

**ORR COMPREHENSIVE LAND USE PLAN
FOCUS GROUP MEETING NOTES**

November 9, 2001

A working meeting of the Focus Group was held at the City of Oak Ridge's Public Works Building on Woodbury Lane at 10:00 am until 3:00 November 9, 2001.

Attendees

The following members of the Focus Group were in attendance: Steve Alexander, Paul Boyer, Pete Craven, Ray Evans, Parker Hardy, Dev Joslin, Lorene Sigal, David Mosby, Scott Davis Ralph Lillard, Marty Marina, Dave McKinney, Bill Pardue, Lloyd Stokes, Joe Valentino, Marshall Whisnant, Beth Phillips (Tony Grande alternate) and Jeff Deerdorf (Lawrence Young alternate). Steve Griffith, Robert Kennedy, and Lawrence Young were unable to attend.

Members of the Facilitation team in attendance were Barry Lawson, Pat Parr, Marianne Heiskell, Leah Dever, Wayne Tolbert, and Mike Deacon. Approximately 6 to 7 members of the public attended all or part of the meeting.

Old Action Items

- The Facilitation team reported on the status of action item identified during the October 12 meeting:
- The Facilitation team has located a 1989 EA prepared by TVA for a proposed incinerator to burn low-level waste; a 1995 EA on the proposed sale by TVA of a tract of land to Scientific Ecology Group; and an EA and FONSI for grading the old CRBR site for potential industrial development (dated 1998).
- The Facilitation team helped organize the agenda so that several briefings on economics development and environmental values would be presented at the November and December Focus Group meetings.
- The Facilitation team arranged for Ray Moore (DOE-ORO Cultural Resources specialist) to provide some specific information on historic districts and what restrictions this designation and other designations may have on land use planning.
- DOE reported that it has some information on what approaches the agency has adopted at the DOE Hanford site for land use planning.

New Action Items

- Focus Group members please inform facilitation team if you want a copy of any of the TVA EAs.
- Focus Group provide to facilitation team hard copy or means of accessing important information known to and/or used by Focus Group to illustrate key points.
- Address Focus Group meetings for 2002.

Welcome/Introductions

The proposed meeting agenda was briefly discussed, agreed upon, and followed.

Notes from Previous Meeting

The meeting notes from the October 12 Focus Group meeting were briefly discussed. The notes had been transmitted to the Focus Group members prior to November 9. Additional copies were provided as needed to both the Focus Group and members of the public who wanted a copy.

Announcements

Wayne Tolbert requested that members of the Focus Group who make presentations or have information and data documenting key points should make a copy of the material available or provide the information whereby it could be easily obtained.

Pat Parr discussed information Marianne Heiskell and she obtained from a meeting with Environmental Management regarding a 1500 acre area (zone 1 - a portion of the EM Remediation program) immediately surrounding the ETTP boundary which had some contamination areas in it. The intention is that DOE will eventually clean up this land to unrestricted industrial use standards but there can be no residences or groundwater use.

Bethel Valley Road may be closed to non-official business except visits to graphite reactor site by tourists by 2002 or earlier.

Presentations/Discussion of Main Topics

Beth Phillips coordinated three presentations designed to illustrate some key economic values and concepts. The presentations were intended to conform with the request made by the entire Focus Group that economic and environmental values be explained.

Allen Neel

Allen Neel from the East Tennessee Economic Development Agency discussed the ETDA scope, mission, and marketing approach. The ETDA represents 16 counties and over one million people and has a board comprised of 16 power distributors, TVA, and 16 others (37 member board). They work with TVA and the State Department of Economic and Community Development. Mr. Neel discussed the local advantages, key industry issues, active projects, and fundamentals for success. There was a Q&A session after his presentation. He pointed out that traditional industries rather than high tech are attracted to the area. Companies that choose to locate in East Tennessee seek proximity to customers and low cost; quality of life can be an added benefit but is not the determining factor. The uncertainty associated with the State of Tennessee's tax situation is a major negative; business does not like uncertainty. He indicated that it was critical when showing potential developers a site to have existing buildings and infrastructure; empty land is not a selling point.

Parker Hardy

Parker Hardy from the Chamber of Commerce stressed that businesses considering locating to an area engage in a rejection process rather than a selection process. As a rule of thumb in the U.S. there are 500 deals done a year spread among 5000 competing organizations/communities. For every 10 leads you get one suspect; for every 10 suspects you get one prospect and for every 10 prospects you get one project (1000 to 1 ratio).

