Troutdale
Corridor reinvestment

The City of Troutdale made their historic main street the focus of new development in the Troutdale Town Center.

What is the Metro Brownfields Recycling program?

Funded through Environmental Protection Agency grants, the Metro brownfields program helps find new life for property sites that might otherwise go undeveloped for years.

Metro works with local communities to identify potential brownfield sites that may have been contaminated by petroleum-based products – old gas stations, car dealerships and auto body shops are likely contenders. Metro staff facilitates environmental site assessments to determine the extent of any contamination and potential cleanup costs.

The program connects property owners and buyers to potential resources to finance cleanups and performs outreach with developers and nonprofit community development organizations to connect sites with those interested in cleaning them up for redevelopment purposes.

**146 W. Columbia River Hwy.
Troutdale, Ore.
Multnomah County**
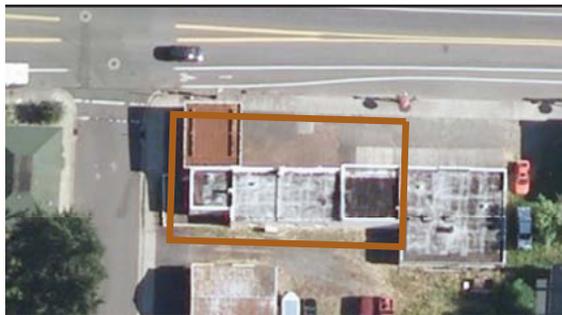
16 miles from downtown Portland

**Past Use:
fuel station, auto repair**

**Site area: 0.38 acres
Zoning: CBD
(central business district)**

Legend

▢ Metro brownfields program site

🚌 Bus route

Metro brownfields program site: aerial view

Site description

The former auto and airplane repair site is privately owned and partially vacant. The parcels represent an important redevelopment opportunity on the western edge of the Historic Columbia River Scenic Highway, which runs through downtown Troutdale.

Program investment

- Phase II environmental site assessment was completed in 2011

- Metro sampled multiple locations on the property to adequately delineate areas of impacted soil

- The property owner is currently seeking a No Further Action notice from DEQ

- $58,000 in EPA Grant Funds invested

Metro brownfields program site: street view

Metro
www.oregonmetro.gov

Columbia River Highway

Main street Troutdale

Columbia River Highway downtown

Downtown

Troutdale

Located at the confluence of the Sandy and Columbia Rivers, Troutdale is known as the "Gateway to the Gorge." The proximity to outdoor recreation makes the city a destination for tourists and residents alike.

- The area serves as destination shopping at the Columbia Gorge Outlet Mall and along the historic main street downtown.
- Troutdale continues to invest in employment areas north of I-84, as it attempts to draw more traded sector jobs to the region.
- Enterprise zone property tax abatements are available.
- The area is home to Mt. Hood Community College.
- City is actively working on assessment and Remediation of existing brownfield site downtown that was a formerly sewer plant.
- Remediation redevelopment of the nearby Reynolds Aluminum site for $1.2 million has leveraged 950 new jobs with FedEX.

For further information

Metro Brownfields Recycling Program
brownfields@oregonmetro.gov
503-797-1817
www.oregonmetro.gov/brownfields

City of Troutdale
Rich Faith, Community Development Director
503-674-7261
www.ci.troutdale.or.us

Property owner
Gene Handy, 503-348-1101
Neil Handy, 503-348-1100
146 W. Columbia River Highway
Troutdale, OR 97060

Department of Environmental Quality file
LUST 26-93-0222
http://deq12.deq.state.or.us/fp20/

Demographic information	1–mile radius	2–mile radius	3–mile radius
Total Population, 2000	5,426	20,428	42,950
Total Population, 2010	6,546	22,787	49,155
Estimated population, 2015	7,146	24,466	52,727
Projected annual population growth, 2010-15	1.77	1.43	1.41
Median household income, 2010	$67,767	$65,162	$60,240
Median home value, 2010	$252,655	$257,904	$247,778
Median age, 2010	32.6	32	33.2
Percent college graduate (adults over 25), 2010	26.6%	25.5%	24.7%

*Source: ESRI Business Analyst, population projections estimated using US census data of recent growth trends