

# OAK RIDGE CASE STUDY

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DATE: AUGUST 5, 2022



# TRANSFORMING A FORMER ENRICHMENT COMPLEX INTO A MARKETABLE COMMUNITY ASSET

- ▶ Operations ceased in 1985
- ▶ Reindustrialization program began in 1995
- ▶ Started to help communities redevelop after loss of mission and discover potential
- ▶ DOE transfers land to Community Reuse Organization of East Tennessee (CROET)



# WHERE WE STARTED; A HISTORIC ACHIEVEMENT

- ▶ Environmental remediation to reduce risks 500+ buildings removed
- ▶ More than 1,200 acres transferred for redevelopment





# MULTI-USE INDUSTRIAL PARKS

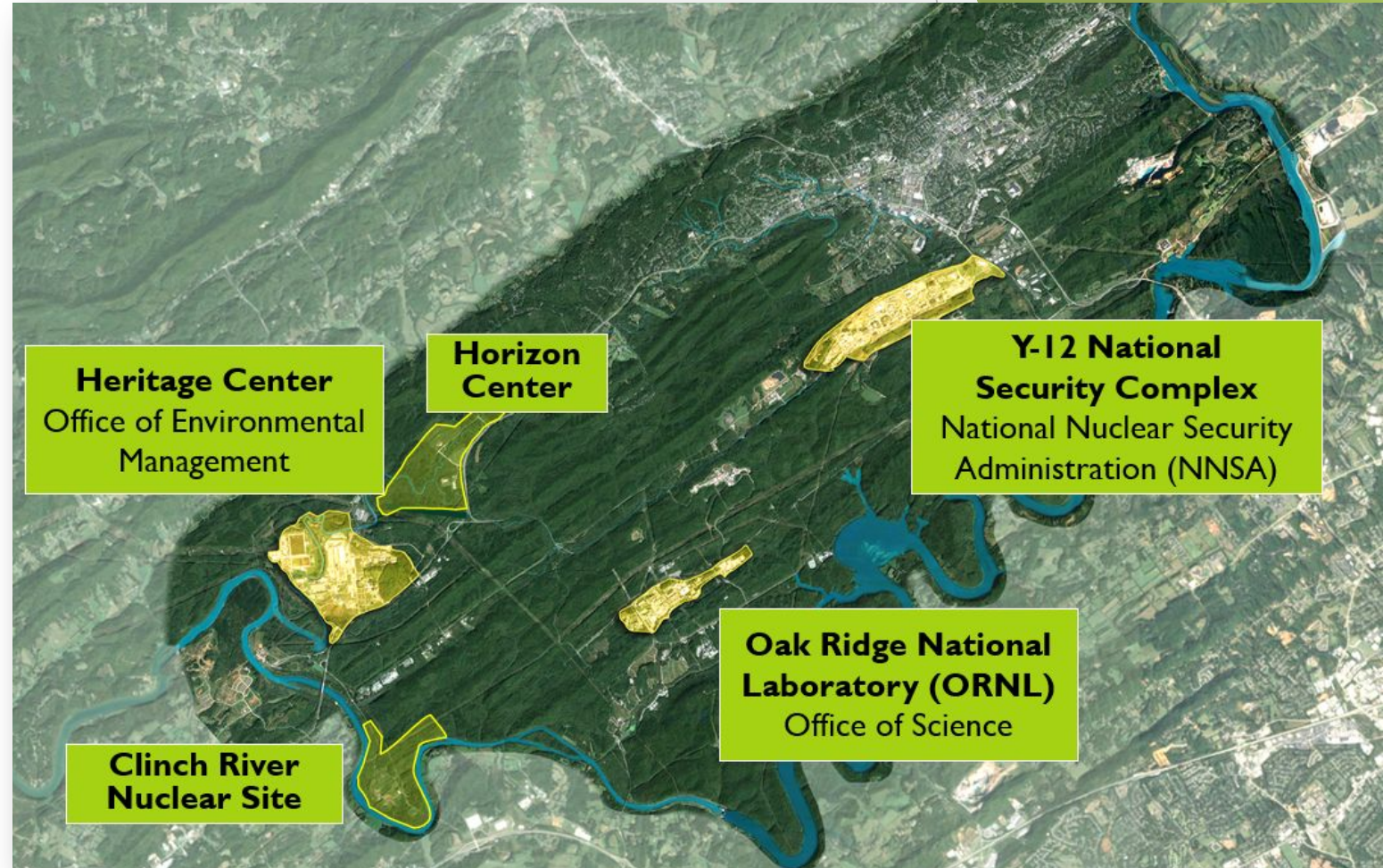
- ▶ Heritage Center and Horizon Center
- ▶ Enables sustainable land use and development
- ▶ Promotes community revitalization
- ▶ Stimulates local economy
- ▶ Creates new job opportunities
- ▶ Supports regional innovation and technology initiatives





