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
Implementing the primary steps for reindustrialization

1. Start with a vision/strategy
   - Shared commitment among stakeholders

2. Develop a plan
   - Create and revise as needed
   - Partner, collaborate, communicate

3. Execute the work
   - Complete cleanup goals
   - Obtain regulatory approval
   - Transfer property
An integrated vision leads to greater opportunities

- Multi-Use Industrial Park: ~1,900 acres
- Conservation and Greenspace: ~3,300 acres
- Historic Preservation and National Park: ~100 acres
Multi-Use Industrial Park

» Enables sustainable land use and development
» Promotes community revitalization
» Stimulates local economy
» Creates new job opportunities
» Supports regional innovation and technology initiatives
Conservation and Greenspace

» Provides a place for people to play where they work
» Enhances natural beauty
» Protects habitats and vegetation essential to environmental quality and biodiversity
» Attracts businesses
» Promotes regional livability
National Historic Preservation

» Preserves a 75+ year history
» Increases regional heritage and culture tourism
» Honors workers and innovations
» Fosters learning and education
» Creates opportunities for events and special attractions
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)
Major Projects in Progress
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

- 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
Protecting our natural resources

- Partnership with Tennessee Wildlife Resources Agency (TWRA)
- Two canoe/kayak launch areas
- Greenways interspersed along Poplar Creek
- Wildlife Management Areas
- Connectivity with the Black Oak Ridge Conservation Easement (BORCE)
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
Key components to achieve success

Shared Vision
• Partnership and alignment among stakeholders

Comprehensive Reindustrialization Plan
• Ensure best and highest use of land
• Plan for every acre

Healthy Regulatory Environment
• Understanding and commitment to process and approvals

Infrastructure Disposition Strategy
• Stormwater system, roads, electrical, etc.

Skilled Workforce
• Focused and innovative; bringing new ideas to the table

Integration and Communication
• Ability to understand and solve challenges
A vision is now becoming a reality
Thank You