

U.S. DEPARTMENT *of* ENERGY

Office of Environmental Management

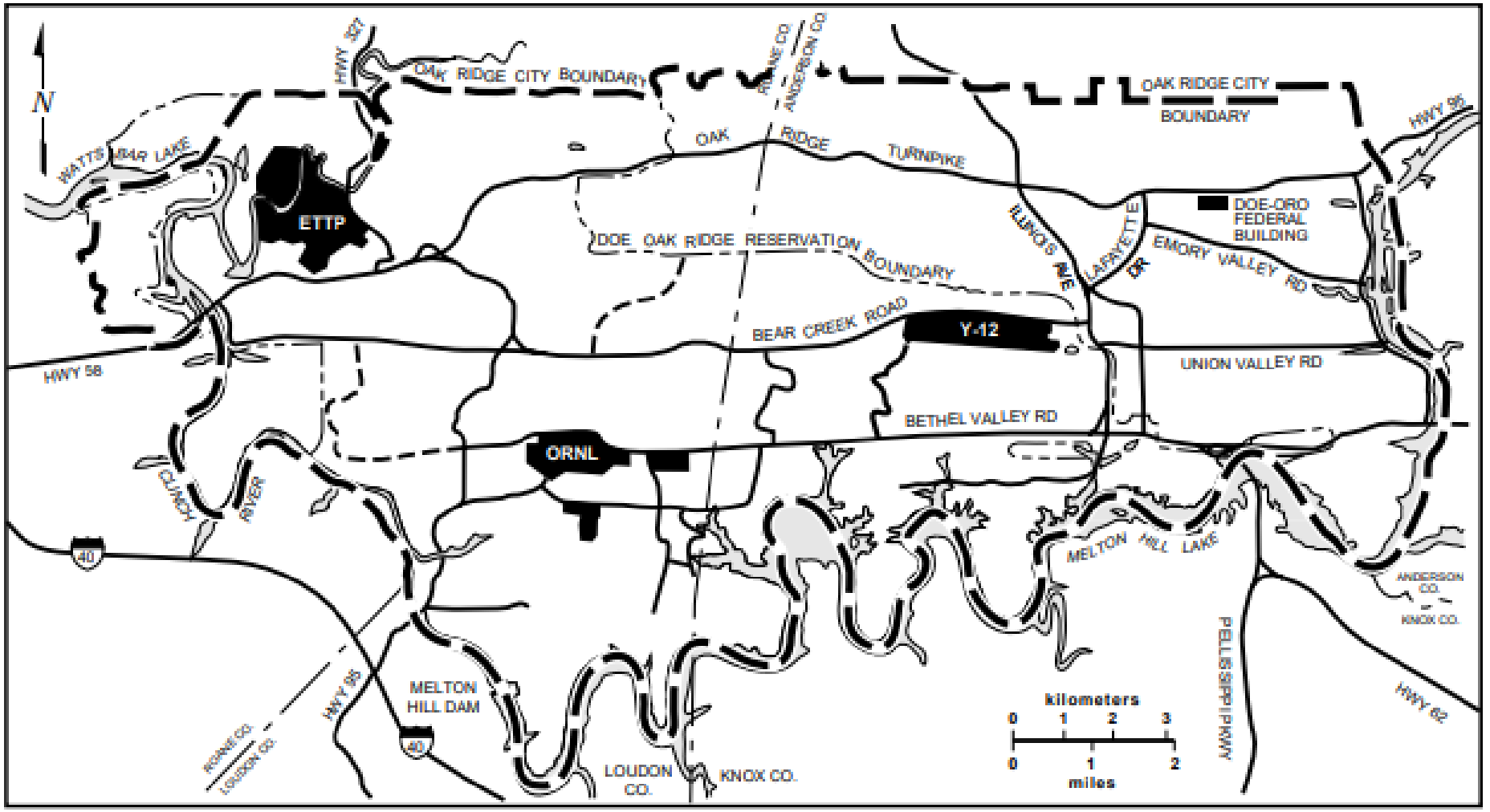
Land Transfers Process
Oak Ridge Reservation