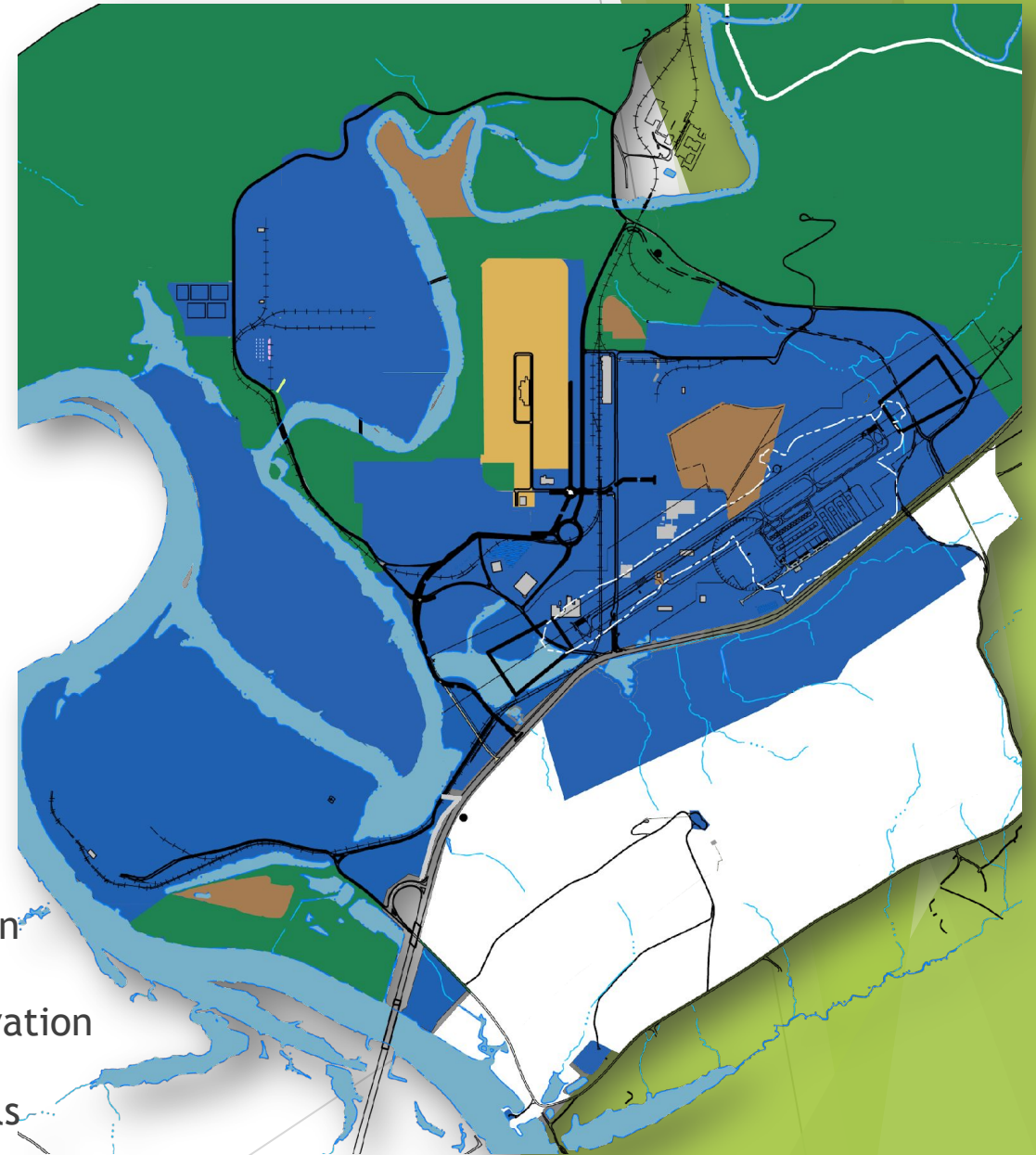
# OAK RIDGE RESERVATION





- ▶ DOE land
- ▶ ~32,000 acres
- ▶ Brownfield and greenfield sites
- ▶ Located in Roane and Anderson counties



# HERITAGE PARK: HOW THE PLAN ENSURES BENEFICIAL REUSE

- ▶ Mixed-Use Industrial Park
- ▶ Integrated Greenspace
- ▶ National Historic Preservation
- ▶ A few DOE-retained areas shown in brown (<100 acres)

