



**U.S. DEPARTMENT *of* ENERGY**

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**Office of Environmental Management**

# Success and Challenges in Preserving the Atomic Legacy at the K-25 Site in Oak Ridge, Tennessee

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# K-25 Historic Preservation Footprint



# Topics to Cover

- K-25 Site History and Significance
- National Historic Preservation Act Compliance
- Preservation and Interpretation of the K-25 Site
- Lessons Learned



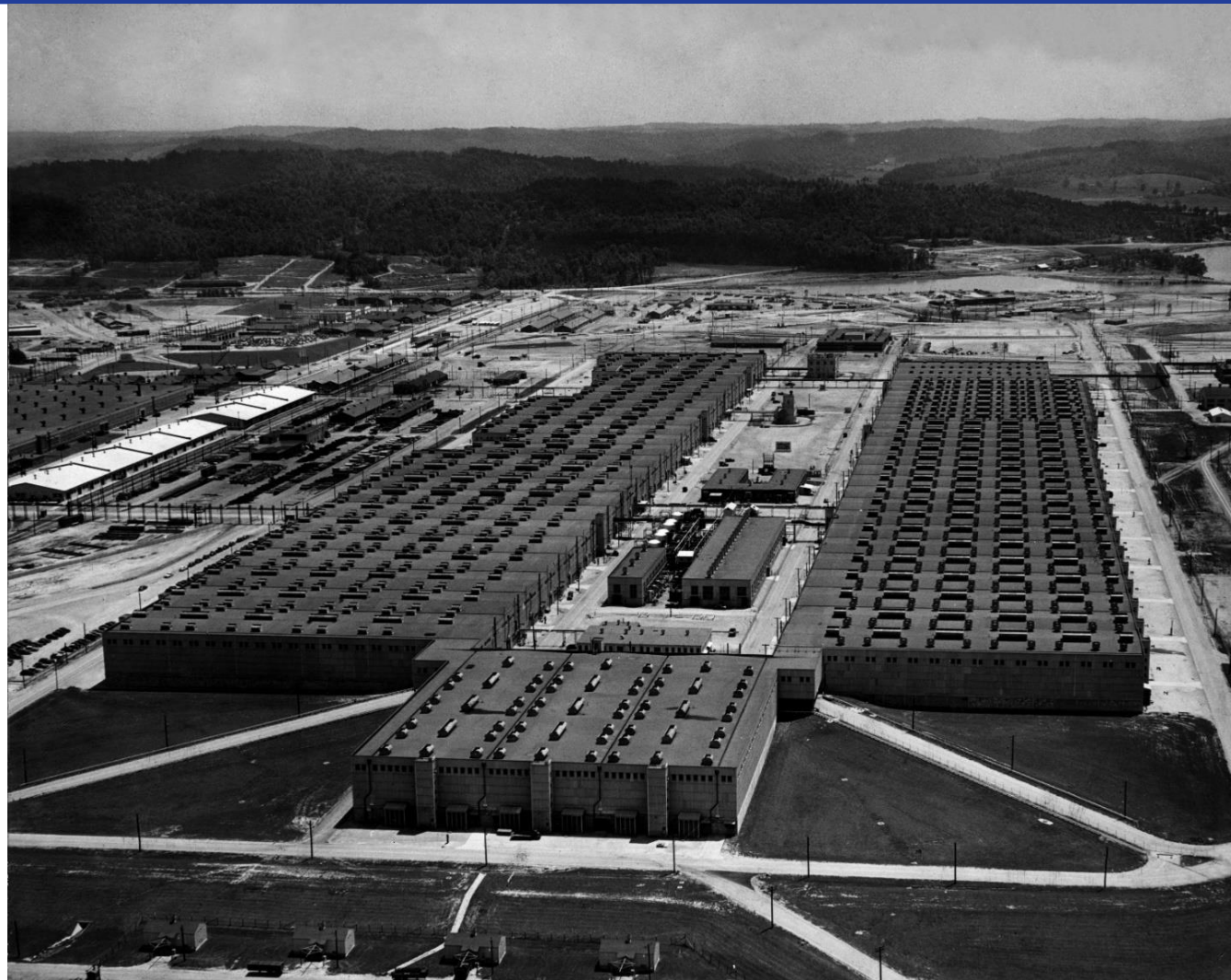
