

End State and Closure Plan Summary



Achieving the Vision

The East Tennessee Technology Park's (ETTP) Heritage Center is rapidly approaching the site development stage where the vision is being realized. All of the excess buildings have been demolished. A large portion of the soil remediation efforts are complete. A majority of the land and infrastructure has been transferred or is in process. New businesses are coming to the site and planning for their future. A new general aviation airport is in the planning and development stage. The once secure, federally owned site is being transformed into a valuable community and regional asset.

Since operations of the former uranium enrichment facility ceased in 1985, the Department of Energy's (DOE) goal has been to safely remediate the site and return the land to the community for beneficial reuse. For four decades, the Oak Ridge gaseous diffusion facilities produced the "nuclear fuel" for weapons and reactors. The site's industrial processes left behind radioactive and chemical contaminants in buildings, soil, sediment, and groundwater. Since the late-1980s, DOE has partnered with multiple stakeholders to significantly reduce risks and liabilities and restore the environment so the site could serve a new purpose.

Since 2011, UCOR has provided environmental management, remediation, and cleanup services to DOE's Oak Ridge Office of Environmental Management to help achieve the vision.

VISION

Through partnership and collaboration with key stakeholders, the Heritage Center site at ETTP will be transformed into a multi-use industrial park, promoting economic growth while protecting the natural ecosystem and preserving the rich history of the area.



Pathway to End States Implementing an Integrated Vision

The overall goal is to create a cohesive industrial park that provides economic stability and utilizes the area's natural resources to ensure the site is a long-term asset for the community. The three End States are designed to complement one another and carry on the tradition of innovation, excellence, and livability.

- » Promotes community revitalization
- » Stimulates local economy
- » Creates new job opportunities