Abby Hill, Reindustrialization Project Manager, EM-942

Oak Ridge Office of Environmental Management

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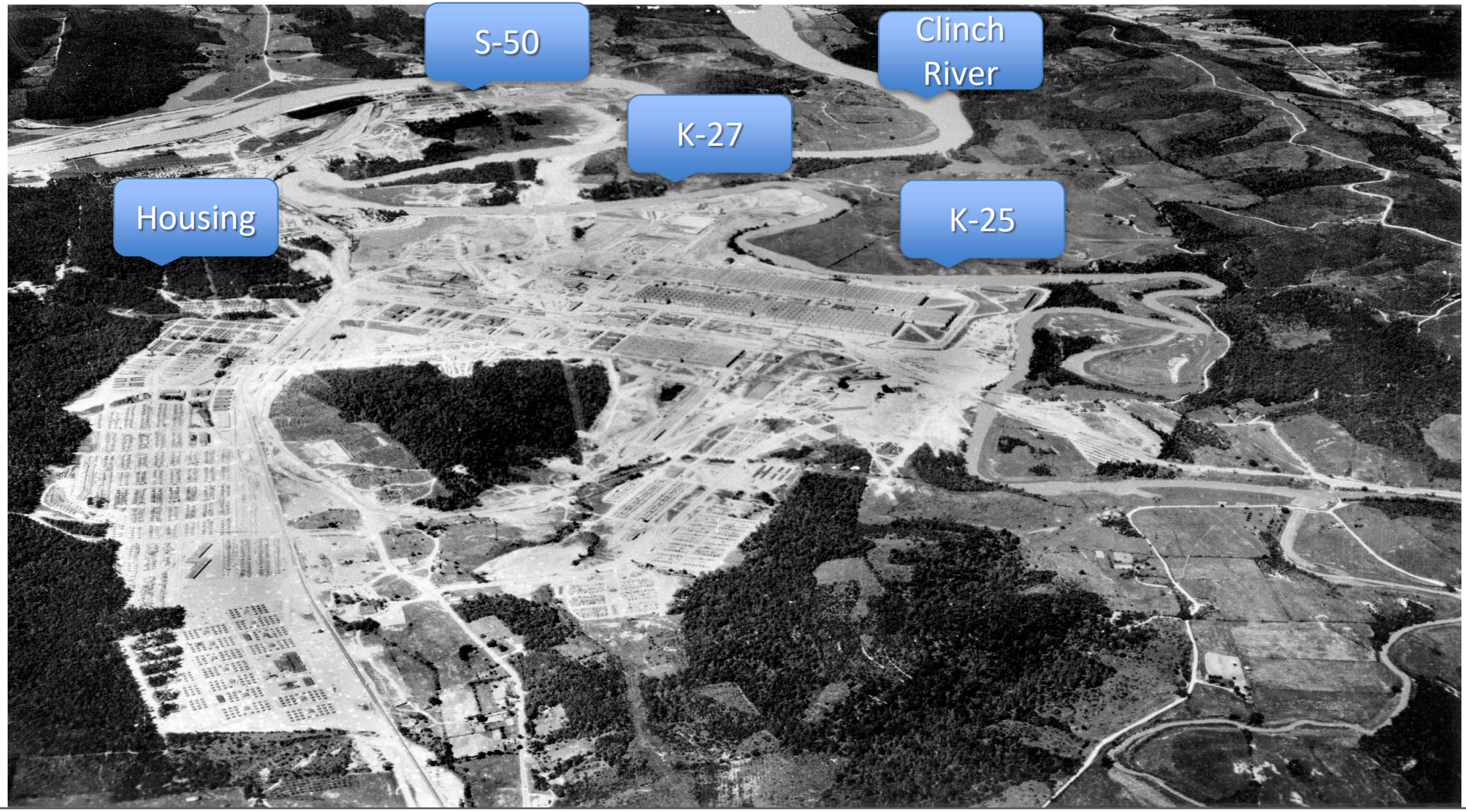
The Oak Ridge Reservation (ORR)



