

Summary of Information in the ED-6 Draft EA

The environmental assessment of ED-6 supports DOE's intention to convey 362 acres of the ORR to the City of Oak Ridge for the development of new housing (152 units ranging in price from \$90,000 to \$300,000).

The potential impact on property tax revenues from the residential development of Parcel ED-6 is expected to be small – at best a gain of 1% in total city revenue.

The development is expected to be zoned as a single-family district with no commercial or retail development, and a maximum increase in population, due to the development, of less than 1% (314 residents).

Impact from the development is expected to be minimal on city police and fire departments, city services, schools and utilities.

Deed restrictions ensure that groundwater is not used at ED-6. Construction activities may require permits before disturbance of land since surface water runoff enters East Fork Poplar Creek.

The parcel is presently managed by TWRA as part of the Oak Ridge Wildlife Management Area and is also a part of the NERP with active research in soil sampling.

About 174 acres of ED-6 are part of the 863-acre deep-forest habitat which is part of the BORCE. The forest consists of mixed hardwoods, pines and cedar.

Elimination of the 174 acres of contiguous forest will have an adverse impact on the neo-tropical migratory bird population that uses ED-6 for breeding and migration. Fragmentation of the forest within the parcel exposes the nesting birds to predators and nest parasitism.

The natural habitat around areas of development should be left as a buffer zone between developed areas and other undeveloped portions. Areas disturbed during development, but not used for housing, should be revegetated..

No threatened or endangered plants or animals exist on the parcel. The endangered gray bat and Indiana bat may occur on or near ED-6.

Two prehistoric sites are located on the parcel as well as the historic remains of five pre-WWII structures (chimney falls, old foundations, etc.). Development would have no impact on these sites.

According to the EA conveyance of ED-6 would remove approximately 360 additional acres of land from the ORR, but because the total area is small compared to the remaining ORR land (1%), the change in land use would result in a minor cumulative impact to land use.

For purposes of security and fire suppression, DOE would construct a 30' wide patrol road between the BORCE and the proposed development.

The analysis expects that the elimination of terrestrial communities would have minimal impact since the majority of the species that occur on the parcel are common in the Oak 'Ridge area, and could be relocated to similar habitats.

Growth and development in the region surrounding ORR is putting increased pressure on the biodiversity of the Ridge and Valley Ecoregion. According to the analysis, development within ORR (e.g., SNS and the transfer of the Horizon Center) has removed some additional land from the Reservation, but the impact on biodiversity has probably been minimal since much of the core area of the Reservation and most sensitive areas have been avoided or potential impacts have been mitigated.