

# 1. INTRODUCTION

## 1.1 PURPOSE AND NEED FOR U. S. DEPARTMENT OF ENERGY ACTION

The purpose for U. S. Department of Energy (DOE) action is the title transfer of unneeded DOE real property located at the East Tennessee Technology Park (ETTP) (Fig. 1.1) in order to help support the accelerated cleanup of ETTP and to continue to support economic development in the region. DOE's action is needed to help reduce the eventual cost for building demolition and reduce or eliminate ETTP site landlord costs. This would also help to free money for reinvestment in cleanup projects to further reduce risks at the site. DOE also recognizes that transferring unneeded property can help offset economic losses resulting from continued DOE downsizing, facility closures, and workforce restructuring. DOE is also preparing this EA Addendum to address six additional areas of ETTP that were inadvertently not included in the 1997 EA (Fig. 1.1). These areas consist of roads, grounds, and other infrastructure that have been leased to CROET for maintenance purposes (e.g., mowing) and utility operations. Additional information on these areas is provided in Sect. 3.1 of this EA Addendum.

## 1.2 BACKGROUND

In 1996 DOE began a Reindustrialization Program to lease vacant, underutilized, and/or inactive facilities and equipment at ETTP for use by private-sector businesses and industries. The property at ETTP (also known as the Heritage Center) has been leased to the Community Reuse Organization of East Tennessee (CROET). CROET, including its subsidiaries, is the DOE-recognized, community reuse organization for Oak Ridge. Community reuse organizations were established and funded by DOE to implement community transition activities under Sect. 3161 of the National Defense Authorization Act for Fiscal Year 1993 (42 *U. S. Code* 7274 h). CROET, in turn, has been subleasing land parcels, facilities, and equipment to private-sector commercial firms for a range of industrial, commercial, office, research and development (R&D), manufacturing, and industrial uses.

For the most part, the initial leases were executed for reuse of ETTP facilities for the same purpose as used in the recent past (e.g., office buildings leased for office space). These leases were categorically excluded from National Environmental Policy Act of 1969 (NEPA) review because they met the criteria outlined in Categorical Exclusion A7 in 10 *Code of Federal Regulations (CFR)* 1021, Appendix A to Subpart D, "Categorical Exclusions Applicable to General Agency Actions."

In 1997, DOE proposed to expand its leasing program. The purposes for the proposed expansion included: (1) accelerating environmental cleanup by leasing facilities to tenants who would clean them up at their own expense, for example, as part of the lease agreement, and (2) as a secondary benefit, populating ETTP with businesses and industries that would offer local employment opportunities to help offset DOE downsizing, facility closures, and workforce restructuring. It was proposed that, in some cases, lessees would use ETTP facilities for the same function as previously used by DOE, and some facilities might be modified or demolished and new facilities constructed to support different uses.

Subsequently, in 1997, an Environmental Assessment (EA) resulting in a Finding of No Significant Impact (FONSI) was completed for the proposed expansion of DOE's Reindustrialization Program, whereby land and facilities at ETTP would be leased for industrial and business uses (DOE 1997).

More information about CROET and DOE's Reindustrialization Program at ETTP is available on the web at: <http://www.croet.com> and <http://www.ettpreuse.com>.