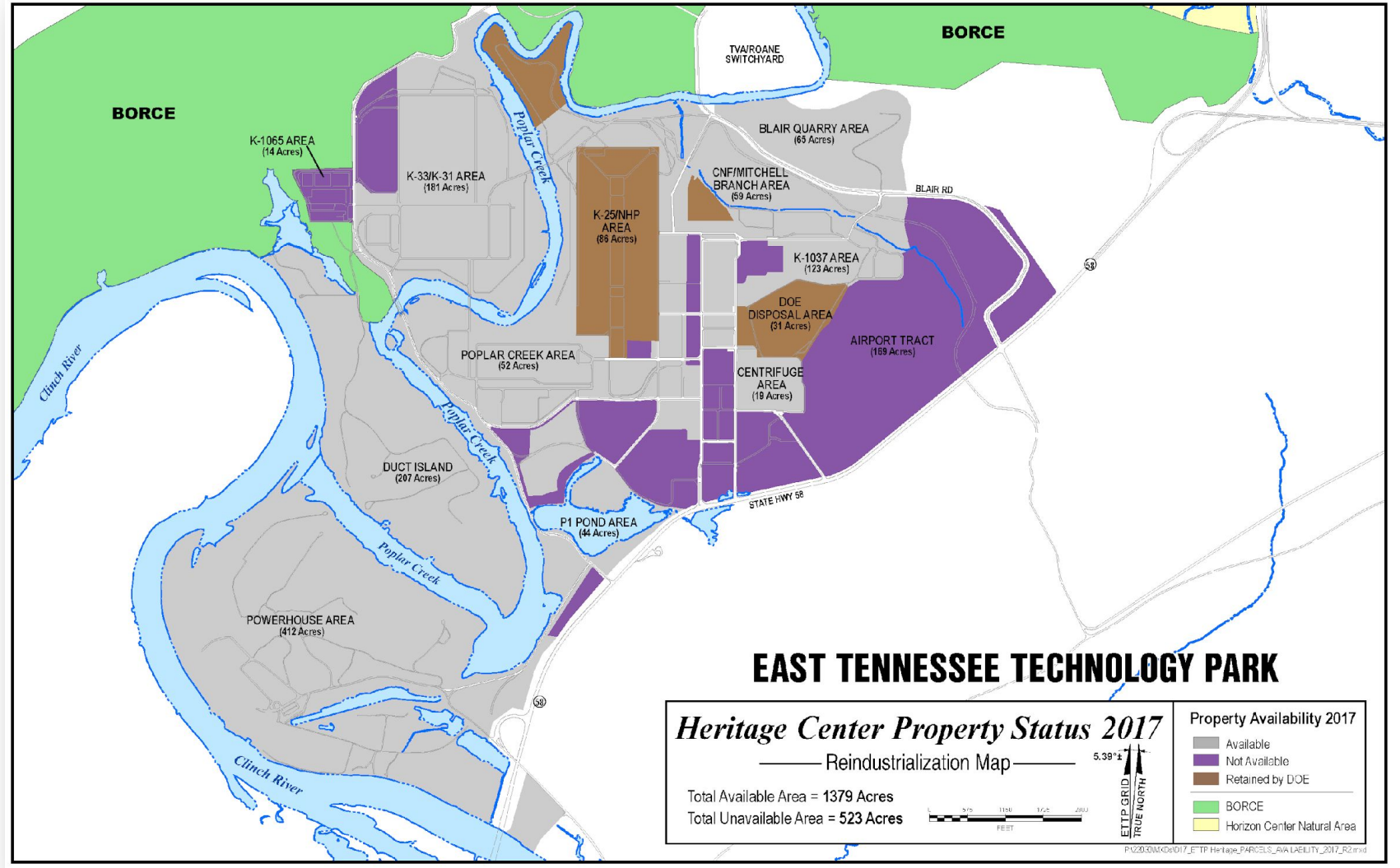


-  Industrial Park
-  Greenspace/Conservation
-  National Historic Preservation
-  DOE Institutional Controls