A Brief History of Oak Ridge – Post War

- **1947** – Oak Ridge shifted to civilian control under the authority of the U.S. Atomic Commission
- **1959** –City of Oak Ridge incorporated
- **Post War years** – Additional uranium enrichment facilities built next to K-25, including the K-29, K-31, and K-33 facilities; Site known as the Oak Ridge Gaseous Diffusion Plant (ORGDP)
- **1987** – Uranium production ceased; ~10,000-12,000 workers employed during active production
- **1989** – Environmental Protection Agency (EPA) added ORR to the Superfund National Priorities List (NPL) and decontamination and decommissioning started at the K-25 ORGDP Site
- **1993 –** National Defense Authorization Act granted DOE legal authority to lease or transfer excess real and personal property at defense nuclear facilities to Community Reuse Organizations (CROs)
- **1995** – Oak Ridge Site Specific Advisory Board (ORSSAB) created, advising on cleanup and stewardship
- **1996** – Reindustrialization started and K-25 name changed to the East Tennessee Technology Park (ETTP); Community Reuse Organization of East Tennessee (CROET) established by federal authorization to lease and transfer underutilized facilities and land

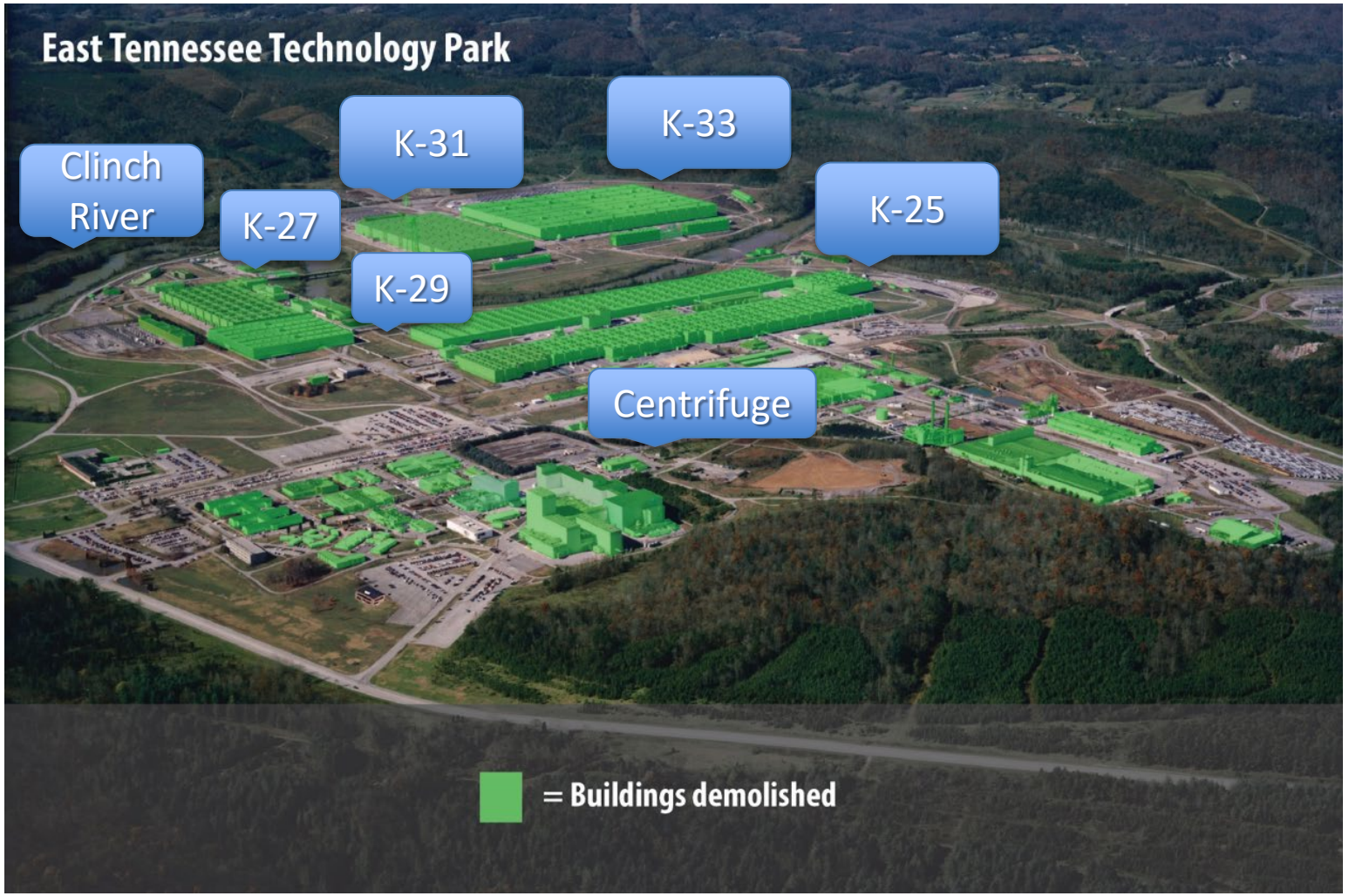
K-25 Plant Circa 1945 – looking west



History of Reindustrialization

- **2016** – OREM demolished the K-27 building, bringing down the last of five massive gaseous diffusion buildings at the site.
- **2020** – Completion of demolition of all unneeded buildings.
- **2021** – Kairos Power purchases former K-31/K-33 pads from CROET for Small Modular Reactor development
- **2024** – Completion of soil remediation at the site
- **2024** – Orano announces location of a $5.6 billion facility investment near Horizon Center
- **2025** – Oklo announces location of a $1.7 million facility at ETTP *This number was inaccurately reported. The correct amount is $1.7 billion.
