

From Cleanup to Reuse **Meeting All Parties' Needs**



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Success at ETTP Requires Collaboration with Multiple Interests



***East Tennessee
Technology Park
End-State:
Reindustrialized Business
Park with Historic
Preservation, Conservation,
and Recreational
Components***



Working with Multiple Partners to Enable Site Redevelopment



METROPOLITAN
KNOXVILLE
AIRPORT
AUTHORITY



Previously Developed Property is Targeted for Economic Development



Previously Developed Property is Targeted for Economic Development



K-31/K-33 Industrial Parcel



Key Areas Will be Set Aside for Historic Preservation Objectives



- **Coordination between National Park Service and Manhattan Project Historic Park**
- **Creation of on-site visitors museum**
- **Preservation of original K-25 building footprint**
- **Gaseous Diffusion Process Building replica**



Key Areas Will be Set Aside for Historic Preservation Objectives



Rendering of K-25 Historic Preservation Site



Equipment Building & Viewing Tower



History Center

Working with Multiple Partners to Enhance Site Infrastructure



- Working with City of Oak Ridge to transfer site infrastructure
- General aviation airport to be located in eastern portion of East Tennessee Technology Park
- 5,000 foot runway servicing mostly corporate jets, private airplanes, and EMS aircraft



Conservation and Recreation are Being Integrated into Reuse Efforts



Heritage Center Greenway



North Boundary Trail System



Powerhouse Trail

Over 3,000 Acres have been set aside for Recreation and Conservation

Multiple Partners are United to Achieve a Unique and Beneficial Goal



A Brownfield Industrial Park incorporating community job growth, a National Park, and numerous recreation opportunities



The Reindustrialization Program has Changed Over Time



Horizon Center Established,
Greenfield Industrial Park

Black Oak Ridge Conservation
Easement Established

Large Parcel Transfers
in Process – Site End
State Planning

1996

1998

2003

2005

2012

Present

- Program Begins
- CRO Established
- Initial Focus was Lease of Underutilized Facilities
- Site Renamed East TN Technology Park
- Heritage Center Established, Brownfield Industrial Park

Program focus transitioned to title transfer of buildings and land

K-25 Historic Preservation Memorandum of Agreement Signed

Program Transitioned from Lease Focus to Transfer Focus

Community Reuse Organization of East Tennessee (CROET) is Developing Site as a Blended, Multi-Use Industrial Park



