



Superfund
Redevelopment
Initiative

SITE REDEVELOPMENT PROFILE

Reynolds Metals Company Superfund Site

Troutdale, Oregon



Construction of the Amazon distribution center at the site. (Source: Port of Portland)

Site Location: 5100 Northeast Sundial Road, Troutdale, Oregon 97060

Size: 780 acres

Existing Site Infrastructure: All major types of infrastructure are located on site.

Current Site Uses: Troutdale Reynolds Industrial Park is located on site.

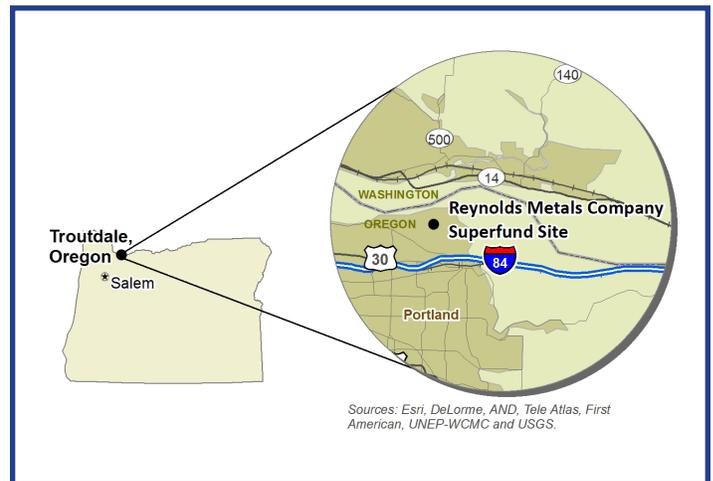
Use Restrictions: Excavation of capped disposal areas and use of groundwater are prohibited. Residential use is restricted.

Surrounding Population: within 0.5 miles, 0 people; within 2.5 miles, 28,824 people; within 4 miles, 90,703 people.

Through stakeholder negotiations, collaboration and innovative planning, EPA, Oregon Department of Environmental Quality (Oregon DEQ), the Port of Portland, the city of Troutdale, Multnomah County and other partners have transformed a once heavily contaminated aluminum smelter into a remarkable industrial park. Today, the Troutdale Reynolds Industrial Park sustains local economic growth while also enhancing the area's natural resources.

The Reynolds Metals Company Superfund site in Troutdale, Oregon, includes an 80-acre former aluminum smelter and about 700 surrounding acres. The U.S. government built the smelter in 1941 to support wartime efforts. Aluminum production generated large quantities of waste for decades, resulting in contamination of groundwater and soil. Alcoa purchased the facility in 2000 and shut it down in 2002.

EPA listed the site on the Superfund program's National Priorities List in 1994. Short-term cleanup actions addressed high-priority areas until EPA issued an interim cleanup plan in 2002. As stakeholders and regulators explored cleanup options, some options – such as capping contaminated waste on site – would have severely limited the area's reuse potential. Recognizing this, Alcoa, EPA and Oregon DEQ focused on plans to retain about half of the site property as industrial land. Risk assessments informed cleanup strategies that were compatible with redevelopment while also protecting



Sources: Esri, DeLorme, AND, Tele Atlas, First American, UNEP-WCMC and USGS.

Location of the site in Troutdale, Oregon.

public health and the environment. State grant money funded an economic development action plan for the area. The site's final remedy, selected in 2006, included groundwater treatment and institutional controls to protect the site's remedy over the long term. Alcoa implemented the cleanup.

From the outset, the Port recognized the site's redevelopment potential. With major roads, waterways and rail lines nearby, it offered a prime location for transportation-dependent

SITE HISTORY AND REDEVELOPMENT TIMELINE

- 1941** Aluminum smelter begins operating on site.
- 1994** EPA places the site on the National Priorities List.
- 1995 - 2002** Short-term cleanup addresses high-priority areas.
- 2000** Alcoa purchases Reynolds Metals Company and begins plant closure.
- 2002** EPA issues interim cleanup plan.
- 2003 - 2008** Alcoa implements cleanup and demolishes all plant buildings.
- 2006** EPA issues final cleanup plan.
- 2007** Port of Portland purchases the site and begins developing Troutdale Reynolds Industrial Park.
- 2008** FedEx Ground purchases 78-acre parcel at the site.
- 2010** FedEx Ground opens regional distribution center on site.
- 2010** Port of Portland receives Phoenix Award for site redevelopment efforts.
- 2017** Amazon announces construction of fulfillment center on site.

“Amazon’s expansion in Oregon brings us great jobs with competitive wages and bright futures for its employees and communities.”

– Kate Brown, Governor of Oregon

businesses. In addition, in a rapidly-growing region with limited industrial space, the site’s size and industrial zoning meant that the site could attract significant interest locally, regionally and nationally. Finally, the Port was interested in making sure that the area provided a range of community benefits. The Port focused on opportunities for a mix of industrial, ecological and recreational uses on site.

Before the Port could move forward with its plans for Troutdale Reynolds Industrial Park, it needed to address environmental liability concerns. EPA and Oregon DEQ worked with the Port on an extensive due diligence process, structuring property transactions so that the Port qualified as a Bona Fide Prospective Purchaser, providing federal liability protections. A Prospective Purchaser Agreement with the state of Oregon provided state liability protections; the agreement would also apply to future purchasers and tenants developing facilities at Troutdale Reynolds Industrial Park. The parties also put contaminated media management and worker safety procedures in place for construction activities and signed agreements ensuring that future tenants would not disturb remedy components. With these agreements and procedures in place, the Port purchased the site property in 2007 and moved forward with development plans in 2008.

The Port of Portland sold the first 78-acre parcel to FedEx Ground, which built a 460,000-square-foot regional distribution center on site. The \$200 million center opened in October 2010. It currently employs about 1,000 people. In 2010, the Port received a national Phoenix Award for achievement of excellence in Superfund site reuse. Looking forward, the Port plans to develop 206 acres for industrial uses, in addition to a 74-acre Amazon fulfillment center. The \$178.4 million Amazon facility, scheduled to open in 2018, will provide up to 1,500 jobs filling, packing and shipping online orders. The Port has also set aside portions of the site property for infrastructure, open space, wetlands and trails.

Today, Troutdale Reynolds Industrial Park 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 for the city of Troutdale and Multnomah County.



FedEx Ground regional distribution hub at the site. (Source: EPA)

FOR MORE INFORMATION

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