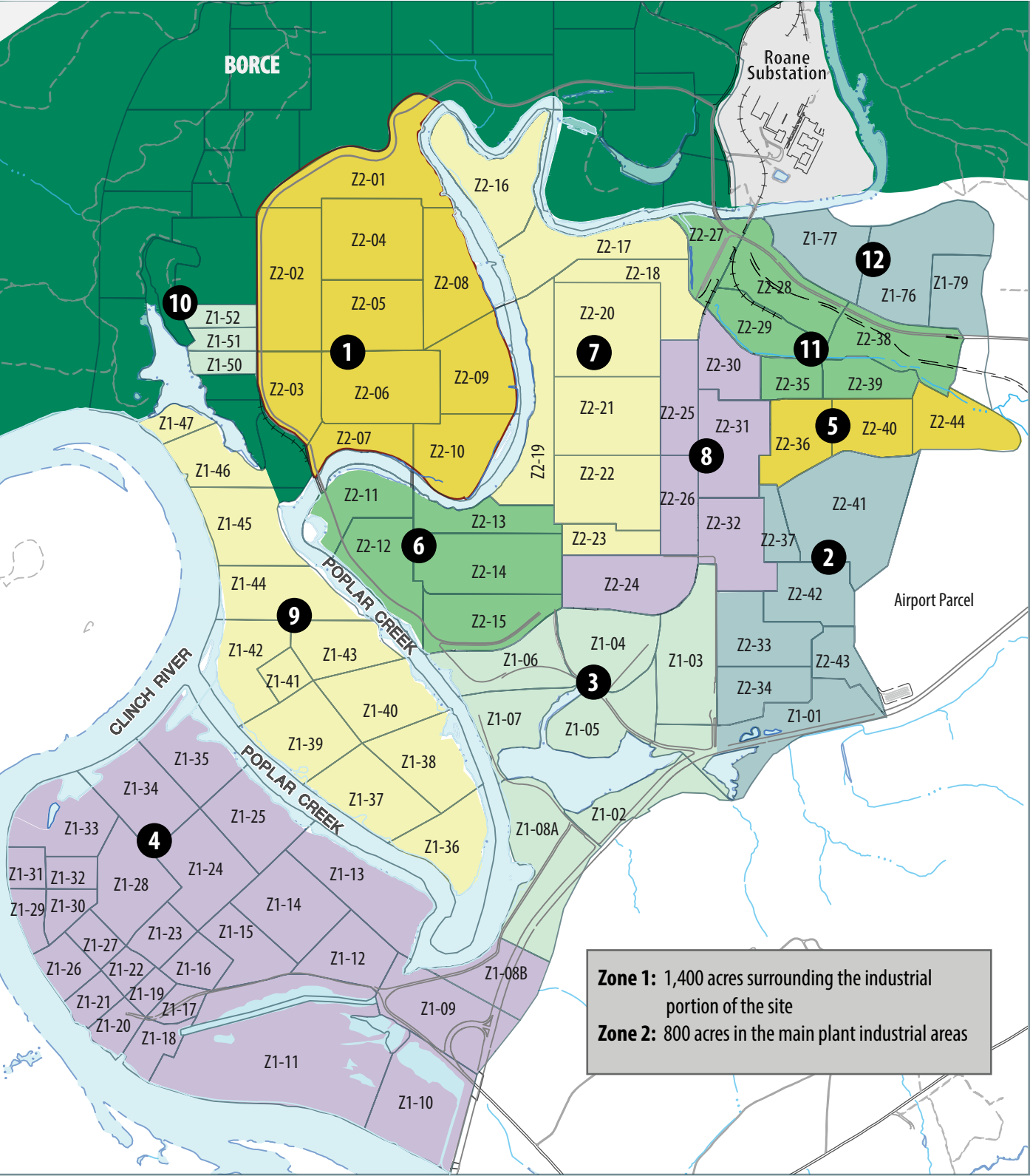


- » Overcomes stigma of brownfield
- » Increases beneficial reuse opportunities
- » Provides a place for people to play where they work
- » Enhances natural beauty
- » Attracts businesses
- » Promotes regional livability

- » Increases regional heritage and culture tourism
- » Honors workers and innovations
- » Fosters learning and education
- » Creates opportunities for events and special attractions

Heritage Center Geographic Areas

Development Districts



BORCE: The 3,000-acre Black Oak Ridge Conservation Easement is a DOE conservation easement that includes nearly 14 miles of trails used for mountain biking, hiking, and bird watching. TWRA manages the BORCE on behalf of DOE.

1 K-31/K-33 Area

Considered the best development parcel at ETP, this area was purchased by Kairos Power in July 2021 for a nuclear power demonstration project.

2 Centrifuge/Airport Area

Much of this area is already private property and the balance will be transferred to the City of Oak Ridge for the main location of the new General Aviation Airport.

3 P-1 Pond Area

This area already includes private property and the remaining balance will be transferred to the City to be included in the airport footprint.

4 Powerhouse Area

Along the Clinch River, this 400-acre parcel is attractive for potential development and is ready for transfer. It includes wetlands and floodplains and DOE is actively working with TWRA to transfer these natural asset areas for recreational use and wildlife management areas. The additional areas are graded and available for economic reuse.

5 K-1037/TSCAI Area

This 43-acre, graded and flat area in the northeastern section is ready for development and is in the transfer process. UniTech Services owns and operates one section and they have expressed interest in expanding when land becomes available.

6 Poplar Creek Area

A prime area for future economic development. A former electrical switchyard is in process to transfer to the City. The balance will be transferred to CROET, along with some areas bordering Poplar Creek going to TWRA for public greenways. This area has a few active soil remediation and closure projects which will be completed in 2022.

7 Greater K-25 Area

All historic preservation efforts are located in this area including the Manhattan Project National Historical Park, K-25 History Center, and Viewing Platform. Outside of the preservation footprint, some land will be transferred to TWRA for recreational purposes and as a complement to the national park. A major soil remediation project is underway that will be completed in 2022.

8 Central Corridor Area

Much of this area is already private property and the transfer process will start in the remaining areas when cleanup work is completed next year.

9 Duct Island Area

This 207-acre parcel is owned by Coqui Pharma who is in the planning process to build a nuclear facility to produce a radioisotope used for cancer diagnosis and treatment.

10 K-1065 Area

This area has been transferred to the National Nuclear Security Administration (NNSA) for warehousing and storage associated with their mission.

11 Mitchell Branch Area

The majority of soil remediation is actively taking place in this area which will be complete in 2022. The property will be transferred to both CROET and TWRA for economic development and recreational purposes.

12 McKinney Ridge Area

This area is planned for transfer to TWRA for wildlife management and recreational purposes, which includes the Blair Quarry.



Final Activities

With major building demolition projects completed in 2020, as part of UCOR's Vision 2020, the focus has shifted to completing final soil and groundwater remediation and closure activities to enable beneficial reuse of the site.

