



Troutdale Reynolds Industrial Park Backgrounder

Spring 2018

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.

Nine new lots were made available on 184 acres with the completion of phase two. Development of phase three will be driven by demand.

To date, the Port has invested \$80 million in the acquisition and redevelopment of this site to support regional jobs. State and local partners have contributed \$49 million for road and infrastructure improvements. 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 an additional 14.6 acres, with an option to add 38 acres to its hub.
- Construction is underway on an 855,000 square foot Amazon fulfillment center on three lots of the project. The facility, valued at over \$200 million, is expected to open in fall 2018.

Recreational Improvements

- A 1.7 mile segment of the 40-mile Loop trail was completed in 2008 and another 1.8 mile segment will be completed in 2020.

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.

Awards

- EPA Region 10 Howard Orlean Excellence in Site Reuse Award in 2018.
- 2010 Phoenix Award for the top brownfield redevelopment project in nation.

Contact:

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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

Lot 13
34.5 acres

Lot 12
40.1 acres

Lot 11
20.9 acres

Lot 10
Sale Pending

Lots 1, 2
Fed Ex Ground

Lot 3
38.4 acres
Under Option

OPEN
SPACE

Swigert Way

Lot 4
17.2 acres


Lot 9
6.5 acres


Lots 6, 7, 8
Sold
Amazon


Lot 5
5.3 acres

Legend

 TRIP Boundary

 Phase I - 130.9 acres

 Phase II - 184.2 acres

 Phase III - 34.5 acres

 Utilities Property

 Trail Extension

N.W. Marine Dr.

Sundial Rd.

Graham Rd.

TROUTDALE AIRPORT

84

N

0 1,000
Feet