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## **Troutdale Reynolds Industrial Park Phase 2 Underway**

Construction is now underway on the second phase of the Troutdale Reynolds Industrial Park (TRIP), promoting business investment and jobs by creating nine lots on 184 shovel-ready acres of industrial land.

The work will also improve roads near the site, build wetland mitigation, and eventually connect the 40-Mile Loop Trail through property to Blue Lake Regional Park after the Columbia River levee is recertified.

At 700 acres, TRIP is the largest brownfield redevelopment site in Oregon—a conversion of the Reynolds Metals aluminum plant Superfund site. Port of Portland purchased the site in 2007 and welcomed Phase 1 anchor tenant FedEx Ground and its 441,000 state-of-the-art ground distribution facility in 2010. In 2011, TRIP received the Phoenix Award from the U.S.

Environmental Protection Agency for the top brownfield redevelopment in the country. Planned FedEx expansion and other interest in Phase 1 makes all three Phase 1 lots committed, promoting the need for Phase 2 preparations.

“Industrial site readiness investments are critical to securing additional business investments in TRIP,” said Bill Wyatt, Port of Portland executive director. “This second phase of TRIP will help serve as a catalyst to bring jobs to residents of East Multnomah County.”

TRIP is the result of a partnership including Port of Portland, City of Troutdale, Oregon Department of Transportation, Business Oregon, Metro, Multnomah County, City of Fairview, FedEx Ground, and many others.

Port of Portland invested \$35 million in TRIP Phase 1 and \$20 million in TRIP Phase 2. Oregon Department of Transportation contributed \$27 million to improvements to the I-84 Troutdale interchange and frontage roads, and supported improvements to Graham, Swigert and Sundial

roads. Metro Regional Flexible Funds provided \$8 million in support for site access improvements, 40-Mile Loop Trail construction, and intersection upgrades. The City of Troutdale is contributing \$1.1 million to support the improvements to Graham Road.

Business Oregon provided an \$11.6 million loan for infrastructure for the FedEx Ground Phase 1 development. Recently partnering with Oregon Governor Kate Brown's Metro Regional Solutions team and others, Business Oregon provided funding for a cultural resource inventory critical to the joint wetland permit mitigation for TRIP Phase 2. The project will separate development from natural areas, fill lower value wetlands in the center of the site, and create a meandering stream and wetland complex that provides greater flood control, water quality protection and habitat benefit. Approximately 350 acres of TRIP will remain undeveloped, or serve as wetland mitigation and a recreational trail for public access.

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