Records of Decisions (RODs)

There are seven RODs that establish the cleanup actions necessary for soil, groundwater, sediments, and surface water. Three of the RODs pertain to soil remediation—two of which are approved, in progress, and govern the majority of the current cleanup work. The third soil ROD is specific to one future cleanup action in the Powerhouse area (EU-11). There are three future RODs that will specifically address groundwater decisions and several actions and studies are underway to collect and evaluate data to help inform final decisions. The final ROD will address Ecology, Surface Water, and Sediment.

CERCLA Cleanup Actions

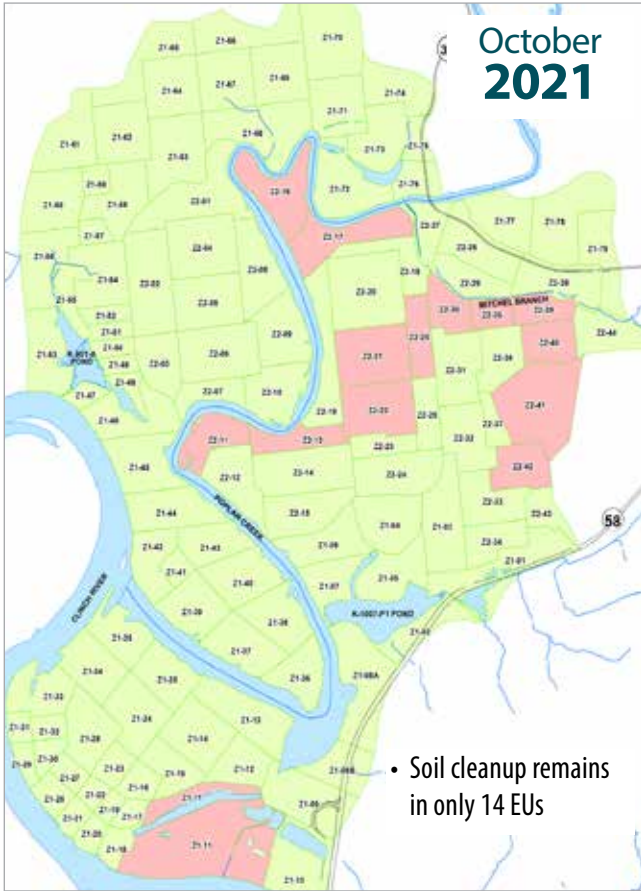
A majority of the soil remediation projects are complete with work continuing in 14 EUs. By October 2022, it is expected that only two soil remedial action projects will remain. Work is ongoing to determine the final remedies for the protection of groundwater across the entire site and several early actions have been proposed to allow cleanup to progress so that RODs may be finalized and remedial actions executed with certainty.

Closure Actions

Closure actions are ongoing and include work beyond regulatory requirements such as removing relic items that may pose an environmental or safety risk, repairing infrastructure to ensure public safety and code compliance, completing radioactive cleanup of areas to satisfy DOE Orders, and conducting final property transfers.