# HERITAGE CENTER IN 2017

- ▶ Available 1,379 Acres



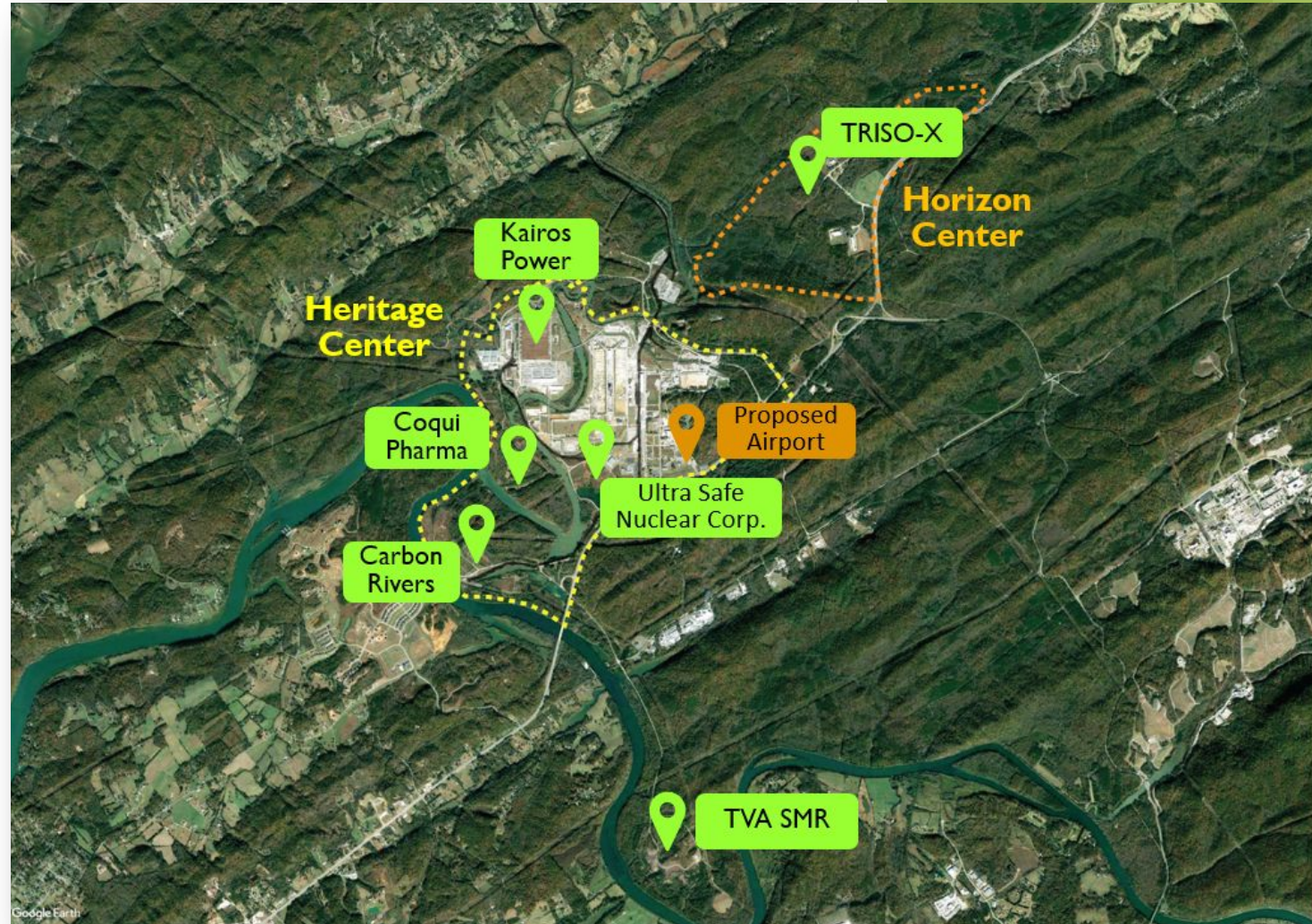
# MAJOR PROJECTS IN PROGRESS





# PROJECTS TODAY

- ▶ Prime Location
  - ▶ Within 500 miles of 75% of key U.S. markets
  - ▶ Within a day's drive of two thirds of the U.S. population





# PROPOSED AIRPORT PROJECT

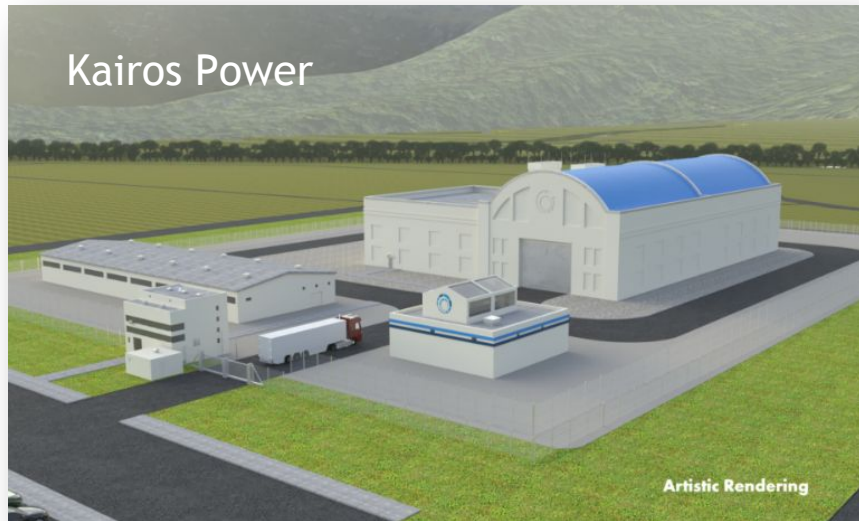
- ▶ General Aviation Airport; project managed by City of Oak Ridge
- ▶ Important to the State and economic development in the region
- ▶ Design and planning underway; construction expected to start August 2023





# KAIROS POWER

- ▶ Acquired July 2021; 185-acres
- ▶ Next generation nuclear power
- ▶ \$100 million investment; 55+ jobs
- ▶ Scheduled to be operational 2026





# CARBON RIVERS

- ▶ Knoxville company that resulted from Oak Ridge National Lab and University of TN innovation partnership
- ▶ Glass fiber recycling technology for domestic, sustainable circular economy
- ▶ \$120 MM investment; 225+ jobs