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Parker made the point that raw land was about worthless as a recruiting tool. Businesses want the infrastructure and many times even the existing building(s) which they can occupy with minor modifications very quickly. Time is of the essence. Parker reported the results of a January 22, 2002 Community Alignment meeting in which information collected by Fluor Global Services was presented. The Fluor study was a self assessment of Oak Ridge sites. Oak Ridge rated rather low for site development; positives included the Horizon Center (ED-1) and the IDB Spec. building. Negatives included a lack of site diversity, lack of a comprehensive strategy for new sites, and inadequate (need for better) infrastructure planning and funding. Fluor provided a priority ranking of potential industries that Oak Ridge could target. In descending order these are: plastic materials and resins, motor vehicle parts and accessories, professional computer services, bio-tech and pharmaceuticals, surgical and medical instruments, electro-medical apparatus and radio & TV communications equipment. Oak Ridge lacks 25 to 50 acre developed sites and lacks clusters of similar businesses.

Paul Boyer

Paul Boyer from the City of Oak Ridge reported on the Partners for Progress effort. It involves a \$15 million program to extend infrastructure to the west end of town. This includes a \$5 million substation and building water access to the Boeing site (via Cumberland Utilities) among other initiatives. Paul noted that housing supply is a problem for the City. Many workers will not locate in the City because of lack of diversity in housing supply; thus, the City cannot garner tax revenues.

There was a discussion after the presentation. A member of the public suggested that the Fluor study be made public; a Focus Group member indicated that City Council is considering some action to address the housing supply issue and he also pointed out that the Macedonia industrial park is ready to go. Another Focus Group member asked what the cost/benefit of development activities to the citizens would be. There was discussion on the amount of acreage needed to actually result in developable land (usually takes about twice the total land area to get the acres needed for actual development).

Ray Moore

Ray Moore, DOE-ORO Cultural Resources Specialist, discussed the National Historic Preservation Act, DOE's responsibilities under that Act, the number and significance of historic properties on the ORR in general and the "pink area" at ETTP in particular. Specifically Mr. Moore discussed the Wheat Historic District, its boundaries and how it became a district. He indicated that the proposed Parcel ED-3 boundary within the Wheat Historic District was agreed upon by DOE, the TN State Historic Preservation Officer (SHPO), and representatives of the Wheat Alumni Association. The district includes the George Jones Memorial Baptist Church and associated cemetery which are on the National Register of Historic Places. The district also has some other important characteristics including the viewshed from the highway toward the church and some areas that were a central part of the Wheat Community (e.g., the Wheat School, service station, store, and post office).

Any proposed development activities that could have an effect on the portion of the district within the proposed Parcel ED-3 lease area (including sites 711B, 722A, 725A, 726A, and 728A), and 711A adjacent to the district would have to be surveyed by an archeologist, undergo appropriate testing, (which may include photographs, shovel testing, material inventory and recordation, and a survey report). Acceptance by the

SHPO prior to commencing development in these areas would also have to be obtained. For those properties outside of the Parcel ED-3 boundary but within the historic district, consultation would have to be initiated with the SHPO prior to any development activities.

Chuck Agle

Mr. Agle discussed the draft plan prepared by the Oak Ridge Planning Commission for the west of the city. He discussed the process used to produce the plan, specifically noting in response to a question that a needs analysis was not performed. Rather the Commission asked what type of development would the city recommend if the land were to be developed and drew a plan based on this approach. He pointed out that the Planning Commission plan has not been voted upon by the City Council but is being held off until the Focus Group planning process is completed.

Gary Jacobs

Gary Jacobs of ORNL discussed environmental research on the ORR. He discussed several potential future activities including TERF, the Global Water Cycle Regional Test Bed, and various Climate Change initiatives. He pointed out that ORNL is a world-renown research facility with the potential to garner significant future work. A Focus Group member asked what the potential might be to "marry" ORR research activities and commercial applications. This sparked a discussion of past and ongoing efforts which have been and are being made in this area.

Future Planning Activities

Some members of the Focus Group will prepare additional presentations for the December meeting. These will focus primarily on environmental/conservation values. The Focus Group and facilitation team will need to address when to schedule regular meeting times in 2002. The second Friday is no longer workable for some participants.

Comments from the Public

Near the end of the meeting, Bob Peele observed that DOE will find it difficult to project future needs with great accuracy. He urged caution. Also, members of the public participated in some of the Focus Group discussions earlier in the day.

Future Meetings

- Open House for the public on December 12 from 4 to 6 p.m. This will be an informal poster session type meeting hosted by Pat Parr.
- December 14 will be the next Focus Group meeting.