- **2025** – Radiant announces location of a $280 million facility at former K-27/K-29 pad, which was transferred to the Oak Ridge Industrial Development Board
- **2025** – BWXT working on Phase II Investment of $1.4 billion at Horizon Center
- **2025** – Triso-X is working on a Phase II Investment of $1.6 billion at Horizon Center

K-25 Site Building Demolitions



Challenges of National Priority List (NPL) Property

- The NPL is a list of the nation's most hazardous sites that require further investigation and potential cleanup
- Properties on ORR have specific and significant limitations on their use due to DOE's past activities and resulting cleanup.
  - Vast majority of parcels previously used are only suitable for industrial use
  - Remediated parcels have land use controls, including requirements for notification of excavations and, in some areas, blanket prohibitions on digging below 10 feet
  - Even "clean" parcels have restrictions on contact with groundwater
- OREM has been in the process of transferring land for more than 28 years

How do we currently transfer? Transfer Authorities

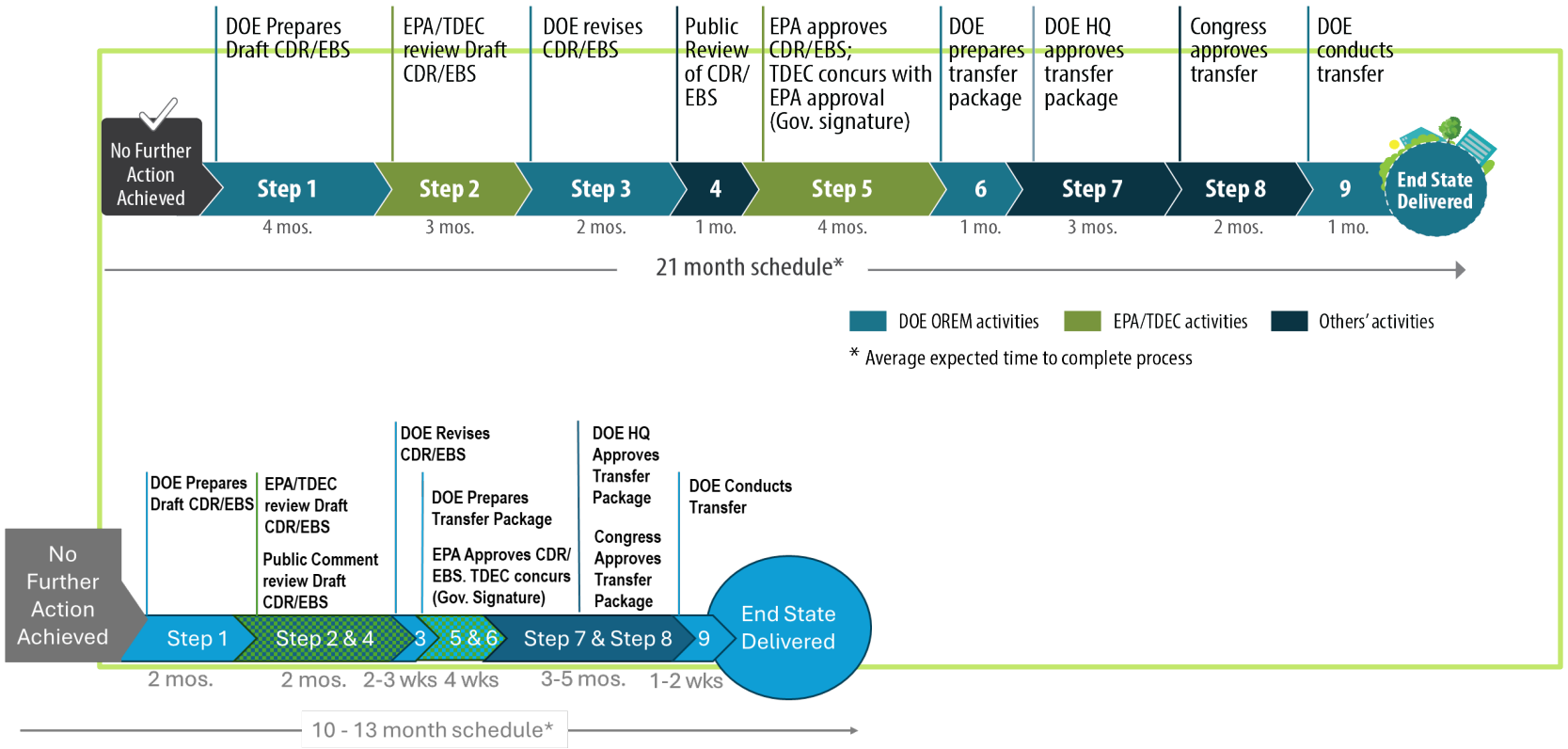
- DOE transfers real property via 10 *Code of Federal Register (CFR)* 770 and Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA 120(h))
- 10 *CFR* 770
  - Establishes how DOE transfers real property at closed or downsized defense nuclear facilities for economic development. Established community reuse organizations (CROs). 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 laws governing downsizing of defense nuclear facilities.
- CERCLA 120(h)
  - Regulatory process for transferring real property on the NPL
  - Covenant Deferral Request (CDR) used for property that has been remediated or may require further remediation.
  - Clean Parcel Determination (CPD) used for property deemed "uncontaminated."
  - CDR requires EPA approval and the Tennessee Department of Environment and Conservation (TDEC) Concurrence; CPD only requires EPA approval