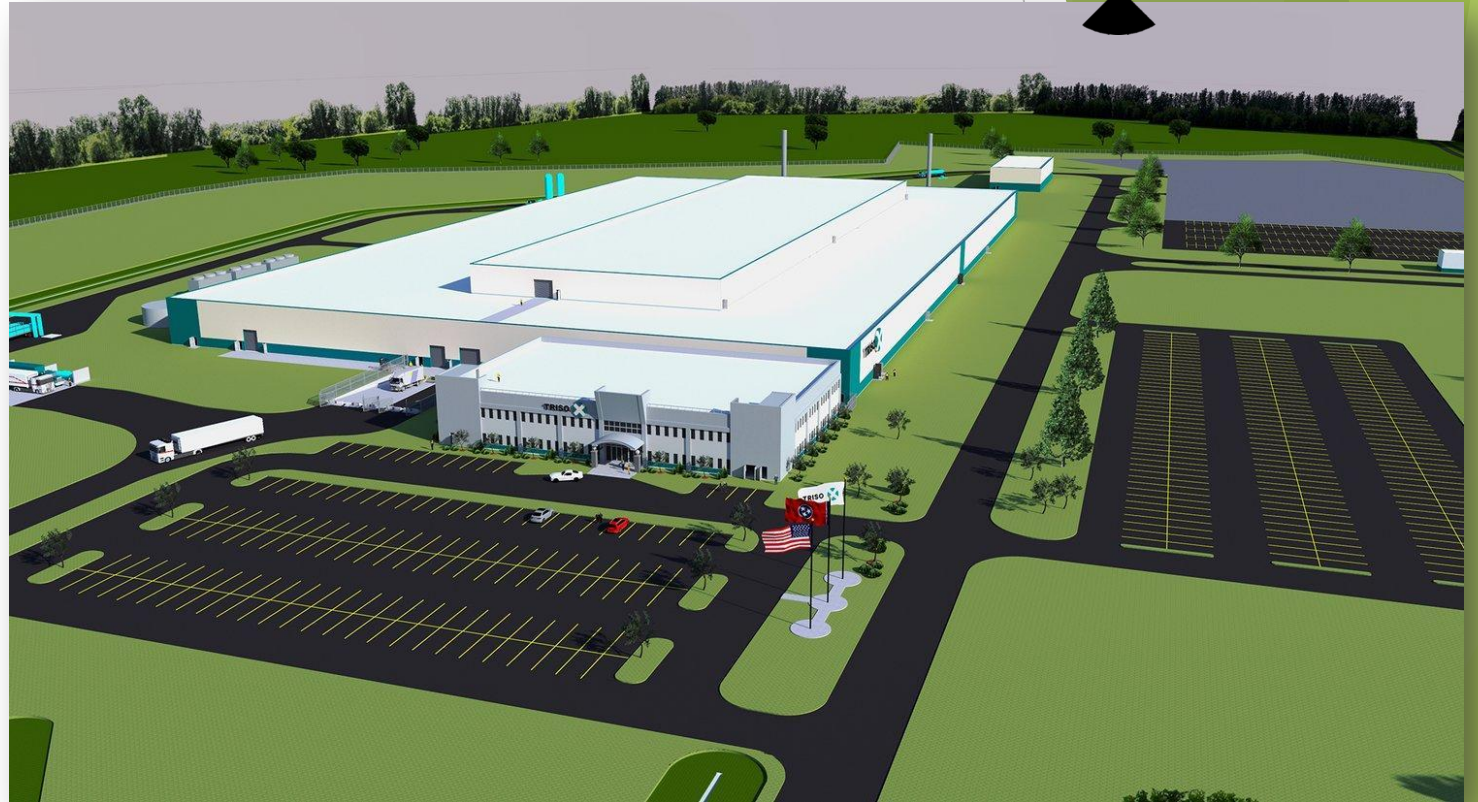




# TRISO-X – HORIZON CENTER

- ▶ Advanced nuclear reactor fuel fabrication in partnership with DOE
- ▶ Plan to be operational by 2025
- ▶ Produce enough fuel per year to power 12 reactors in Phase 1

TRISO



*first-of-a-kind nuclear fuel fabrication facility at  
Horizon Center*

# CENTRUS

- ▶ Advanced centrifuge located within Y-12 proximity
- ▶ Services uranium enrichment as required by national agencies
- ▶ City and Centrus have collaborated on safety enhancements to roadway entrance
- ▶ Supported by Industrial Development Board financing





# ULTRA SAFE NUCLEAR CORP.

- ▶ Seattle based company building a new Pilot Fuel Manufacturing facility in ETTP
- ▶ Total investment of \$17 million
- ▶ Will create 31 new jobs over the next 5 years



