October 17, 2019

Nuclear Metals, Inc. Site Reuse Assessment

Community Workshop

Prepared by Skeo for
EPA Region 1 and the
Town of Concord, MA

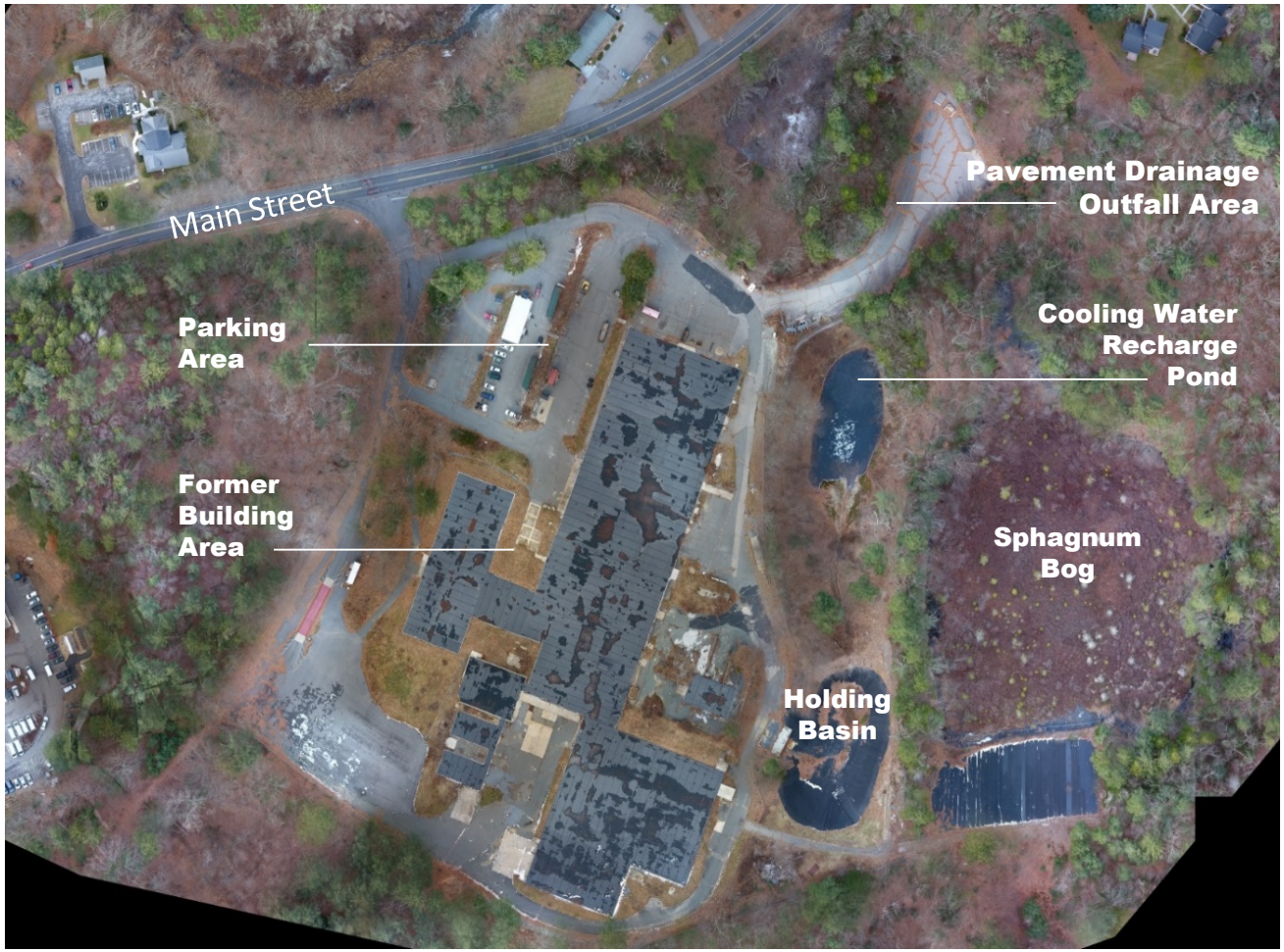
Superfund Context

2001 − Nuclear Metals, Inc. site listed on the National Priorities List (NPL).

2229 Main Street Committee actively engaged in process.

2015 − Cleanup plan guides $125M remediation project.

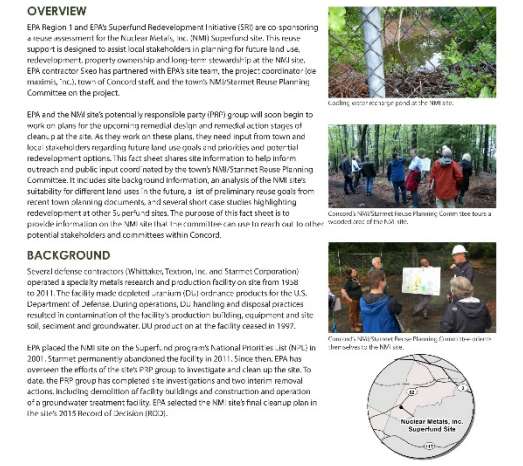
Cleanup to be protective for future uses.



Site Reuse Planning to Date

EPA's Superfund Redevelopment Initiative (SRI) is sponsoring a reuse assessment to help plan for reuse of the NMI site.

