



Troutdale Reynolds Industrial Park Backgrounder

Spring 2016

Located between the Columbia and Sandy Rivers and bordered by the Troutdale Airport and Marine Drive, this 700-acre brownfield redevelopment has a mix of industrial and natural resource areas. The Troutdale Reynolds Industrial Park is the Port of Portland's second largest industrial park with 350 acres available for industrial uses. The property provides direct access to I-84 and close proximity to I-205, and the Portland International Airport (PDX). The former brownfield site has been transformed into a thriving jobs center for a mix of industrial uses that benefits the local and regional economy.

Historical Facts

1941 – U.S. government built the aluminum plant in 1941 to support wartime operations.

1949 – Reynolds Metals purchases the site and operates it until 2000.

1994 – EPA lists property as a Superfund site.

2006 – Extensive cleanup is completed by Alcoa to make the site suitable for industrial uses.

2007 – The Port purchases the brownfield site to redevelop into a productive mix of industrial uses and natural resources.

2008 – EPA issues consent to clean-up the site.

2010 – The Port completes work on Phase I of a three phase development of the Troutdale Reynolds Industrial Park. TRIP wins Phoenix Award for top brownfield redevelopment project in the U.S.

2011 – Work on Phase II begins.

Highlights

The Port is working closely with local, regional and state jurisdictions to redevelop the brownfield site and restore 350 acres to productive industrial use with a traded-sector job focus. The balance of the property will remain natural resource areas with new and existing utility infrastructure.

The three-phase, multi-year industrial master plan development included 131 acres in Phase I, 184 acres in Phase II, and 35 acres in Phase III. The Port adopted plans in 2011 to move forward with the second phase of construction, which brings nine new lots to market. The first lots in this phase will be available in 2016. Development of the phase three lot will follow.

To date, the Port has invested over \$36 million in the acquisition and redevelopment of this site to support regional jobs. Another \$63.5 million in investment is needed to move the final phases of the park to market, including \$13 million in transportation funding. This investment does not include the \$57 million required for Alcoa's site cleanup.

Economic Benefits

- FedEx Ground, the first tenant, constructed and operates a \$130 million state of the art 471,000-square-foot regional freight distribution hub on 78 acres. Employing over 800 people, the facility is projected to grow to more than 1,000 employees upon full build out. The company recently purchased 14.6 acres at the site, with an option to add 38 acres to its hub.

Recreational Improvements

- A 1.7 mile segment of the 40-mile Loop trail was completed in 2008 and another segment will be completed in the coming years.

Community Involvement

- As a member of the east Multnomah County community, the Port is working cooperatively with partners to attract quality businesses and jobs, solve transportation issues and support the East Metro Economic Alliance and East Multnomah County Transportation Committee.

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TROUTDALE REYNOLDS INDUSTRIAL PARK

 **PORT OF PORTLAND**
Possibility. In every direction.™

Columbia River

Sandy River

COLUMBIA RIVER
GORGE NATIONAL
SCENIC AREA

OPEN
SPACE

40 Mile Loop Trail

Future Development Lot

Lot 12
40.1 acres

OPEN
SPACE

Lot 11
22.3 acres

Lot 10
18.7 acres

Lot 1
14.6 acres

Fed Ex Ground

Lot 3
38.4 acres

Swigert Way

Lot 4
17.2 acres

Lot 9
6.5 acres

Lot 8
24 acres

Lot 7
29.9 acres

Lot 6
20.2 acres

Lot 5
5.3 acres

N.W. Marine Dr.







Sundial Rd.

Graham Rd.

TROUTDALE AIRPORT

84

Legend

-  TRIP Boundary
-  Phase I - 130.9 acres
-  Phase II - 184.2 acres
-  Phase III - 34.5 acres
-  Utilities Property
-  Trail Extension

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Feet

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