# PRESERVING OUR HISTORY

## *Honoring the K-25 legacy*

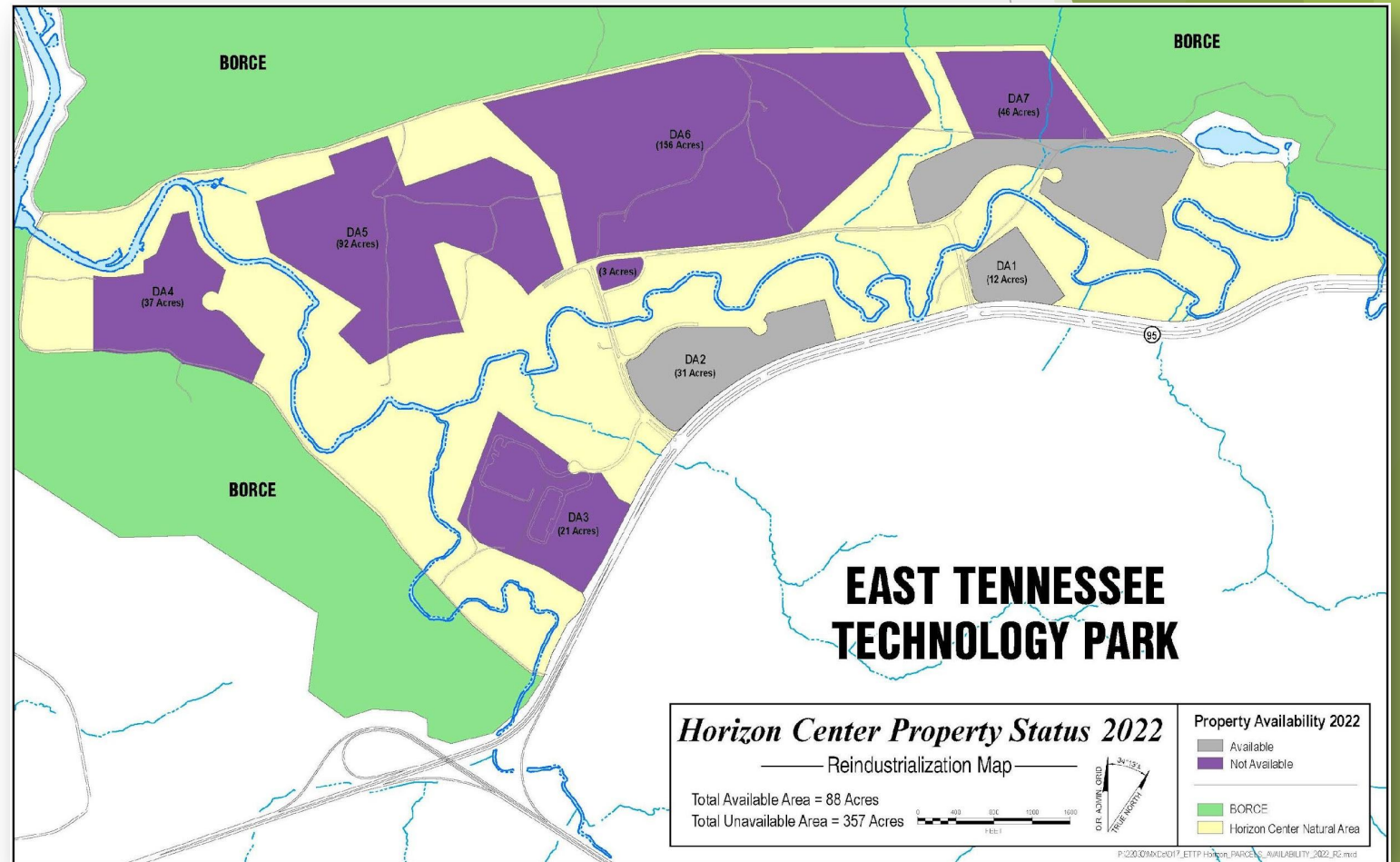
- ▶ History Center opened in 2020
- ▶ New viewing platform in development
- ▶ Building footprint and wayside exhibits
- ▶ Manhattan National Historical Park





