



REGION 10 ECONOMIC PROFILE



PUTTING SITES TO WORK

*How Superfund Redevelopment
in Region 10 Is Making a
Difference in Communities*

2024 DATA

Cover page photos:

Asarco Inc. (Washington), Sound Naval Shipyard Complex (Washington), Boeing Company Tulalip Test Site (Washington).

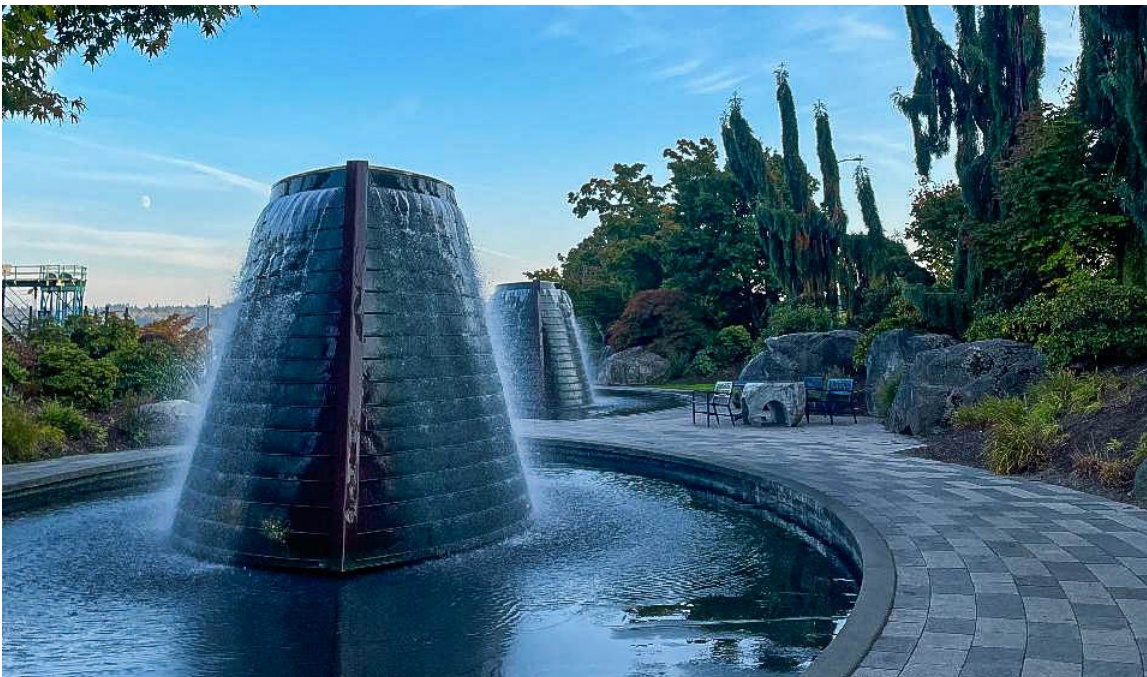


Figure 1. Harborside Fountain Park at the Puget Sound Naval Shipyard Complex site in Bremerton, Washington.

TABLE OF CONTENTS

<i>Preface</i>	<i>i</i>
<i>Introduction</i>	<i>1</i>
<i>Support for Superfund Redevelopment</i>	<i>3</i>
<i>Superfund Redevelopment: The Big Picture</i>	<i>4</i>
<i>Beneficial Effects of Superfund Site Redevelopment in Region 10</i>	<i>6</i>
<i>Energy Projects at Superfund Sites</i>	<i>8</i>
<i>Beneficial Effects from Enhanced Recreational and Ecological Amenities</i>	<i>9</i>
<i>Redevelopment in Action</i>	<i>12</i>
<i>Redevelopment on the Horizon in Region 10</i>	<i>16</i>
<i>Conclusion</i>	<i>18</i>
<i>State Redevelopment Profiles</i>	<i>19</i>
<i>Alaska</i>	<i>20</i>
<i>Idaho</i>	<i>21</i>
<i>Oregon</i>	<i>22</i>
<i>Washington</i>	<i>23</i>
<i>Sources</i>	<i>24</i>

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INTRODUCTION

EPA's Region 10 office serves Alaska, Idaho, Oregon, Washington and 271 Tribes. Since the 1950s, the states in EPA Region 10 have faced major changes in the manufacturing sector. Spurred by globalization, advances in technology and a transition to a service-based economy, these changes have contributed to significant job losses and substantial neighborhood and downtown declines in communities across the region. While continuing to emphasize manufacturing as an economic cornerstone and a source of jobs, state and local leaders are helping communities adjust to these large-scale economic changes. Much of this work centers on investing in workforce development, retaining existing businesses, encouraging new business development and repurposing old industrial land, including Superfund sites. The Superfund program in EPA Region 10 is proud to play a role in these efforts.

The cleanup and reuse of Superfund sites often restores value to site properties and amenities to surrounding communities that have been negatively affected by contamination. Site redevelopment can revitalize a local economy with jobs, new businesses, tax revenues and local spending.

Region 10 Sites in Reuse and Continued Use: Business and Job Highlights

In 2024...

1,286



**businesses
operating**

\$10.7M



**annual
sales**

35,288



**people
employed**

\$2.6B



**annual employee
income**



Figure 2. A sign for the Kenworth Truck Plant at the Pacific Car & Foundry Co. site in Renton, Washington.

Through efforts such as the Superfund Redevelopment Program, EPA Region 10 helps communities reclaim cleaned-up Superfund sites. Factoring the reasonably anticipated future use of Superfund sites into the cleanup process promotes their safe redevelopment. In addition, EPA Region 10 works closely with state and local officials to remove barriers that have kept many Superfund sites vacant or underused. EPA Region 10 works to ensure that businesses on properties being cleaned up under Superfund can continue operating in a way that protects human health and the environment during site investigations and cleanup work. This continuity enables these businesses to remain open and serve as a source of jobs and income for local communities.

Superfund sites across Region 10 are home to commercial and industrial parks, retail centers, condominiums and single family homes. Many sites continue to host industrial operations, including large-scale manufacturing facilities. Some sites now support energy production. Others have been transformed into ecological preserves, parks and recreation complexes. On-site businesses and organizations at current and former Region 10 Superfund sites provide an estimated 35,288 jobs and contribute an estimated \$2.6 billion in annual employment income. Sites in reuse and continued use in Region 10 generate \$140 million in annual property tax revenues for local governments.¹

This profile looks at how redevelopment activities at Superfund sites make a difference in communities across Region 10. In particular, it describes some of the beneficial effects of redevelopment and continued use of current and former Superfund sites. The profile also describes the land values and property taxes associated with Superfund sites returned to use and sites that have remained in use throughout the cleanup process. EPA updates these profiles periodically. The beneficial effects may increase or decrease over time due to changes in:

- The number of sites in reuse or continued use.
- The number of on-site businesses.
- Data availability.
- Changes in business and property value data.

Figures presented represent only a subset of all Superfund sites in reuse or continued use in Region 10.



Figure 3. Apartments at the Commencement Bay, Near Shore/Tidal Flats site in Tacoma, Washington.



Figure 4. Storefronts at the Asarco Inc. site in Tacoma, Washington.

¹ Business and property value tax figures represent only a subset of the beneficial effects of sites in reuse or continued use in Region 10. There are 59 Superfund sites in reuse or continued use in Region 10 for which EPA does not have business data, including 28 federal facilities on the Superfund National Priorities List (NPL). Not all sites in reuse involve an on-site business or other land use that would employ people. Several sites without businesses have beneficial effects that are not easily quantified, such as properties providing ecological or recreational benefits (e.g., parks, wetlands, ecological habitat and open space). In addition, there are 47 sites in reuse or continued use in Region 10 for which EPA does not have property value or tax data, including 28 NPL federal facilities.