Speculative Industrial Building



Babcock Services Builds New Facility



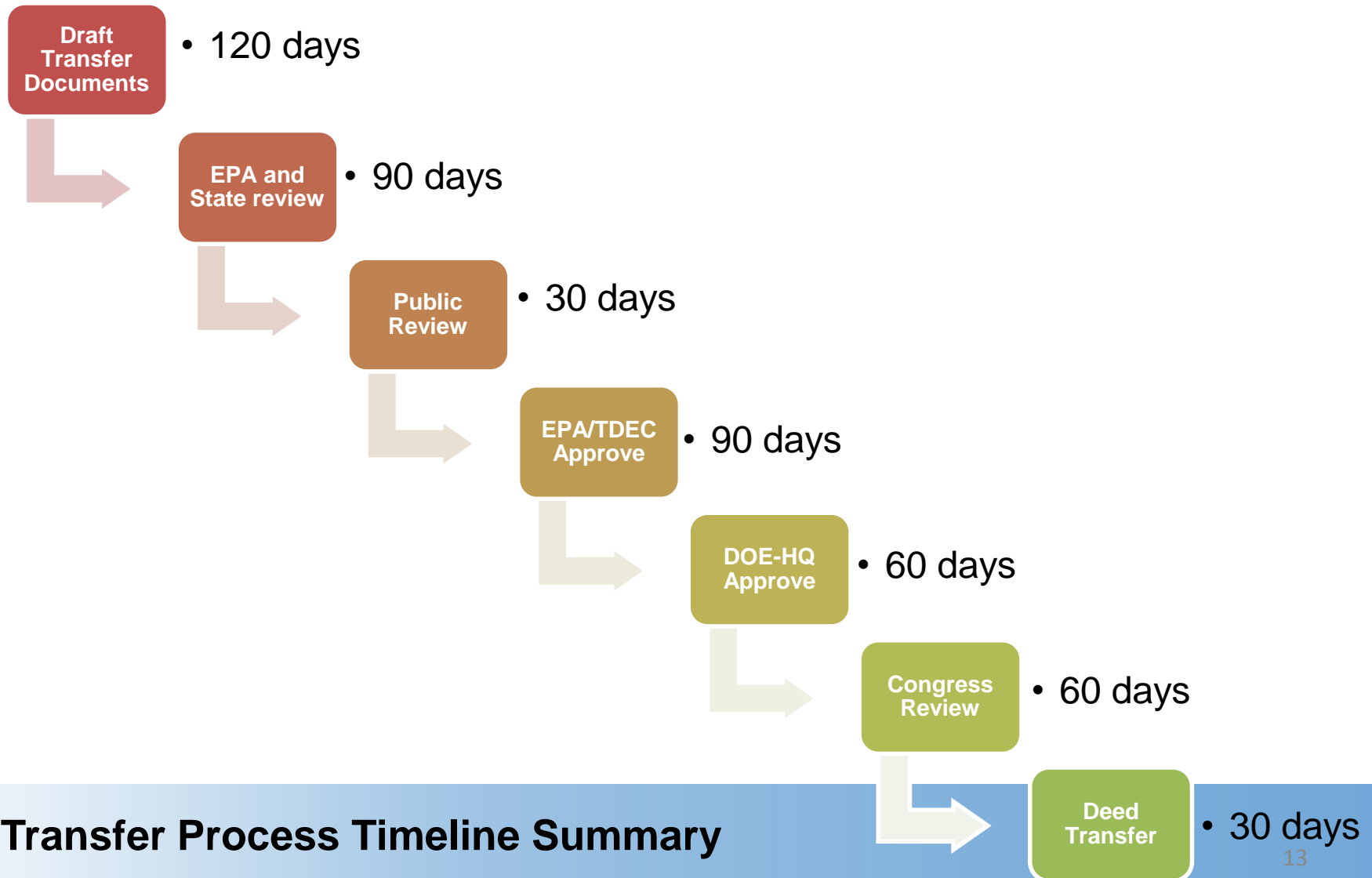
RSI Brightfield 1 Solar Array



Horizon Center

- Over 700 acres of land & 14 buildings transferred
- 200 private industry jobs with 22 companies

The Transfer Process Takes at Least 16 Months



Cleanup, Remedial Action, and Reindustrialization Integration are Vital to Program Success



Program Early Days

Step 1

Decontamination & Demolition



Step 2

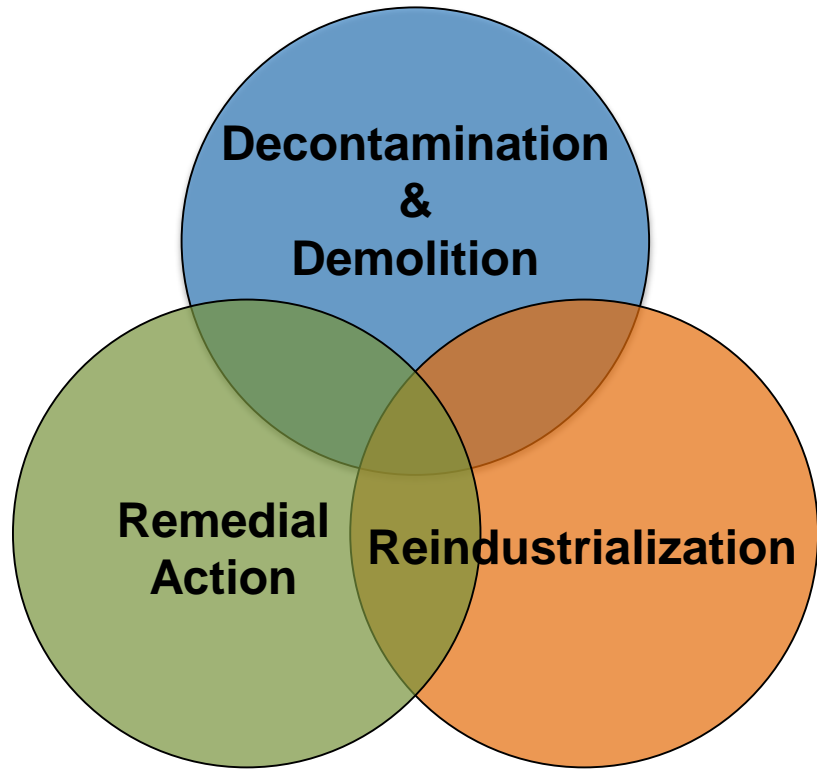
Remedial Action



Step 3

Reindustrialization

Program Today



K-31/K-33 Large Parcel Transfer is Imminent!!