# CHALLENGES FOR THE FUTURE TRANSFER OF LAND

- ▶ Horizon Center in 2022
  - ▶ Available 88 Acres





# A VISION IS NOW BECOMING A REALITY





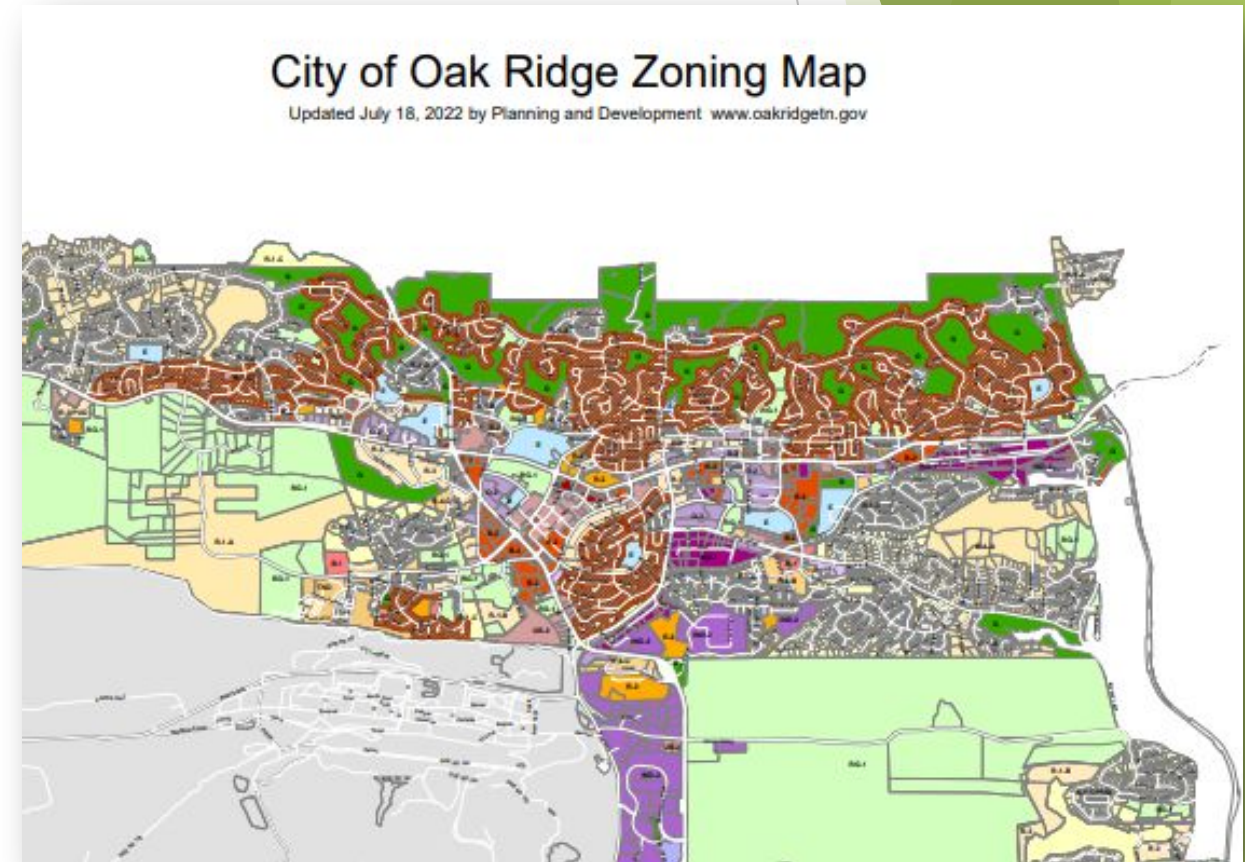
# INCLUSION OF AIRPORT

- ▶ Meeting FAA clearances
- ▶ Establishing new Heritage entrance
- ▶ Planning surrounding land



# ZONING COMPATABILITY

- ▶ Industrial facilities are in city limits
- ▶ Understanding security and hazardous material needs
- ▶ Compatibility with surrounding uses





# PLANNING FOR NEW NUCLEAR WORKFORCE

- ▶ Development of trails/ greenspace
- ▶ Prepare education resources for 1,000+ new workers
- ▶ Need for support facilities (restaurants, food trucks, etc.)
- ▶ Removal of unrelated facilities/ equipment



THANK  
YOU