SUPPORT FOR SUPERFUND REDEVELOPMENT

EPA Region 10 is committed to improving the health and livelihood of Americans by cleaning up and returning land to productive use. In addition to protecting human health and the environment through the Superfund program, Region 10 partners with stakeholders to encourage redevelopment opportunities at Superfund sites. Region 10 helps communities and cleanup managers consider redevelopment during cleanup planning and evaluate remedies already in place to ensure appropriate redevelopment. In addition, EPA participates in partnerships with communities and encourages opportunities to support Superfund redevelopment projects that emphasize environmental protection and economic benefits.

Specific redevelopment support efforts in EPA Region 10 include:

- Identifying and evaluating local land use priorities to align with site cleanup plans through the redevelopment planning process.
- Facilitating cleanup and redevelopment discussions to help resolve key issues between parties interested in site redevelopment.
- Supporting targeted projects intended to help Region 10 communities and EPA find the right tools to move site redevelopment forward.
- Making efforts to help address communities' and developers' liability, safety and reuse concerns through development of educational materials, comfort letters, developer agreements and environmental status reports – known as Ready for Reuse Determinations – that provide information about the appropriate use of sites.
- Supporting partnerships with groups committed to putting Superfund sites back into use, such as the Academy of Model Aeronautics.
- Developing reuse fact sheets, websites, webinars and reuse case studies to share opportunities and lessons associated with Superfund Redevelopment.



Figure 5. The Waterfront Market at Ruston at the Asarco Inc. site in Tacoma, Washington.

These efforts have helped build expertise across Region 10, making it easier to both consider future use of Superfund sites prior to cleanup and to identify opportunities for removing reuse barriers. These efforts also help Tribes, state agencies, local governments, communities, potentially responsible parties, site owners, developers, and other partners and stakeholders to better understand potential future uses for Superfund sites. This helps stakeholders engage early in the cleanup process, ensuring that Superfund sites are restored as productive assets for communities. Most importantly, these efforts lead to significant returns for communities, including jobs, annual income and tax revenues.

SUPERFUND REDEVELOPMENT: THE BIG PICTURE

EPA can take and oversee immediate action at contaminated sites through short-term cleanup actions, also called removal actions.² EPA refers sites warranting long-term cleanup to its remedial program or to state programs. EPA's National Priorities List (NPL) is a list of sites the Agency is targeting for further investigation and possible remediation through the Superfund program. Once EPA places a site on the NPL, the Agency studies the contamination, identifies technologies that could address the material and evaluates alternative cleanup approaches. EPA then proposes a cleanup plan and, after collecting public input, issues a final cleanup plan. The Agency then cleans up the site or oversees cleanup activities. EPA has placed 111 sites in Region 10 on the NPL.

Whenever possible, EPA seeks to integrate redevelopment priorities into site cleanup plans. In Region 10, 93 NPL sites and 13 non-NPL Superfund sites are in use. These sites have either new uses in place or uses that remain in place from before cleanup. Many of these sites have been redeveloped for commercial, industrial and residential purposes. Others have been redeveloped for recreational, ecological and agricultural uses. Businesses and other organizations also use some site areas for memorials and parking areas. Many redeveloped sites support multiple uses and have the capacity to support additional uses and further redevelopment. The following sections take a closer look at the beneficial effects of businesses operating on current and former Superfund sites in Region 10.

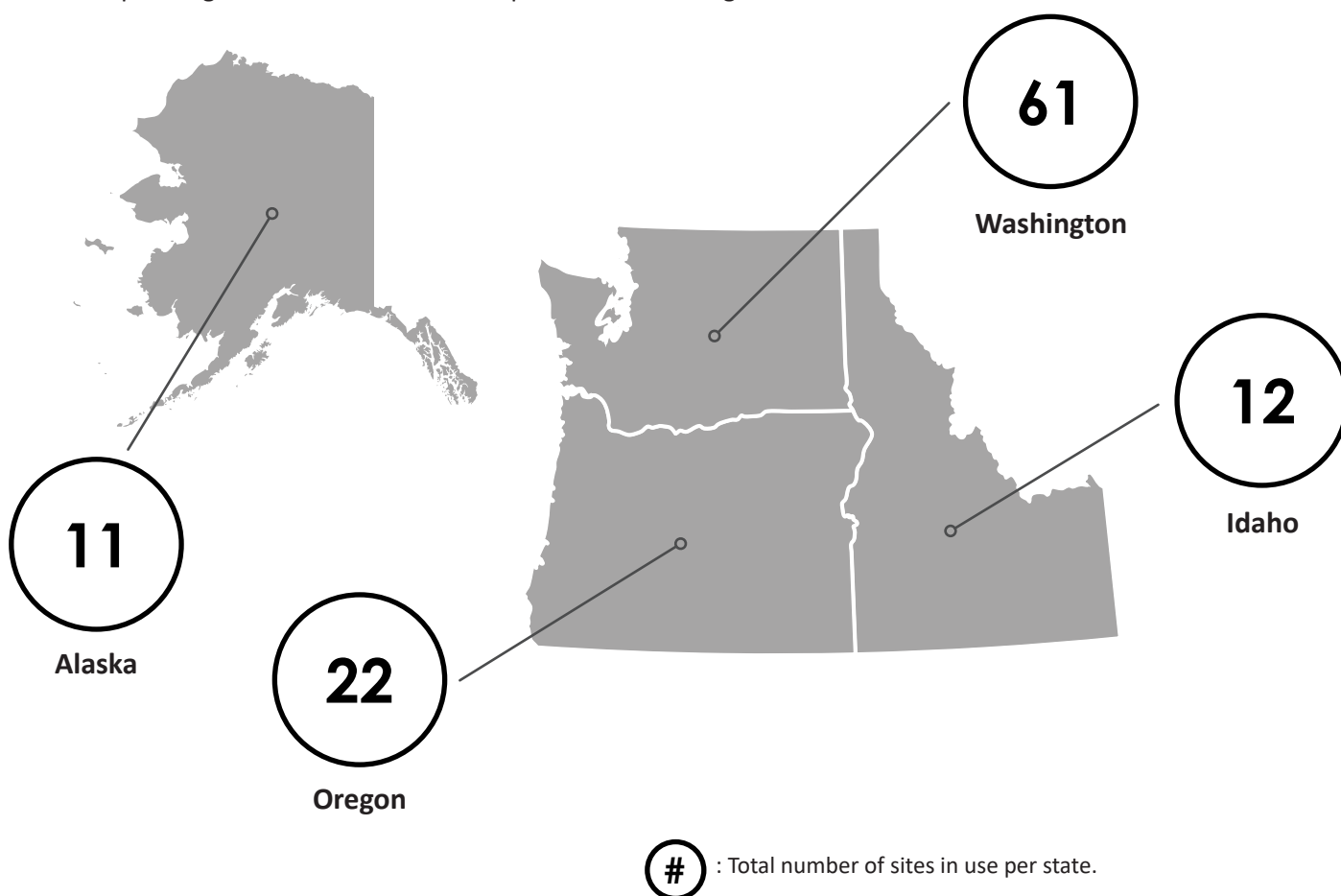


Figure 6. Sites in reuse and continued use in Region 10.

² Removal actions may be taken at sites on the NPL and sites not on the NPL.



Figure 7. Bremerton Gasworks (Washington).

