

December 17, 2001

Marianne Heiskell
Department of Energy
P.O. Box 2001
Oak Ridge, TN 37831

Pat Parr
Area Manager
Oak Ridge National Laboratory
P.O. Box 2008
Oak Ridge, TN 37831-6038

Dear Ms. Heiskell and Ms. Parr:

Since the Department of Energy states that one of its goals is the creation of jobs and stimulation of the economy of Oak Ridge and the surrounding region, the members of the Oak Ridge Reservation Land Use Planning Focus Group who have signed below would like to strongly advocate that the Department of Energy fund and carry out an objective and thorough analysis of the projected economic demand for land for development in the immediate region surrounding the Oak Ridge Reservation. Such an analysis should be conducted by an independent consulting firm that is agreeable to the vast majority of the members of the Focus Group. The analysis should focus on the current and projected supply and demand for additional industrial, commercial and residential land in the city of Oak Ridge and the surrounding areas in Anderson and Roane Counties. It should attempt to project the number of jobs created by various developable parcels, both within and outside the Reservation boundaries. Further, it should examine data surrounding previous land transfers and leaseings by DOE over the past 15 years. This examination should determine the economic impact in terms of jobs and revenues to the city of Oak Ridge of these past land transactions.

In addition we strongly advocate that DOE fund and carry out—again by an independent consultant—a thorough and objective analysis of the costs versus the benefits to the Oak Ridge community and surrounding area of any further investment in the development of land on the reservation. Costs include not only monies required for (1) infrastructure

sewer, electricity, and other infrastructure this far outside of the city's current infrastructure) for current and proposed developments (2) costs of services to those developments in the future, and (3) lost land values with respect to (a) safety and protection of the public and security of facilities through buffer zones, (b) conservation of threatened and "in need of management" wildlife and plants, (c) altered aesthetics, (d) potential for tourism, (e) historic and cultural preservation values, (f) recreational values, including hunting, fishing, hiking, biking, and viewing of wildlife, (g) scientific uses of the land, and (h) educational values.

Evaluations of benefits of additional development of reservation land proposed for development should include reasonable estimates of (1) increases in jobs over specified time intervals, (2) returns to the city of Oak Ridge and surrounding counties via increased revenues over specified time intervals, and (3) the length of time estimated to be required (if ever possible) for the recovery by the public of all investments of public assets—including local, state, federal, and grant dollars from public taxes, as well as the value of the publicly owned land that DOE currently manages.

We believe that if DOE is to properly determine the "best and highest use" of the current land on the Oak Ridge Reservation, such analyses are essential. In addition, we believe that such analyses could generate informed discussion by the Focus Group concerning alternative ways to meet the economic needs of the city and the immediate surrounding area. Without such analyses, we believe that members of the Focus Group will simply continue to reiterate their predetermined positions with regard to the future use of Oak Ridge Reservation land.

Sincerely,

J. Beveridge Joshi
President, AFORR

Arlene F. Segal

Julie D. McX
OTWKA

N. Peter M. ...
The Conservation League

for Scott Davis
The Nature Conservancy
Bob Kennedy
President, Friends of ORR
Lloyd E. Stokes
OR 41-PQ / DOE REPRESENTATIVE

CC: Leah Dever,
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Wayne Tolbert
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