Property Transfer Process

STEP 1 Remove buildings

STEP 2 Cleanup soil

STEP 3 Transfer property



Reindustrialization by the Numbers



Eliminated more than **500** buildings, totaling approximately **13.5** million square feet



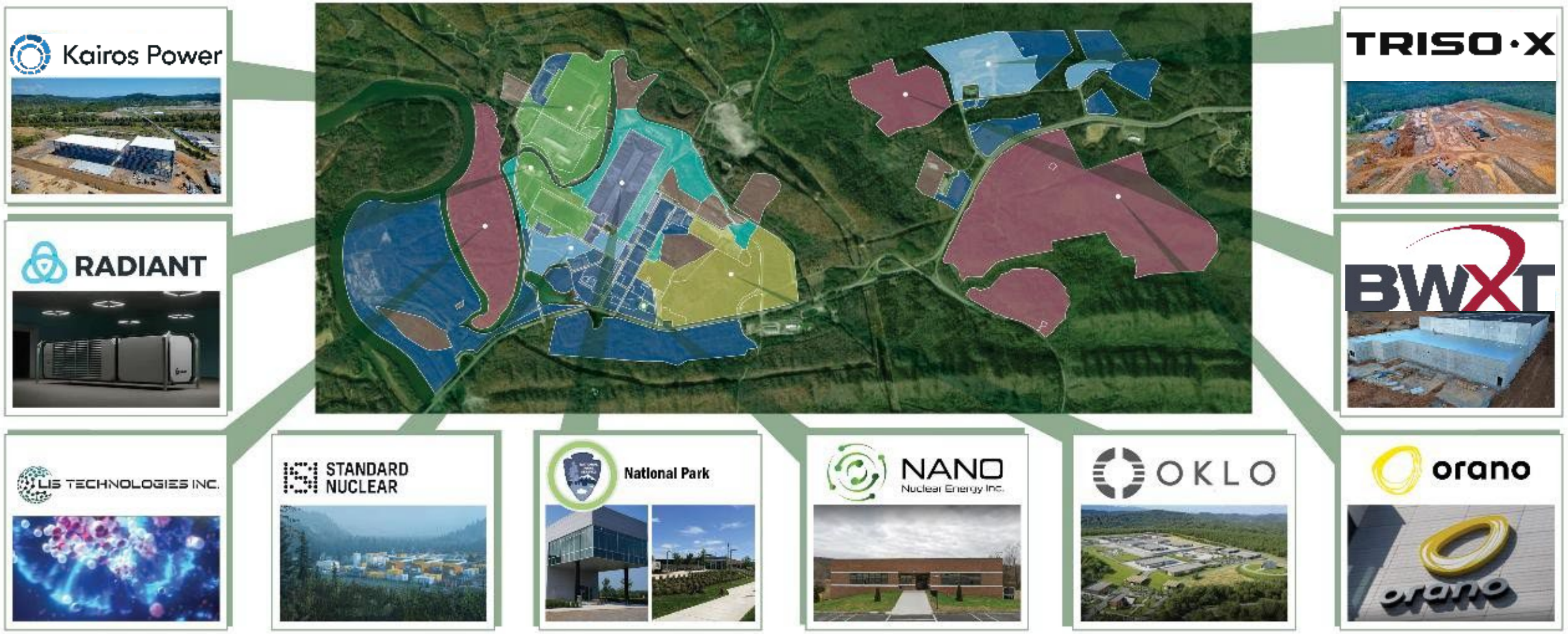
Removed **50,000** truckloads of impacted soil, by 2024 soil remediation complete