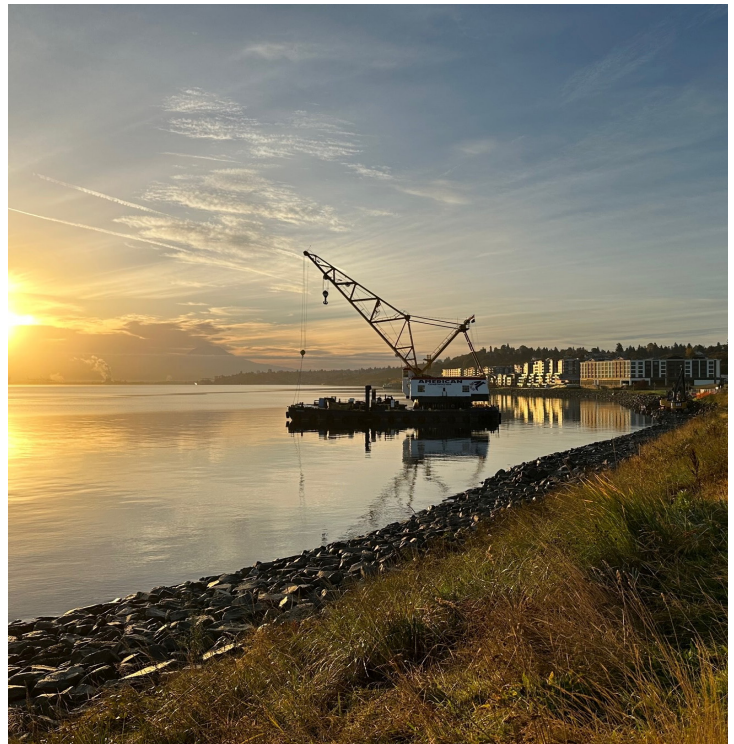


Figure 8. Commencement Bay, Near Shore/Tide Flats (Washington).

Sites in Reuse and Continued Use: A Closer Look

Reuse Type	Description	Region 10 Example
<i>In Reuse</i>	<i>Part or all of a site is being used in a new, different manner than before Superfund involvement. Or, the property was vacant and cleanup was designed to support a new, specific land use.</i>	<i>American Crossarm & Conduit Co. (Washington) – After cleanup, EPA took the site off the NPL in 2020. Businesses are now on-site, including a children’s education facility, a fitness center, a repair shop, and an industrial facility.</i>
<i>In Continued Use</i>	<i>Historical uses at a site remain active, and/or the site is still used in the same general manner as when the Superfund process started at the site.</i>	<i>Astoria Marine Construction Company (Oregon) – Astoria Marine Construction Company began operating on-site in 1924 and is still in operation. In 2013, the National Park Service listed the business on the National Register of Historic Places for its contributions to World War II and the Korean War.</i>
<i>In Reuse and Continued Use</i>	<i>Part of a site is in continued use and part of the site is in reuse.</i>	<i>Eastern Michaud Flats Contamination (Idaho) – The J.R. Simplot Company’s facility remains active on-site and produces solid and liquid fertilizers. Valley Agronomics, a fertilizer distribution business, began operating in a new facility on-site in 2017.</i>

47 SITES WITH BUSINESSES

59 SITES WITHOUT BUSINESSES

106 SITES IN USE

BENEFICIAL EFFECTS OF SUPERFUND SITE REDEVELOPMENT IN REGION 10

Businesses and Jobs

EPA has collected economic data for 47 businesses, government agencies and civic organizations operating on 43 NPL sites and 4 non-NPL sites in reuse and continued use in Region 10. (See the State Redevelopment Profiles for each state’s reuse details.) Businesses and organizations at these sites are part of several different sectors, including lodging, professional trade, industrial trade and health care services.

Businesses and organizations at Region 10 Superfund sites include hotels, schools, grocery stores, restaurants, civic and social organizations, freight transportation facilities, health care centers and manufacturing facilities.



Figure 9. The Museum of Glass at the Commencement Bay, Near Shore/Tide Flats site in Tacoma, Washington.

The businesses and organizations at these sites generate about \$10.7 billion in estimated annual sales and employ about 35,288 people, earning an estimated \$2.6 billion in annual employment income. This income injects money into local economies and generates revenue through personal state income taxes. These businesses also help local economies through direct purchases of local supplies and services. On-site businesses that produce retail sales and services also generate tax revenues through the collection of sales taxes, which support state and local governments. Table 1 provides more detailed information.

Table 1. Site and Business Information for Region 10 Sites in Reuse and Continued Use (2024)

Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
106	47	1,286	\$10.7 billion	35,288	\$2.6 billion

^a 28 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Also includes other organizations such as government agencies, nonprofit organizations and civic institutions. Business information is not available for all businesses on all Superfund sites in reuse or continued use. Throughout this report, sales and annual employee income may not sum exactly to the totals presented due to rounding.

Property Values and Property Tax Revenues

Properties cleaned up under the Superfund program and returned to use have the potential to increase in value significantly. This increased value can boost property tax revenues, which help pay for local government operations, schools, transit systems and other public services. Site properties at the Portland Harbor site in Oregon are now valued at nearly \$2.5 billion.






Identifying increases in property values and property taxes following cleanup and reuse is challenging. This is due to several factors, including limited data on past property values and the frequency and timing of local property value assessments. Likewise, many factors affect property values, including external economic and neighborhood factors not related to a site's contamination or Superfund status. It is also difficult to isolate the effects of Superfund cleanup and redevelopment using current property values. However, these values do provide insight into the current value of Superfund properties and the potential loss in economic value if the properties were not cleaned up and made available for reuse or continued use.

EPA has collected property value and tax data for 59 Superfund sites in reuse and continued use in Region 10.³ These sites span 13,896 property parcels and 38,034 acres. They have a total property value of \$20.5 billion. The average total property value per acre is \$537,905.

Land and improvement property value information is available for 56 sites. These properties have a total land value of \$9.2 billion and a total improvement value of \$11 billion.⁴

Property tax information is available for 57 sites. The properties generate a combined \$140 million in local property taxes annually.

Table 2. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 10^a

 Total Land Value (56 sites)	 Total Improvement Value (56 sites)	 Total Property Value (59 sites)	 Total Property Value per Acre (59 sites) ^b	 Total Annual Property Taxes (57 sites)
\$9.2 billion	\$11 billion	\$20.5 billion	\$537,905	\$140 million

^a Results are based on an EPA Superfund Redevelopment Program effort to collect on-site property values and property taxes for a subset of Superfund sites. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2023 to 2025. Throughout this report, property and tax values may not sum exactly to the totals presented due to rounding.

^b Based on total property value amount of \$20.5 billion divided by total acreage of 38,034.

³ There are 47 additional sites in reuse or continued use in Region 10 for which EPA does not have property value or tax data, including 28 NPL federal facilities.

⁴ Property values consist of land value and the value of any improvements (buildings and infrastructure) placed on a property. When sites are redeveloped, some or all of these improvements may be new or already in place. In some cases, the breakdown showing the land value and improvement value is not always available; only the total property value may be available.

Region 10 Sites in Reuse and Continued Use: Property Value and Tax Highlights

\$20.5B



total property value

\$140M



total annual property taxes



Figure 10. City of Ruston City Hall and Police building at the Asarco Inc. site in Tacoma, Washington

ENERGY PROJECTS ON SUPERFUND SITES

Energy production in the United States comes in various forms including nuclear energy, fossil energy -- like oil, coal and natural gas -- and renewable sources like wind, solar, geothermal, biomass and hydropower. Many Superfund or brownfield sites nationwide support one or more types of energy production and/or facilitate energy transmission. Superfund sites are often well suited to host energy producing facilities. They are often located in areas with the necessary infrastructure already in place such as near roadways, rail lines, transmissions lines and industrial areas. Energy projects at Superfund sites can provide a range of beneficial effects such as long-term protectiveness of the site's remedy, local job creation, lower energy costs, can spur local investment and promote economic growth. These projects support EPA's priority of restoring American energy dominance.