# K-25 Historical Context



# K-25 Site in 1942



# August 1945



# K-25 Historical Significance

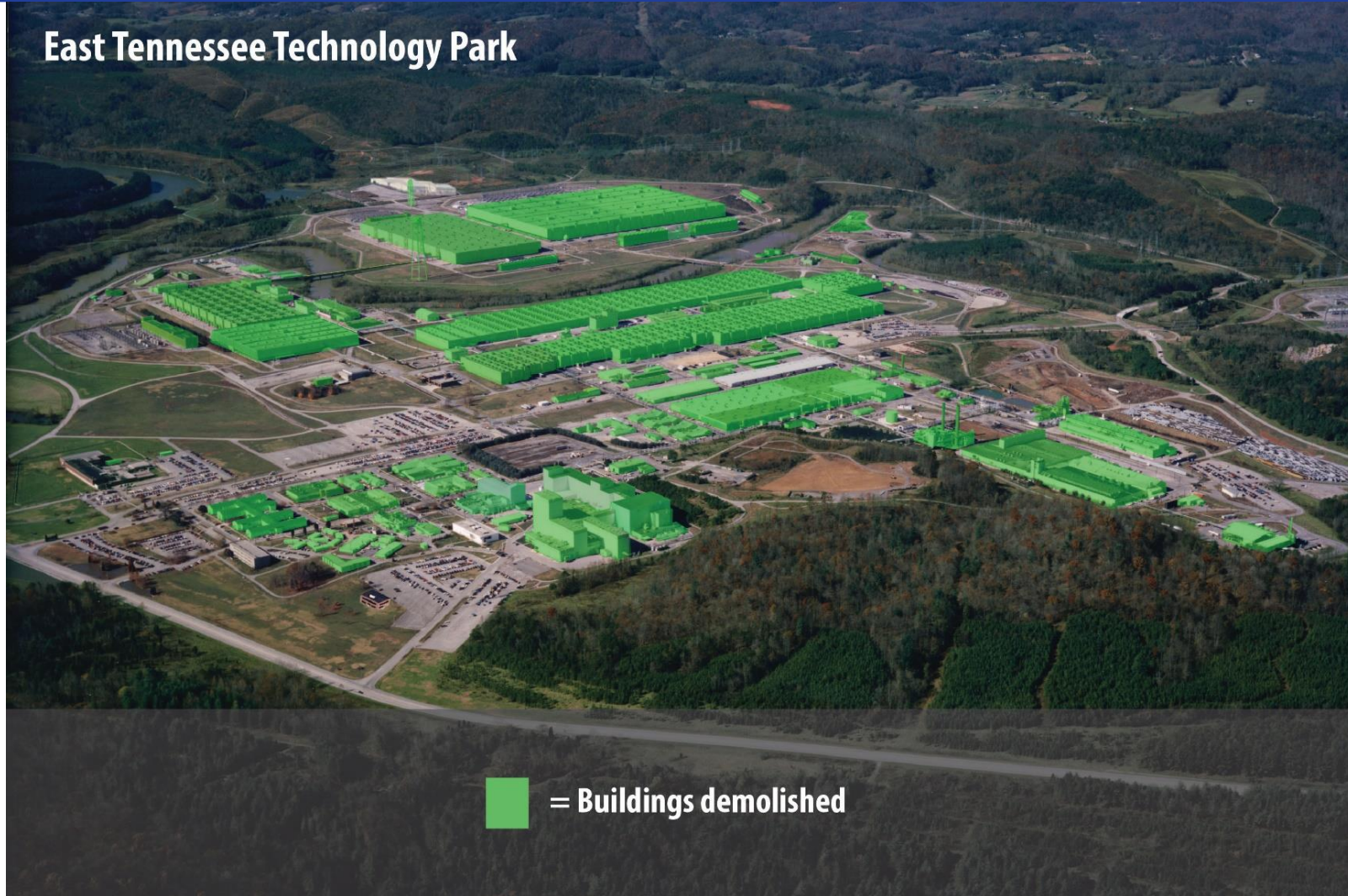
- When completed in 1945, it was the largest and most costly industrial plant ever constructed
- Built in less than two years
- Designated by DOE as a “Manhattan Project Signature Facility” for its essential role in the success of the Manhattan Project
- Part of the Manhattan Project National Historical Park
- An American Chemical Society National Historic Chemical Landmark