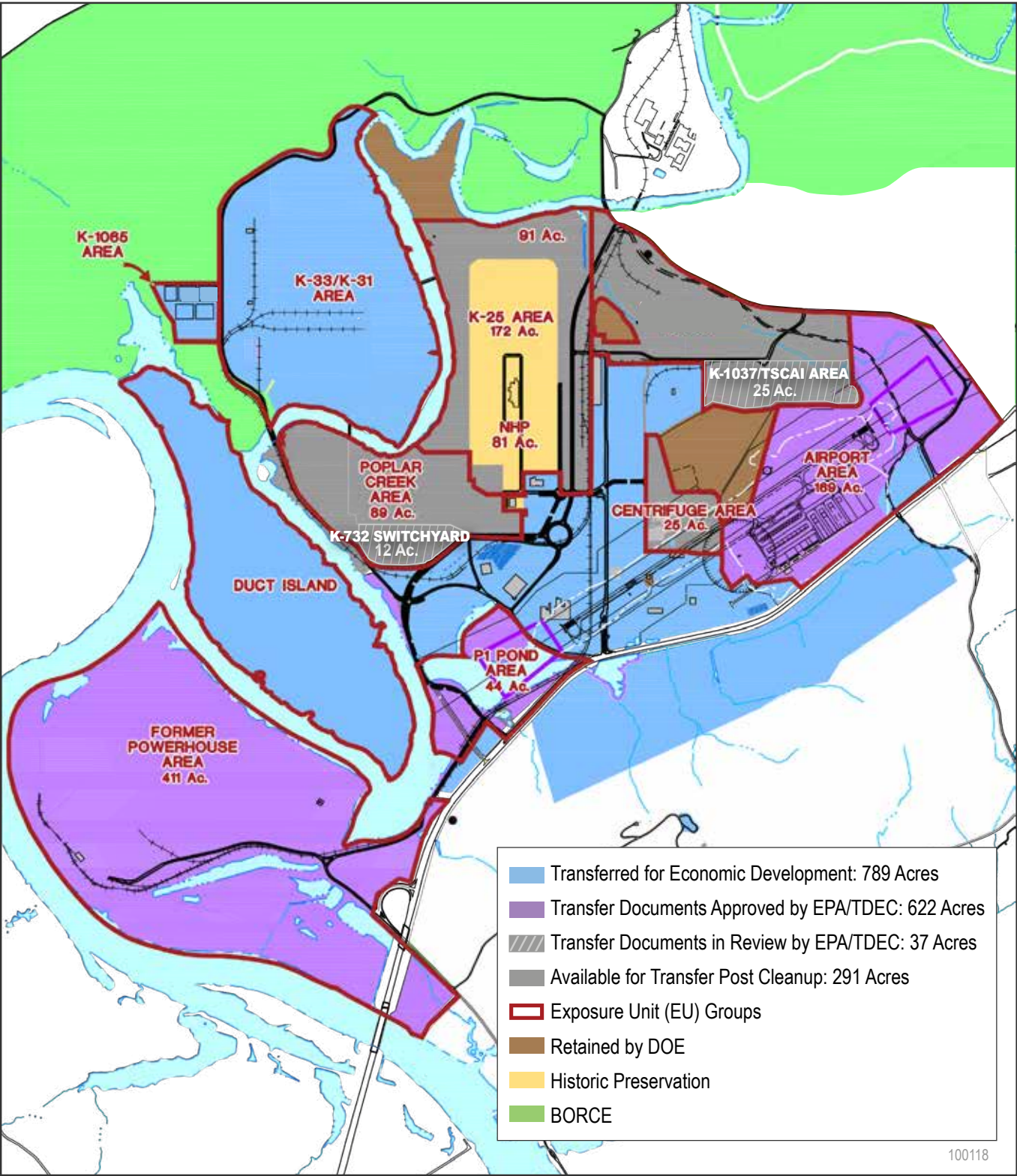
Long-Term Stewardship

A few DOE responsibilities will remain indefinitely in certain areas that require long-term monitoring to ensure ongoing protection. For example, disposal areas (a.k.a., burial grounds) will remain under federal ownership. Groundwater wells and treatment systems will also require monitoring and maintenance to address regulatory reporting requirements.



Current Property Status

As buildings are removed and lands are cleaned to regulatory standards, properties are transferred from DOE to new owners for redevelopment and reuse. The transfer map below shows the current status.



National Historic Preservation

Essential to the End State Vision is preserving the site's rich history and telling the stories of the men and women who worked so diligently to bring science and engineering innovations to the world. The preservation strategy is achieved through several projects including:

- » K-25 History Center: Opened at the site in early 2020 with exhibits and displays, period artifacts, and worker oral histories.
- » Viewing platform: Currently in the planning and design stage. The facility will allow visitors to envision the size and scope of the former K-25 building on the actual landscape where it once stood.
- » National Park Service-style wayside exhibits
- » Delineating the K-25 Building "footprint"

409th Manhattan Project National Park: This new park was established in 2015 by the National Park Service and DOE to honor the three sites that played a significant role in the Manhattan Project and ushered in the nuclear era. The park includes interpretive areas in Oak Ridge, Tennessee; Los Alamos, New Mexico; and Hanford, Washington.

Artist rendering of NHP facilities



New K-25 History Center



UCOR, an Amentum-led partnership with Jacobs, combines the talents of two global program management companies. Along with small business partner, RSI EnTech (RSI), the team is the lead environmental management contractor for the Department of Energy's Oak Ridge Reservation in Oak Ridge, Tennessee.

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