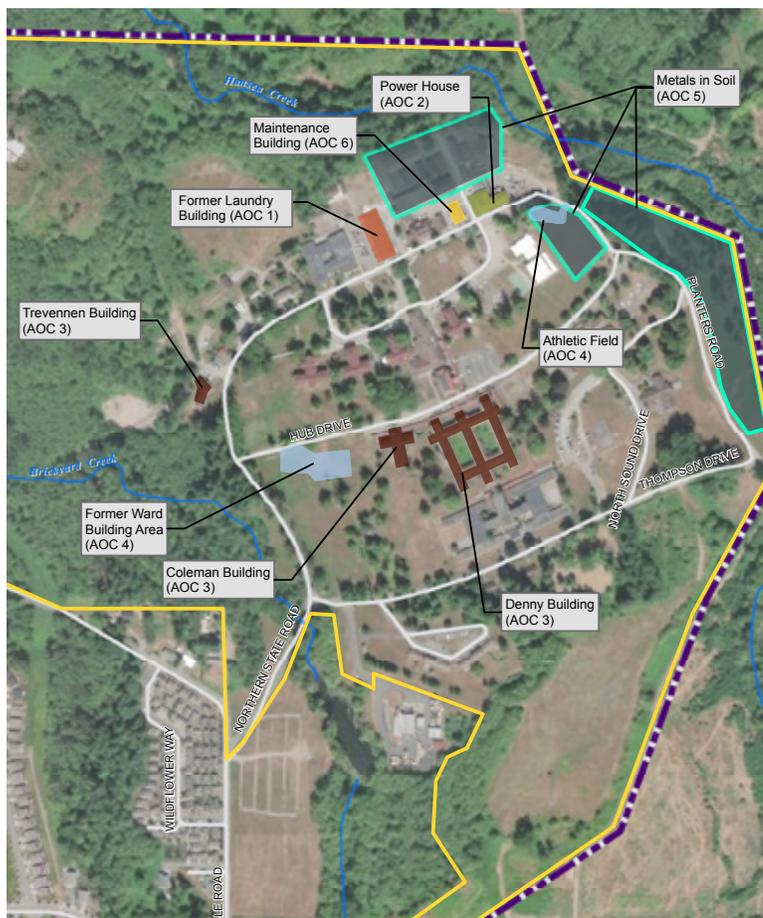
**AOC 4: Arsenic in Soil**—in two discrete areas there are elevated levels of arsenic, potentially from past use of pesticides in landscape maintenance.

**AOC 5: Metals in Soil**—in the northeastern corner of the property, levels of metals in soil have been detected below human health cleanup levels but above screening criteria for impacts to wildlife.

**AOC 6: Maintenance Building**—soil and groundwater are impacted by a release from a former underground storage tank.

**AOC 7: Lead and Arsenic in Groundwater**—in several locations on the property, levels of lead and arsenic in groundwater are above surface water standards.

## Areas of Concern and Potential Remedies



## Cleanup Underway

The Port has obtained assistance from the Washington State Pollution Liability Insurance Agency (PLIA) to clean up the soil and groundwater impacts at the Maintenance Building (AOC 6). Excavation and removal of impacted soil is scheduled to be conducted in the Spring of 2019. Chemicals will be mixed into the backfill to increase natural breakdown of petroleum in groundwater.

The Port has applied for another grant from the USEPA to clean up the laundry building (AOC 1) and the soil impacted by arsenic (AOC 4). The Port is also seeking funding from the Washington State Department of Ecology to support those cleanup actions. These cleanup projects are scheduled to be completed in 2019 and 2020.

Cleanup actions at the property will be conducted with oversight by the Washington State Department of Ecology. The Port will enter into an Agreed Order with the Department of Ecology that will outline a work plan and schedule for completing cleanup actions. The draft Agreed Order will be made available for public review from March 18 to April 16.

## LEARN MORE!

You can learn more about this USEPA Brownfields Assessment Grant process, findings, and recommendations in the following ways:

Visit our project website: [www.portofskagit.com/skagit-advantage/swift-center](http://www.portofskagit.com/skagit-advantage/swift-center)

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