# K-25 Building Demolition – 2008 to 2013



# K-25 Site Building Demolitions



# MOA for “Decommissioning and Demolition of the K-25 Site and Interpretation of the East Tennessee Technology Park”



# The Guest House (Alexander Inn)

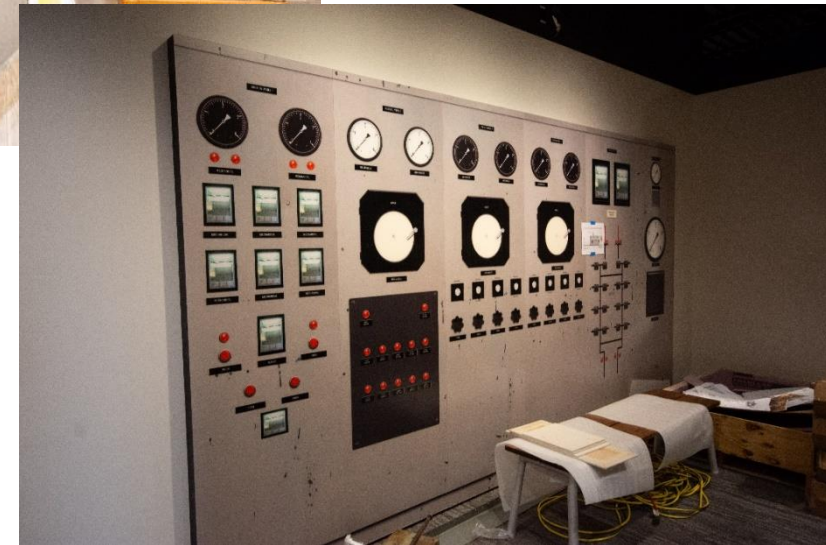


# K-25 Artifacts

- Total number of artifacts set aside for possible historic preservation: 850
- Trigger list, **ECI**, or classified artifacts: 140
- Artifacts displayed in the K-25 History Center: 285
- Additional artifacts to be retained by DOE OREM: 65
- Artifacts transferred to other Oak Ridge DOE offices: 45
- Artifacts to be disposed due to known hazard, poor condition, lack of historical value: 90
- Artifacts to be offered to third parties: 215



# K-25 History Center



# William J. Wilcox, Jr. K-25 Interpretive Center



# Portal 4



# K-25 Historic Preservation – Remaining Work



# K-25 NHPA Compliance – Lessons Learned

- NHPA compliance drove stakeholder engagement
- NHPA compliance complemented the interpretive themes of the park, and the NPS participation in the Section 106 process clarified the priorities of the consulting parties
- Passage of time led to more creative outcomes
- Historic preservation and interpretation has helped reindustrialization



# Planning the Future of the K-25 Site in Oak Ridge, Tennessee

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Abby Hill, Reindustrialization Support