Additionally, Over 600 Acres are Currently in the Transfer Process

Heritage Center has Many Economic Development Advantages



Barge Access

Cold Water River Intake

4-Lane Hwy Access

On-Site Rail

Abundant Electrical Supply

Proximity to Interstate

Highly Skilled Workforce

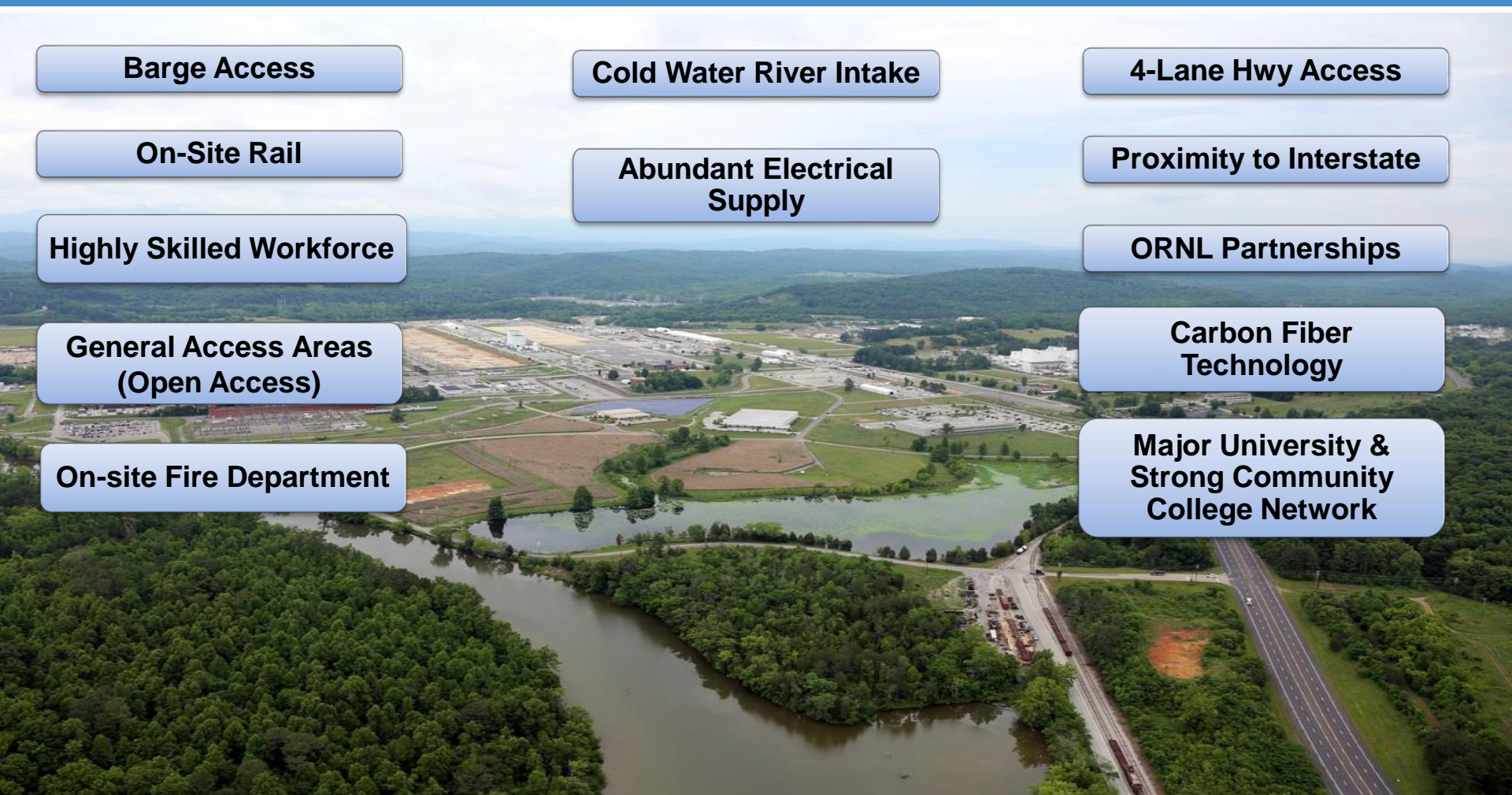
ORNL Partnerships

**General Access Areas
(Open Access)**

**Carbon Fiber
Technology**

On-site Fire Department

**Major University &
Strong Community
College Network**



The End Result: A Multi-Use Industrial Park Providing Long Term Jobs to the Area



“Making sure when UCOR (D&D, RA, & RI) walks away that DOE is pleased with the end state & we (UCOR) *‘finish what we started’* (Rueter quote) and the end result is an industrial park with real, tangible prospects providing long range jobs to the area, managed by CROET.” - SLB