Examples of energy production or transmission on Superfund sites include natural gas power plants, coal power plants, ground and rooftop mounted solar arrays, landfill gas collection systems, biomass projects, wind turbines, hydroelectric power plants, and oil refineries.

Energy projects at Superfund sites not only help communities reclaim and return contaminated lands to productive uses but play a critical role in ensuring domestic energy security. The energy projects promote the goal of pursuing US energy production, independence and strengthening energy resilience, as well as creating a cleaner, healthier and more energy efficient future.

As of 2024, EPA is tracking two energy projects at two sites in Region 10.



Figure 11. Solar panels at the Northwest Pipe & Casing/Hall Process Company site in Clackamas, Oregon.

BENEFICIAL EFFECTS FROM ENHANCED RECREATIONAL AND ECOLOGICAL AMENITIES

In addition to hosting commercial developments, retail centers and industrial facilities, many Region 10 sites in reuse and continued use provide recreational and ecological benefits. Green space and habitat reuses help attract visitors and residents and indirectly contribute to local economies.

Careful planning can enable the integration of green spaces and habitat into site cleanup plans, resulting in the transformation of contaminated properties into valuable community and wildlife assets. Green spaces are integral components of sustainable communities – they help protect the environment and human health while providing other social and economic benefits. Parks, community gardens and other public green spaces create opportunities for people to gather, exercise and connect with nature. The creation of green spaces and habitat at once-contaminated properties serves to re-introduce ecosystems and biodiversity into urban and suburban landscapes by providing corridors for migrating species and preserving habitat. They can also mitigate stormwater runoff problems by slowly absorbing and naturally filtering stormwater, resulting in improved water quality due to decreased runoff and erosion.

Parks, natural areas and scenic landscapes also have great economic value – supporting regional economies through tourism, agriculture and other activities. Economic impacts of recreation activities can include outdoor recreation spending and reduced public costs related to healthcare and infrastructure. In 2023, outdoor recreation contributed \$639.5 billion to the U.S. economy, supporting 5 million jobs and 2.3% of the total gross domestic product (GDP). Outdoor recreation's contribution to the GDP grew 9% compared to the overall economy that grew 6.6% in 2023.⁵ Protected green space can also increase the property values of nearby homes by providing amenities that draw people to live and work in the community. Many sites in Region 10 provide recreational and ecological benefits.



Figure 12. 21st Street Park at the Commencement Bay, Near Shore/Tide Flats site in Tacoma, Washington.

5 U.S. Bureau of Economic Analysis. Available at <https://apps.bea.gov/scb/issues/2025/05-may/0525-outdoor-recreation.htm>

COMMENCEMENT BAY, NEAR SHORE/ TIDE FLATS

Former Slag Heap Turned Into Multi-Use Public Park

The Commencement Bay, Near Shore/Tide Flats Superfund site is in the cities of Tacoma and Ruston, Washington. It spans 10 to 12 square miles of shallow water, shoreline and industrial land, which was historically used for shipbuilding, smelting, oil refining and chemical manufacturing beginning in the late 1800s. These activities led to widespread soil, groundwater, surface water and sediment contamination. EPA added the site to the NPL in 1983 and worked with the Washington Department of Ecology and the Puyallup Tribe of Indians to plan and implement the site's cleanup starting in the 1980s. To date, cleanup has addressed contaminated soils at over 3,000 properties such as schools, playgrounds and parks.

Extensive cleanup efforts in different areas of the site led to ecological restoration and economic redevelopment projects. Newly available land on the Milwaukee Waterway allowed for the expansion of a land-sea marine terminal facility, helping to make the Port of Tacoma the seventh largest container port in the country. Cleanup at the Thea Foss Waterway allowed for the development of a shoreline waterwalk and park space, condominiums, restaurants and the Museum of Glass, as well as restoration of 70 acres of coastal habitat. In 2006, Point Ruston, LLC purchased the Asarco Tacoma Smelter Facility property and agreed to take over its cleanup and redevelopment. The Point Ruston development features commercial, public, residential and recreational areas.

EPA worked with Parks Tacoma to clean up and transform the Breakwater Peninsula, formerly a slag heap from the ASARCO smelter, into the award-winning Dune Peninsula Park. EPA supported the project with \$25.4 million in addition to funding from state and local agencies. Over 400,000 cubic yards of contaminated soil were shifted and covered with a protective geotextile cap, with native, drought-resistant landscaping shaped into "dunes" with paved and gravel paths. The 23-acre public space opened in 2019 and features trails, art installations, an amphitheater and sweeping views of Puget Sound. The park regularly hosts community events such as concert series. The park's design honors the legacy of Tacoma-born author Frank Herbert, whose novel "Dune" was inspired by the site's industrial past. This reuse exemplifies a collaborative effort to restore the environment and bring cultural renewal to a community.



Figure 13. A bridge across the Thea Foss Waterway at the Commencement Bay, Near Shore/Tide Flats Superfund site (Washington).

Why Are Wetlands Economically Important?

Superfund site reuse can support wetland habitat, as seen at several sites in Region 10. Cleanup at the Oeser Co. site in Washington included restoration of creek and wetland habitats and the restoration and reopening of Little Squalicum Park. The city of Bellingham contributed to park restoration by revegetating stream banks with native plants and wetland shrubs, including native red alder, cottonwood, cedar and maple tree seedlings. The mature trees help stabilize stream banks. Migratory birds, including peregrine falcons and bald eagles, and other wildlife species now make their home in the park.

Wetlands provide a variety of benefits. The combination of shallow water, high levels of nutrients and primary productivity is ideal for organisms that form the base of the food web and feed many species of fish, amphibians, shellfish and insects. Wetlands are extremely effective in removing pollutants from water and acting as filters for future drinking water. Wetlands play a role in reducing the frequency and intensity of floods. They can store large amounts of carbon. They also provide recreational amenities.

These benefits also have economic value. Replacing wetlands' water treatment services with manmade facilities, for example, would be expensive. Worldwide, wetlands provide an estimated \$47.2 trillion in ecosystem services. To learn more, see:

- EPA's *Economic Benefits of Wetlands*: www.epa.gov/sites/default/files/2021-01/documents/economic_benefits_of_wetlands.pdf
- EPA's *Ecosystem Services at Superfund Sites: Reuse and the Benefit to Community*: <https://semspub.epa.gov/src/document/HQ/100003500>
- EPA's *Why Are Wetlands Important?*: www.epa.gov/wetlands/why-are-wetlands-important
- EPA's *Functions and Values of Wetlands*: www.epa.gov/sites/default/files/2021-01/documents/functions_values_of_wetlands.pdf



Figure 15. Restored wetlands at the Reynolds Metals Company site in Troutdale, Oregon.

REDEVELOPMENT IN ACTION

BUNKER HILL MINING & METALLURGICAL COMPLEX Coordinated Cleanup Advances Economic, Recreational and Ecological Revitalization

The Bunker Hill Mining & Metallurgical Complex Superfund site is in one of the world's largest historical mining districts, Idaho's Silver Valley. Industrial activities began in the area in 1883, and included intensive mining, milling and smelting. These operations contaminated soil, sediment, groundwater and surface water extending across the Coeur d'Alene River corridor, surrounding floodplains, tributaries, downstream water bodies and the 21-square-mile area of former smelting activities known as the Bunker Hill Box. After tests found high levels of blood lead in area children, EPA added the site to the NPL in 1983.