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# Reindustrialization

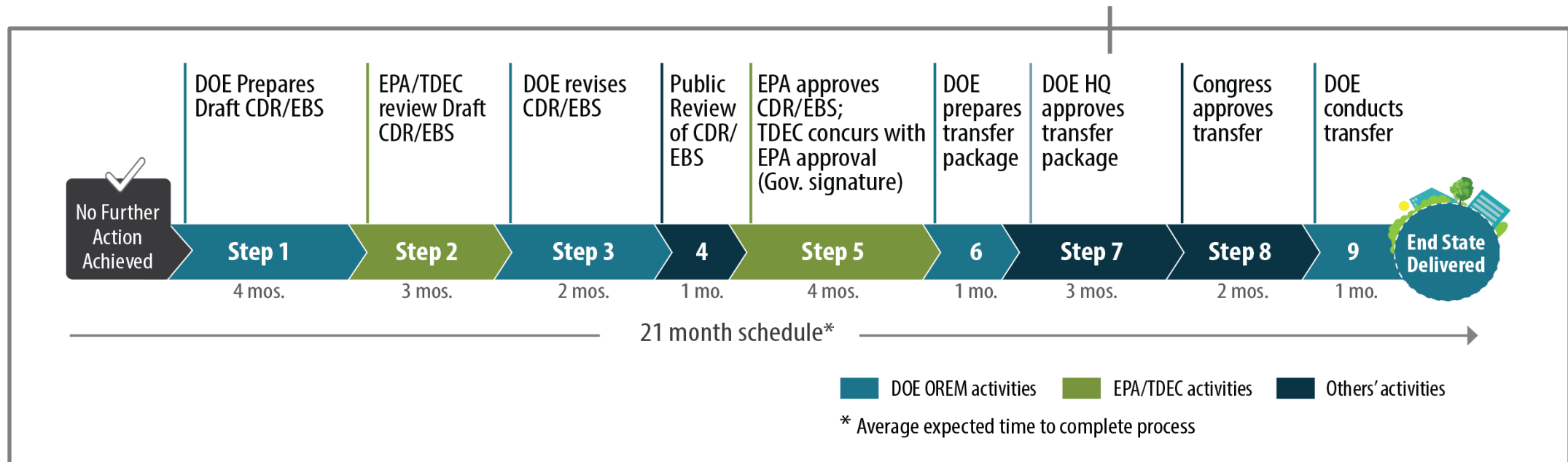
- Reindustrialization at the East Tennessee Technology Park began with a leasing program launched in the 1990's and, as cleanup progressed, transitioned to a title transfer of land and buildings that were suitable for re-use.
- A number of opportunities aligned as cleanup was being completed, the demand for energy was increasing, new nuclear technology was emerging, and the K-25 site was a site that was leaning into its historic role at the dawn of the nuclear age.



# Planning the Future



# Property Transfer Process



# How do we currently transfer?

- DOE transfers real property via 10 *CFR* 770 and CERCLA 120(h)
- A transfer is a deed transfer of property ownership
  - Community Reuse Organization of East Tennessee (CROET), is no longer primary recipient
  - City of Oak Ridge and the Oak Ridge Industrial Development Board (ORIDB) are a major participants
- DOE also uses leases as interim real estate instruments while transfer is pending
  - Under a lease DOE still owns the property
  - Leases are less frequent now, but may be used in the near future
- A core local group works with the TN Economic and Community Development (TN ECD) to secure interested industry