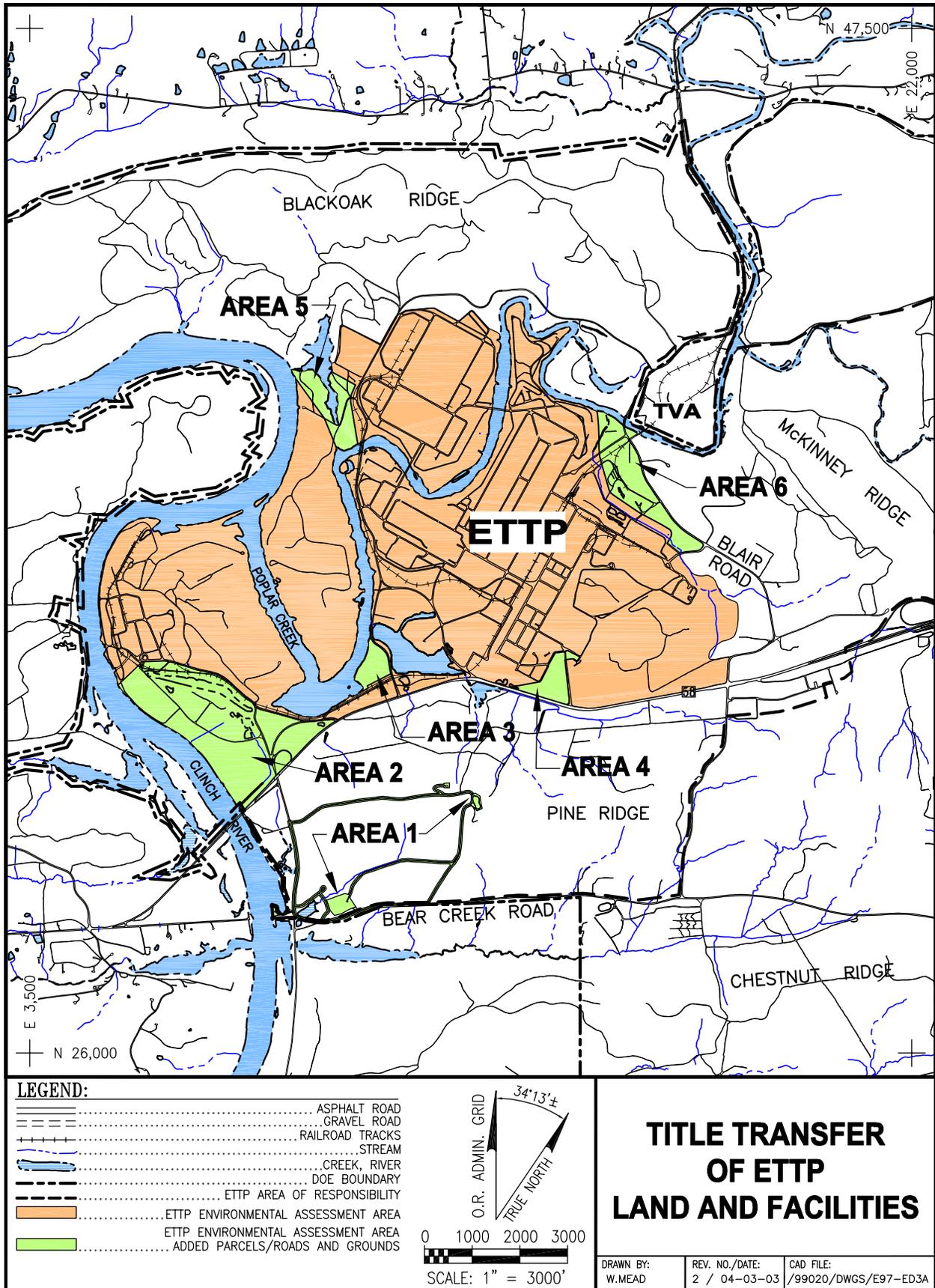


Fig. 1.1 ETPP title transfer area.

DOE Oak Ridge Operations (ORO) has developed a plan to accelerate cleanup of the Oak Ridge Reservation (ORR). Implementation of the accelerated cleanup plan is described in the Oak Ridge Performance Management Plan (PMP) (DOE 2002a). A major focus of the PMP is the reduction of site risks at ETTP and the reutilization of the site through title transfer to the private sector. This would allow future use of the property as a private industrial park, and reduce and ultimately eliminate mortgage costs. The plan is for these objectives to be accomplished through an aggressive and streamlined facility demolition program; a modified Reindustrialization approach focused on title transfer of some ETTP land and facilities; the removal of uranium hexafluoride cylinders; the disposition of legacy waste; and the remediation of soil and groundwater.