EPA, the Idaho Department of Environmental Quality (DEQ) and the Panhandle Health District have been working to clean up extensive site contamination since the mid-1980s. This work has included removing lead-contaminated soil and gravel from residential yards, public areas, businesses and rights-of-way, and consolidating and capping of waste rock, mine tailings, soil and sediment. Other efforts have included treating mine drainage and groundwater, reconstructing creeks, demolishing abandoned facilities and restoring vegetation. A key component of the remedy is the Institutional Controls Program (ICP), which provides education on contamination risks, helps maintain protective barriers and supports redevelopment by addressing safety concerns. The ICP helps encourage local lenders to fund redevelopment projects and ensures that land use remains protective of the site's remedial measures. In 2025, a public website launched, centralizing ICP and Lead Health Intervention Program resources and services, including permit applications, contractor testing and blood lead screening scheduling.

Redevelopment of the site has been ongoing since the early 2000s, transforming cleaned up areas into economic, ecological and recreational spaces. Major projects have included the Silver Mountain Resort, which offers year-round skiing, biking and event facilities, and the Trail of the Coeur d'Alenes, a 72-mile paved bike trail remediated through a partnership with the Union Pacific Railroad, the U.S. government, the state of Idaho and the Coeur d'Alene Tribe. The Rails-to-Trails Conservancy recognized it as one of the best 25 trails in the nation.

In 2018 and 2019, EPA's Superfund Redevelopment Program worked with EPA Region 10, the Idaho DEQ and area communities to develop a reuse framework that guides the redevelopment of priority parcels. Recent developments as a result of this initiative include a grocery store, gas station, coffee stand, dollar store, auto parts store, and tractor supply store. Additionally, Idaho's Bunker Hill Land Transfer Policy has enabled new growth while ensuring compatibility with site remedies. This includes a parks and recreation maintenance facility, a dog park, a river walking path and a campground along the Trail of Coeur d'Alene. The transfer of a private road previously used for the Bunker Hill Smelter Complex now allows access to over a dozen developable properties, county operations and maintenance facilities, and recreational access.

Site cleanup has also led to significant ecological and recreational benefits. Hillside have been successfully revegetated, and nearly 400 acres of former agricultural land have been transformed into thriving wetland habitats. Additional restoration projects are underway, including at Gray's Meadow in the Lower Coeur d'Alene River Basin. The use of native plants and trees has supported the return of diverse wildlife and pollinators. This ecological restoration was made possible by the site's cleanup efforts.



Figure 16. Residential Development at the Bunker Hill Mining & Metallurgical Complex Superfund site (Idaho).

MARTIN-MARIETTA ALUMINUM CO. A Data Center Expansion Project Breaks Ground at the Former Aluminum Smelting Plant

The 305-acre Martin-Marietta Aluminum Co. Superfund site is in The Dalles, Oregon. The Martin Marietta Corporation (now Lockheed Martin) used the site for aluminum production activities from 1958 to 1984. Facility operations and improper waste burial contaminated soil and groundwater. EPA added the site to the NPL in 1987. From 1989 to 1992, Martin Marietta Corporation cleaned up the site with EPA oversight. Cleanup included removing hundreds of tons of waste and placing it in a capped landfill. EPA took the site off the NPL in 1996, and monitoring and maintenance activities are ongoing.

Northwest Aluminum Company (NAC) leased and reopened the aluminum production plant in 1986 and made aluminum at the site until 2003. From 2007 to 2011, NAC demolished buildings and removed more contaminated soil with state oversight. The site now includes two closed landfills. The city, county and the port of The Dalles are interested in redeveloping non-landfill parts of the site for industrial, utility, and commercial purposes. Since 2006, Google has operated data center buildings in other parts of The Dalles. In 2022, Google received approval to begin a \$600 million expansion project to construct another data center at the Martin-Marietta Aluminum Superfund site, on the 190 acres that housed the former aluminum smelting plant. Plans also include construction of new water and sewer infrastructure. In a \$28.5 million agreement, Google will transfer the upgraded water system to the city upon completion.



Figure 17. A view of the Google Data Center as seen from the Riverfront Trail, facing west. Photo taken on April 9, 2025.



Figure 18. A view of the undeveloped area of the Martin-Marietta Aluminum Co. site.

NORTHWEST PIPE & CASING/HALL PROCESS COMPANY Redevelopment Continues at Former Pipe Manufacturing Facility

The 53-acre Northwest Pipe & Casing/Hall Process Company Superfund site is in Clackamas, Oregon. From 1956 to 1985, pipe manufacturing and coating operations were active on-site. Improper waste disposal practices resulted in solvents, primers, coal tars and oils contaminating soil and groundwater. EPA added the site to the NPL in 1992. Between 2001 and 2004, site cleanup activities included removal and off-site disposal of contaminated soils, placement of a soil cap over areas of contaminated soil and installation of a groundwater treatment system.

In 2021, EPA found that the existing remedy for groundwater at the site was not performing well enough to achieve cleanup goals in the long term. New approaches for groundwater cleanup have become available in the years since the original cleanup plan. EPA established a process called in situ treatment as the new groundwater remedy. This process treats groundwater contamination in place rather than removing the groundwater for treatment elsewhere. It will reduce the size of the contaminated groundwater plume over time. Initial pilot study efforts will begin at the site in 2025, providing valuable information to optimize the full-scale remedial action; these efforts will proceed under the direction and supervision of EPA. Institutional controls including property easements are part of the site remedy and restrict groundwater use until cleanup goals are achieved and the groundwater is safe to be used as drinking water.

Some areas of the site have been redeveloped for commercial and industrial purposes. The Oregon Department of Transportation (ODOT) owns 11 acres of the site and operates a warehouse, office space and equipment yard on the lot. The Clackamas Commerce Park also operates on-site and consists of three warehouse/office spaces with parking lots. In 2011, Vigor installed a 30.8-kilowatt solar array on site. Each year, it offsets about 30,700 kilowatt hours of energy generated from conventional sources.

The Sunrise Expressway, completed in 2016 as part of the Clackamas County's Sunrise Corridor project, crosses the site and relieves regional traffic congestion. The project included a new limited access road, a new overcrossing, and many improvements to signs, signals, drainage, and bicycle and pedestrian facilities. The project won wide bipartisan support from city and county officials as well as state legislators. Minuteman Way, another recently built road, runs along the western part of the site and includes bike lanes and sidewalks.



Figures 19 & 20.
Construction of the
Sunrise Expressway on the
Northwest Pipe & Casing/
Hall Process Company
Superfund site (Oregon).
Commercial office and
warehousing facility on the
Northwest Pipe & Casing/
Hall Process Company
Superfund site (Oregon).

REYNOLDS METALS COMPANY

Former Smelter, Now Home to Booming Industrial Park

The over 800-acre Reynolds Metals Company Superfund site is located outside the city of Troutdale, Oregon, about 20 miles from Portland. From the 1940s to 2000, the Reynolds Metals plant operated an aluminum smelting facility on 80 acres of the site. Smelting activities resulted in the contamination of groundwater, surface water, sediment and soil. EPA added the site to the NPL in 1994. From 1995 to 2008, Reynolds Metal Company completed most cleanup actions at the site. Alcoa acquired the Reynolds Metals Company in 2000, demolished all former facility buildings between 2003 and 2006, and sold the property to the Port of Portland in 2007. Ongoing maintenance and remedial efforts at the site include land use controls, maintenance of capped areas, and groundwater monitoring and treatment by Alcoa.