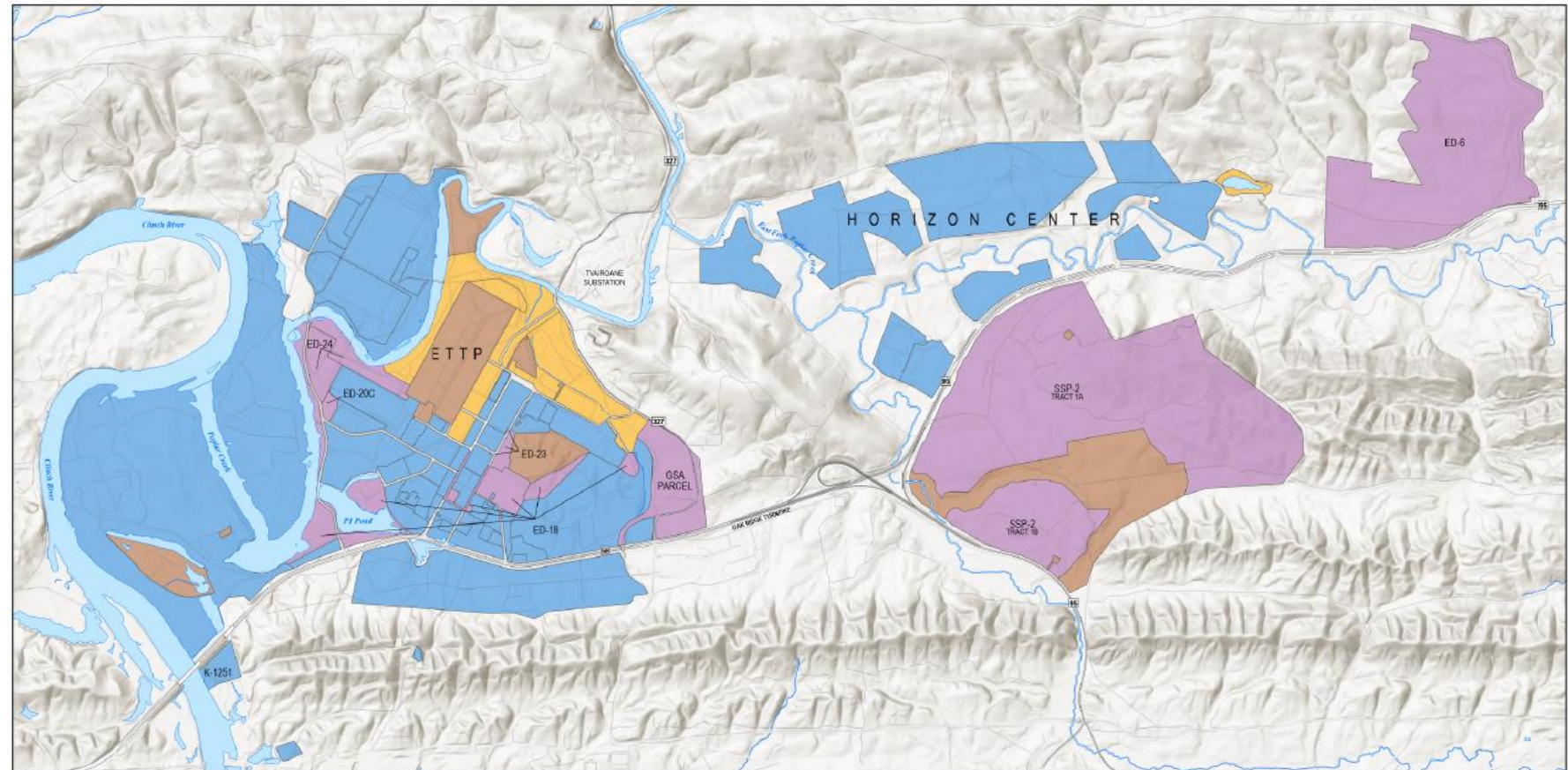
# Transfer authorities currently used

- 10 *CFR* 770
  - Establishes how DOE will transfer by sale or lease real property at closed or downsized defense nuclear facilities for economic development. Established community reuse organizations (CROs) to promote economic development of defense nuclear sites.
  - Transfer should promote economic development and be in the best interest of DOE.
  - Allows transfer at less than fair market value, with indemnification if requested.
    - Properties transferred for less than fair market value must either (a) require considerable infrastructure improvements to make it economically viable or (b) further the public policy objectives of the laws governing the downsizing of defense nuclear facilities.
- CERCLA 120(h)
  - Regulatory approval process for transferring real property.
  - A Covenant Deferral Request (CDR) is used for property that has been remediated but may require further remediation.
  - A Clean Parcel Determination is used for property deemed “uncontaminated”.
  - Both a CDR and Clean Parcel Determination require regulator approval.



# Planning the Future

- ~2,536 acres transferred to date
- ~397 acres in process of being transferred (at DOE HQ)
- ~3500 acres remaining of EM land; goal of completion by 2028
  - BORCE (~3,265 ac.)
  - ED-24 **CDR** (~49 ac.)
  - Balance of Land CDR (~186 ac.)



# Questions?