Transferred land back to the community for economic development:

- **2,532** acres transferred for industrial use; **2,500** new jobs forecasted
- **3,500** acres for conservation; **100** acres for national historic preservation and park
- **25** private businesses; more than **$10 billion** in capital investment

Reindustrialization - Companies and Reuse at ETTP & Horizon Center



Reindustrialization Sets the Stage for New Nuclear

2021 – Kairos Power purchases the former K-31/K-33 pads from CROET for SMR development

- Approximately 185 acres, Covenant Deferral Request Transfer
- Iterative process – Engineering Test Unit 3, Hermes 1 Demonstration Reactor
- Hermes 2 – power generation





Reindustrialization Sets the Stage for New Nuclear

2024 – Orano announces location of a $5 billion facility investment at SSP-2



- "Project Ike" after President Eisenhower and his 1953 Atoms for Peace address to the United Nations
- Clean parcel determination - transferred approximately 625 acres to the ORIDB
- 750,000 square foot uranium enrichment facility
- Announced as the largest investment in Tennessee's history

Reindustrialization Sets the Stage for New Nuclear

2025 – Oklo announces location of a $1.7 billion facility at ETTP

- Transfer of land formerly associated with Oak Ridge General Aviation Airport to City of Oak Ridge
- Both Clean Parcel Determination and Covenant Deferral Request transfers for this project, approximately 248 acres
- Nuclear fuel recycling center – reprocessing fuel for advanced reactors
- Part of closing the loop for the Nuclear Fuel system



Reindustrialization Sets the Stage for New Nuclear

2025 – Radiant Industries announces location of a $280 million facility at former K-27/K-29 pad





- Property transferred to the City and Oak Ridge Industrial Development Board, approximately 32 acres
- Covenant Deferral Request for the property
- Requesting additional 49 acres inclusive of Exposure Units 11, 12 and 13
- Building portable, factory-built nuclear microreactors that can deliver a megawatt of clean power
- Microreactors expected to be able to power things like hospitals and military bases in emergency situations

Reindustrialization Sets the Stage for New Nuclear

2025 – BWXT is working on $1.4 billion Phase II Investment at Horizon Center
2025 – TRISO-X is working on $1.6 billion Phase II Investment at Horizon Center

- Horizon Center was one of the first transferred parcels – Clean Parcel Determination, approximately 1,000 acres, with additional 500 acres for environmental preservation
- BWXT constructed Centrifuge Manufacturing Development Facility – designing, engineering, fabricating and testing advance gas centrifuges
- TRISO-X developing North America's first Category II NRC licensed commercial advanced nuclear fuel facility; TX-1 expected online in early 2028; preliminary site work for TX-2 underway



Reindustrialization Sets the Stage for New Nuclear

2026 – Laser Isotope Separation Technologies (LIST) – announces $1.38 billion investment at ETTP



- Duct Island Property transferred from CROET to Coqui Pharma subsequently sold to LIST for $8 million
- Covenant Deferral Request for the property
- LIST has two buildings at ETTP and approximately 206 acres on what is now known as LIST Island





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