The area was a prime location for transportation-dependent businesses due to nearby major roads, rail lines and waterways. The Port developed a three-phase master plan for the area, now called Troutdale Reynolds Industrial Park or TRIP. From 2008 to 2010, the Port implemented the first phase of the master plan, making 131 acres of the site available for reuse. The Port sold the first 78-acre parcel to FedEx Ground, which built a 441,000-square-foot regional distribution center. The \$200 million center opened in October 2010 and employs about 1,000 people. The Port implemented the second phase of the master plan in 2015, opening more lots for sale. In early 2017, Amazon purchased 74 acres of the site property from the Port and opened a \$178.4 million, 855,000-square-foot distribution center in 2018. The third phase included building a 350,000-square-foot industrial and logistics facility, known as The Cubes, in 2019. The Port balanced the redevelopment with ecological and recreational use by setting aside the rest of the land, about 350 acres, for infrastructure, open space, wetlands and a recreational trail. The 40-mile loop trail runs the length of the open space and industrial park, providing workers and local residents with recreation and exercise opportunities. The trail also includes interpretive signage commemorating the Chinookan people's rich natural history and tribal cultural significance in the area.

The Reynolds Metals Company Superfund site cleanup and redevelopment work has not gone unrecognized. In 2010, the Port received a national Phoenix Award for achievement of excellence in Superfund site reuse. In 2018, EPA's Region 10 presented its Howard Orlean Excellence in Site Reuse Award to the Port in recognition of its efforts as part of a diverse group of stakeholders who have made redevelopment possible. In 2019, EPA recognized the Oregon Department of Environmental Quality with its State Excellence in Supporting Reuse Award for its support of the site's cleanup and reuse. The Port, the city of Troutdale and other stakeholders continue to work to expand TRIP's tenant base. Today, businesses at the TRIP employ over 5,000 people and generate an estimated \$1,830,020,562 in annual sales revenue. It is a major community asset that attracts companies and workers to the region. In addition to providing thousands of jobs and employment income, it generates significant tax revenues that support local government and public services.



Figures 21 & 22. An industrial and logistics facility, known as The Cubes at the Reynolds Metals Company Superfund site near Portland, Oregon. Natural areas and trails along the edge of TRIP.

REDEVELOPMENT ON THE HORIZON IN REGION 10

COMMENCEMENT BAY, SOUTH TACOMA CHANNEL Construction of a New Industrial Warehouse Complex Nears Completion

The 260-acre Commencement Bay, South Tacoma Channel Superfund site is in Tacoma, Washington. From 1892 to 1974, the area was historically used for rail car manufacturing, repair and maintenance activities. Tacoma City Light has also operated a facility on the northern end of site since 1953. Site activities and improper waste disposal contaminated soil and groundwater with hazardous chemicals.

EPA added the site to the NPL in 1983. Cleanup included soil removal and capping, development restrictions and monitoring of natural processes to clean up groundwater. Soil cleanup was completed in 1999, and the majority of on-site monitoring wells have met groundwater cleanup levels. Several commercial and industrial businesses are active on the site, including a refuse compaction/transfer center, a household hazardous waste facility, a recycling center, an environmental education facility and solid waste management offices.

In 2021, Bridge Industrial purchased 150 acres of the site and notified EPA of its intention to develop the area into a warehouse complex, parking lots and roadways. While redevelopment activities were underway, EPA closely coordinated with Bridge Industrial to ensure that redevelopment activities were protective of human health and the environment. Bridge Industries has consolidated contaminated surface soils beneath building footprints, built stormwater management infrastructure and completed the building envelopes for two of the four planned buildings. Bridge Industrial has paid \$8.95 million to the State of Washington's Department of Ecology, which will be used to offset potential traffic and air pollution caused by diesel trucks. The project's construction is nearing completion.



Figure 23. Several commercial and industrial businesses continue to operate at the Commencement Bay, South Tacoma Channel site.

LOCKHEED WEST SEATTLE

Navigational Improvements Support Continued Trading Operations in the Port of Seattle

The Lockheed West Seattle Superfund site is on the southwestern shoreline of Elliott Bay in Seattle, Washington. It is north of the Port of Seattle's Terminal 5 and includes portions of the West Waterway. It includes the former shipyard support operations area. The 40-acre site also includes about 7 acres of aquatic tidelands owned by the Port of Seattle and 33 acres of state-owned aquatic lands. From 1946 to 1987, several companies built and repaired ships at the former shipyard. Their operations released large amounts of sandblast grit and other industrial waste into the bay. EPA added the site to the NPL in 2007. In 2018, Lockheed Martin Corporation began the cleanup, which included dredging and disposal of contaminated sediments, establishing institutional controls and long-term monitoring. Lockheed Martin completed the cleanup in 2020.

In 2014, the Port of Seattle and Northwest Seaport Alliance began working with the U.S. Army Corps of Engineers (USACE) on a project to deepen the navigation channels within the Seattle Harbor. USACE received congressional approval through the Water Resources Development Act of 2018 to proceed with deepening both the East and West waterways to 57 feet. The project is currently in a preconstruction and design phase that began in 2023. It is expected to be completed by 2027, when the construction phase will begin. Construction is expected to last two years and remove about 700,000 cubic yards of dredged material. The improvements will keep the port accessible to larger cargo ships, allowing international trading operations to continue. Tribal members from the Muckleshoot and Suquamish Tribes continue to harvest seafood from around Harbor Island.



Figure 24. A view of the Seattle Harbor and the port industrial area.

CONCLUSION

EPA works closely with its partners at Superfund sites across Region 10 to make sure sites can safely be reused or remain in continued use during and following cleanup. EPA also works with businesses and organizations at Superfund sites throughout the cleanup process to make sure they can remain open.

The businesses and organizations at these sites provide jobs and income for communities and generate local and state taxes. Cleanup and redevelopment also helps stabilize and boost property values. There are 93 NPL sites and 13 non-NPL Superfund sites in Region 10 that have either new uses in place or uses that have remained in place since before cleanup. Future uses are planned for many more Superfund sites in Region 10. EPA remains committed to working with all stakeholders to support Superfund redevelopment opportunities in Region 10.



Figure 25. An aerial view of Dune Peninsula Park at the Commencement Bay, Near Shore/Tide Flats site in Tacoma, Washington.

The redevelopment of Superfund sites takes time and is often a learning process for project partners. Ongoing coordination among EPA, Tribes, state agencies, local governments, communities, potentially responsible parties, site owners, developers, and nearby residents and business owners is essential. EPA tools, including reuse assessments and plans, comfort letters and partial deletions of sites from the NPL, often serve as the foundation for moving forward. At some sites, parties may need to take additional actions to ensure reuses are compatible with site remedies.

Across Region 10, Superfund sites are now home to major commercial and industrial facilities, mid-size developments and small businesses providing services to surrounding communities. EPA is committed to working with all stakeholders to support the restoration and renewal of these sites as long-term assets.

EPA Superfund Redevelopment Resources

EPA Region 10 Superfund Redevelopment Coordinators
Stephen Lukas | (206) 553-2111 | lukas.stephen@epa.gov

Superfund Sites in Reuse: find more information about Superfund sites in reuse
www.epa.gov/superfund-redevelopment/find-sites-reuse

EPA Superfund Redevelopment Program Website: tools, resources and more information about Superfund site reuse
www.epa.gov/superfund-redevelopment

EPA Office of Site Remediation Enforcement Website: tools that address landowner liability concerns
www.epa.gov/enforcement/landowner-liability-protections

STATE REDEVELOPMENT PROFILES





ALASKA REDEVELOPMENT PROFILE

EPA partners with the Alaska Department of Environmental Conservation to oversee the investigation and cleanup of Superfund sites in Alaska. Alaska has 11 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Alaska.

Businesses and Jobs

EPA has collected economic data for 96 businesses and organizations operating on 3 sites in reuse or continued use in Alaska.

Table 3. Detailed Site and Business Information for Sites in Reuse and Continued Use in Alaska (2024)

Sites ^a	Sites with Businesses	Businesses	Total Annual Sales ^b	Total Employees	Total Annual Employee Income
11	3	96	\$288 million	1,698	\$132 million

^a 6 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.
^b Annual sales figures are not available (or applicable) for every organization that makes jobs data available.

Property Values and Property Tax Revenues

EPA has collected property value data for 4 Superfund sites in reuse or continued use in Alaska. These sites span 280 property parcels and 1,489 acres.

Table 4. Property Value and Tax Information for Sites in Reuse and Continued Use in Alaska^a

Total Land Value (4 sites)	Total Improvement Value (4 sites)	Total Property Value (4 sites)	Total Annual Property Taxes (4 sites)
\$82 million	\$142 million	\$224 million	\$3 million

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which was 2024 for all data collected.



Figure 26. An aerial photo of the Arctic Surplus Superfund site (Alaska) during remediation.

Did You Know?

Landfilling and improper disposal practices led to soil and asbestos contamination at the Arctic Surplus Superfund site, six miles south of Fairbanks, Alaska. EPA removed asbestos, drums and contaminated soils, and the U.S. Department of Defense treated and capped soil and took contaminated materials off-site. The site is now used for equipment and materials storage. A motorcycle club uses the asphalt-covered cap area for training.



IDAHO REDEVELOPMENT PROFILE

EPA partners with the Idaho Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Idaho. Idaho has 12 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Idaho.

Businesses and Jobs

EPA has collected economic data for 271 businesses and organizations operating on 5 sites in reuse or continued use in Idaho.

Table 5. Detailed Site and Business Information for Sites in Reuse and Continued Use in Idaho (2024)

Sites ^a	Sites with Businesses	Businesses	Total Annual Sales ^b	Total Employees	Total Annual Employee Income
12	5	271	\$435 million	3,298	\$175 million

^a 2 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Annual sales figures are not available (or applicable) for every organization that makes jobs data available.

Property Values and Property Tax Revenues

EPA has collected property value data for 6 Superfund sites in reuse or continued use in Idaho. These sites span 4,391 property parcels and 16,301 acres.

Table 6. Property Value and Tax Information for Sites in Reuse and Continued Use in Idaho^a

Total Land Value (5 sites)	Total Improvement Value (5 sites)	Total Property Value (6 sites)	Total Annual Property Taxes (5 sites)
\$263 million	\$674 million	\$1 billion	\$2 million

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2023 to 2025.



Figure 27. The Valley Agronomics facility at the Eastern Michaud Flats Contamination Superfund site (Idaho).

Did You Know?

Operations from two phosphate ore processing companies contaminated groundwater and soil at the Eastern Michaud Flats Contamination Superfund site near Pocatello, Idaho. Cleanup includes capping contaminated soils, extracting, treating or reusing groundwater, and groundwater monitoring. J. R. Simplot Company, which produces solid and liquid fertilizers, has remained active on-site. Valley Agronomics, a fertilizer distribution business, opened a new facility on-site in 2017.



OREGON REDEVELOPMENT PROFILE

EPA partners with the Oregon Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Oregon. Oregon has 22 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Oregon.

Businesses and Jobs

EPA has collected economic data for 101 businesses and organizations operating on 12 sites in reuse or continued use in Oregon.

Table 7. Detailed Site and Business Information for Sites in Reuse and Continued Use in Oregon (2024)

Sites ^a	Sites with Businesses	Businesses	Total Annual Sales ^b	Total Employees	Total Annual Employee Income
22	12	101	\$4.2 billion	10,573	\$783 million

^a 2 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Annual sales figures are not available (or applicable) for every organization that makes jobs data available.

Property Values and Property Tax Revenues

EPA has collected property value data for 14 Superfund sites in reuse or continued use in Oregon. These sites span 482 property parcels and 7,287 acres.

Table 8. Property Value and Tax Information for Sites in Reuse and Continued Use in Oregon^a

Total Land Value (13 sites)	Total Improvement Value (13 sites)	Total Property Value (14 sites)	Total Annual Property Taxes (14 sites)
\$835 million	\$2.3 billion	\$3.1 billion	\$37 million

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2023 to 2025.



Figure 28. Willamette River at the Portland Harbor Superfund site (Oregon).

Did You Know?

For over 150 years, contaminants from many different types of industrial facilities entered the Willamette River at the Portland Harbor Superfund site in Portland, Oregon. River sediments, upland soil and groundwater at riverfront properties were also contaminated. EPA selected a cleanup plan in 2019 that includes dredging, capping, natural recovery and compensatory migration to offset habitat loss. The river supports fish migration routes and serves as a key location for fishing activities that are vital to regional Tribes. The Tribes hold treaty-reserved rights to hunt, fish and gather, and continue to rely on the river and surrounding areas for food, cultural traditions and community well-being.



WASHINGTON REDEVELOPMENT PROFILE

EPA partners with the Washington State Department of Ecology to oversee the investigation and cleanup of Superfund sites in Washington. Washington has 61 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Washington.

Businesses and Jobs

EPA has collected economic data for 818 businesses and organizations operating on 27 sites in reuse or continued use in Washington.

Table 9. Detailed Site and Business Information for Sites in Reuse and Continued Use in Washington (2024)

Sites ^a	Sites with Businesses	Businesses	Total Annual Sales ^b	Total Employees	Total Annual Employee Income
61	27	818	\$5.8 billion	19,719	\$1.6 billion

^a 18 site is a federal facility. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Annual sales figures are not available (or applicable) for every organization that makes jobs data available.

Property Values and Property Tax Revenues

EPA has collected property value data for 35 Superfund sites in reuse or continued use in Washington. These sites span 8,743 property parcels and 12,956 acres.

Table 10. Property Value and Tax Information for Sites in Reuse and Continued Use in Washington^a

Total Land Value (34 sites)	Total Improvement Value (34 sites)	Total Property Value (35 sites)	Total Annual Property Taxes (34 sites)
\$8 billion	\$7.9 billion	\$16 billion	\$98 million

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2023 to 2025.



Figure 29. A light rail system is being extended through the eastern part of the Midway Landfill Superfund site (Washington).

Did You Know?

The Midway Landfill Superfund site in King County, Washington was a former gravel quarry that served as a municipal solid waste landfill from 1966 to 1983. Its operations resulted in site structures filled with combustible gas and contaminated groundwater beyond the landfill. The city of Seattle built a cap over the site, refined landfill gas controls and put in a stormwater and drainage control system. Today, Sound Transit, the area’s public transit system, is extending its Link light rail system across the eastern part of the site. It is expected to begin operations in 2026.

REUSE INFORMATION SOURCES

Write-ups of sites in reuse or continued use included in this profile are based on available EPA resources, including Superfund Redevelopment Program case studies as well as other resources. Links to EPA's Superfund Redevelopment Program case studies and other resources are included below.

EPA Resources

2022 Ecosystem Services at Superfund Sites, semspub.epa.gov/src/document/HQ/100003500

2022 Martin-Marietta Aluminum Co. Superfund Site Reuse Assessment, semspub.epa.gov/src/document/HQ/100003001

2023 R10 RER, semspub.epa.gov/src/document/HQ/100003380

2023 FYR Lockheed West Seattle, semspub.epa.gov/src/document/10/100501458

2024 Fact Sheet: South Tacoma Field; Superfund Cleanup Status and Redevelopment Activities, semspub.epa.gov/src/document/10/100545800

Bunker Hill Mining & Metallurgical Complex, 2019 Reuse Framework, semspub.epa.gov/src/document/10/100193128

Centralia Municipal Landfill EPA Site Profile Page, cumulis.epa.gov/supercpad/cursites/csinfo.cfm?id=1001030

Commencement Bay, South Tacoma Channel EPA Site Profile Page, cumulis.epa.gov/supercpad/cursites/csinfo.cfm?id=1000979

Lockheed West Seattle, EPA Site Profile Page, cumulis.epa.gov/supercpad/cursites/csinfo.cfm?id=1002655

Martin-Marietta Aluminum Co. EPA Superfund Site Profile Page, cumulis.epa.gov/supercpad/cursites/csinfo.cfm?id=1000424

Northwest Pipe & Casing/Hall Process Company EPA Site Profile Page, cumulis.epa.gov/supercpad/cursites/csinfo.cfm?id=1000527

Oeser Co. EPA Site Profile Page, cumulis.epa.gov/supercpad/cursites/csinfo.cfm?id=1000590

Reynolds Metals Company 2020 Region 10 Economic Report, semspub.epa.gov/src/document/HQ/100002642

Reynolds Metals Company 2021 Region 10 Economic Report, semspub.epa.gov/src/document/HQ/100002906

Reynolds Metals Company 2023 Region 10 Economic Report, semspub.epa.gov/src/document/HQ/100003380

Reynolds Metals Company 2023 FYR, semspub.epa.gov/src/document/10/100482559

Reynolds Metals Company Reuse and the Benefit to Community, semspub.epa.gov/src/document/HQ/100002350

Site Redevelopment Profile: Reynolds Metals Company, semspub.epa.gov/src/document/HQ/403582

Reynolds Metals Company Superfund Site - Before and After, epa.maps.arcgis.com/apps/StorytellingSwipe/index.html?appid=2f850f40262e43fe87e8f22fa70df5c5

Reynolds Metals Company, Superfund Sites in Reuse in Oregon, www.epa.gov/superfund-redevelopment/superfund-sites-reuse-oregon#reynolds

2024 Funding for Superfund sites in Oregon, epa.mediaroom.com/index.php?s=20295&item=124305

Other Resources

2024 Maritime Logistics Professional news article: www.maritimeprofessional.com/news/phase-terminal-modernization-project-unveiled-392597

Columbia Community Connection, "\$28.5 Million Google Water Deal on Tap for Monday TD Council," columbiacommunityconnection.com/the-dalles/google/data-plant/water/agreement/city-of-the-dalles

Columbia Community Connection, "Google going great guns; here comes another one," columbiacommunityconnection.com/the-dalles/google-going-great-guns-here-comes-another-one

Columbia Community Connection, "Google makes move to break ground on New Data Center in TD," columbiacommunityconnection.com/the-dalles/google-making-moves-to-break-ground-on-first-new-data-center-in-the-dalles

Costar, "Google Advances Plan To Expand Sprawling Data Center Campus Near Portland, Oregon," www.costar.com/article/1934080842/google-advances-plan-to-expand-sprawling-data-center-campus-near-portland-oregon

Department of Ecology, State of Washington, 2025 news release, ecology.wa.gov/ecologys-work-near-you/regional-work/southwest-region/bridge-point-development-tacoma-settlement

Floral Street Sustainability Park Brochure, wpcdn.web.wsu.edu/wp-extension/uploads/sites/2057/2024/02/FPSP-Brochure-4-fold-8x14-1.pdf

Idaho website about the Bunker Hill / Couer D'Alene Basin Superfund Site: cdabasin.idaho.gov/

Lewis County Floral St Sustainability Park, lewiscountywa.gov/departments/solid-waste/volunteer/wsu-lewis-county-master-recycler-composter-volunteers/

Port of Seattle, Seattle Harbor Navigation Improvement Project, www.portseattle.org/projects/seattle-harbor-navigation-improvement-project

The City of Dalles, Oregon Website, www.thedalles.org/business/google_data_centers/index.php

The Northwest Seaport Alliance, www.nwseaportalliance.com/newsroom/port-tacoma-and-port-seattle-sign-design-agreements-us-army-corps-engineers-waterway#:~:text=On%20September%2014%2C%202023%2C%20the,accessible%20to%20deep%2Ddraft%20vessels.

U.S. Army Corps of Engineers, Seattle Harbor Navigation Improvement Project Webpage, www.nws.usace.army.mil/Missions/Civil-Works/Programs-and-Projects/Projects/Seattle-Harbor/

Washington Department of Ecology. New Tacoma park emerges from Superfund site, ecology.wa.gov/blog/july-2019/new-tacoma-park-emerges-from-superfund-site

Explore Dune Peninsula at Point Defiance Park, www.seattleschild.com/explore-the-new-dune-peninsula-at-point-defiance-park/

Tacoma's Real-Life "Dune", www.parkstacoma.gov/tacomas-real-life-dune/

Showbox launches outdoor concert series at Tacoma's Dune Peninsula, www.seattletimes.com/entertainment/music/showbox-launches-outdoor-concert-series-at-tacomas-dune-peninsula/

ODOT Fact Sheet about Sunrise Corridor, www.oregon.gov/ODOT/Training/Publications/JTA_FactSheets.pdf

BUSINESS, JOBS, SALES AND INCOME INFORMATION

Information on the number of employees and sales volume for on-site businesses comes from the Hoovers/Dun & Bradstreet (D&B) (<https://www.dnb.com>) database. EPA also gathers information on businesses and corporations from D&B. D&B maintains a database of over 330 million businesses worldwide.

When Hoovers/D&B research was unable to identify employment and sales volume for on-site businesses, EPA used the ReferenceSolutions database (<https://thereferencgroup.com>). In cases where ReferenceUSA did not include employment and sales volume for on-site businesses, EPA used the Manta database (<https://www.manta.com>). The databases include data reported by businesses. Accordingly, some reported values might be underestimates or overestimates. In some instances, business and employment information came from local newspaper articles and discussions with local officials and business representatives. While sales values typically exceed estimated totals of annual income, sales can sometimes be lower than estimated income. This can be attributed to a number of business conditions and/or data reporting.

EPA obtained wage and income information from the U.S. Bureau of Labor Statistics (BLS). Part of the U.S. Department of Labor, the BLS is the principal federal agency responsible for measuring labor market activity, working conditions and price changes in the economy. All BLS data meet high standards of accuracy, statistical quality and impartiality.

EPA used the BLS Quarterly Census of Employment and Wages database to obtain average weekly wage data for site businesses. Average weekly wage data were identified by matching the North American Industry Classification System (NAICS) codes for each type of business with weekly wage data for corresponding businesses in site counties. If weekly wage data were not available at the county level, EPA sought wage data by state or national level, respectively. In cases where wage data were not available for the six-digit NAICS code, EPA used higher-level (less-detailed) NAICS codes to obtain the wage data.

To estimate the annual income earned from jobs at site businesses, EPA multiplied the average weekly wage figure by the number of weeks in a year (52) and by the number of jobs (employees) for each business.

Business and employment data used for this profile were collected in 2024. Estimated annual employment income was calculated using 2023 jobs data and BLS average weekly wage data for those jobs from 2022 (the latest available wage data at the time of this profile). Federal facility sites are included in calculations of total sites in reuse or continued use only. Federal facility sites are excluded from all other calculations (i.e., number of sites with businesses, number of businesses, total jobs, total income and total annual sales). All sales and income figures presented have been rounded for the convenience of the reader. Throughout this report, sales and annual employee income may not sum exactly to the totals presented due to rounding.

PROPERTY VALUE AND TAX INFORMATION

EPA collected on-site property values and property taxes included in this profile for a subset of Superfund sites by comparing available site boundary information with available parcel boundary information and gathering information for selected parcels from county assessor datasets. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which typically varied from 2023 to 2025. Throughout this report, property and tax values may not sum exactly to the totals presented due to rounding.

Back cover photos: Bremerton Glassworks (Washington), Eastern Michaud Flats Contamination (Idaho), Commencement Bay, Near Shore/Tide Flats (Washington).

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