Month	Reuse Planning Activities
Feb	EPA and Town coordinated planning process.
April	EPA prepared a draft site reuse analysis.
June	NMI/Starmet Reuse Committee formed and held first meeting.
August – October	Reuse Committee meetings held monthly and members lead outreach Town and EPA convene community reuse workshop
November - December	EPA will help Reuse Committee integrate workshop input into a revised report.



Top: June 2019 Town Reuse Committee meeting and site walk
Bottom: September 2019, NMI site reuse assessment draft summary.

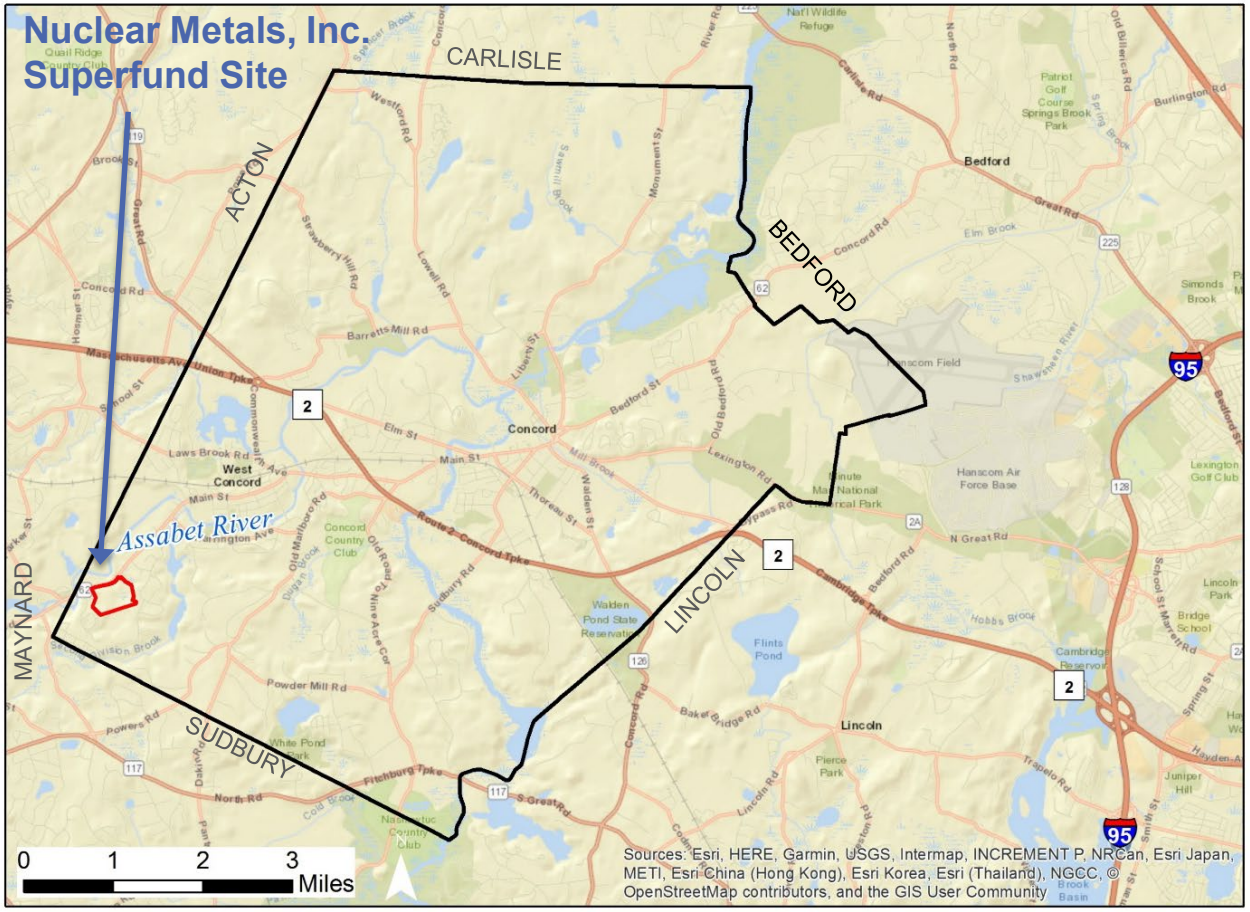
Site Location – Regional Context

Located in Concord, MA, the site is in the northwestern Boston metro area.

Assabet River lies to the north of the Site.

Proximate to:

- Boston (25 mi.)
- I-95 (10.8 mi.)
- Route 2 (2.8 mi.)



Context Map - Site Location

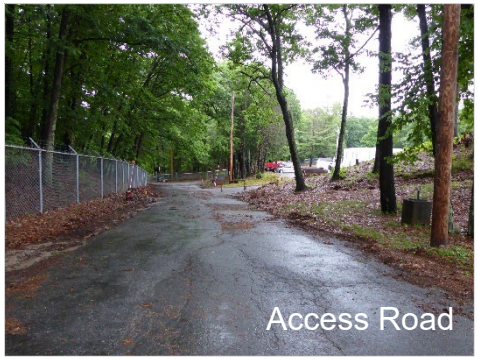
Site Boundary

Town of Concord

Site Features & Access

Current site access is limited to a single entrance on Main Street and an unofficial road that surrounds the former facility.

Structures have been removed from the former building area, and slabs and impacted sub-slab soil will be removed as part of the remedy.



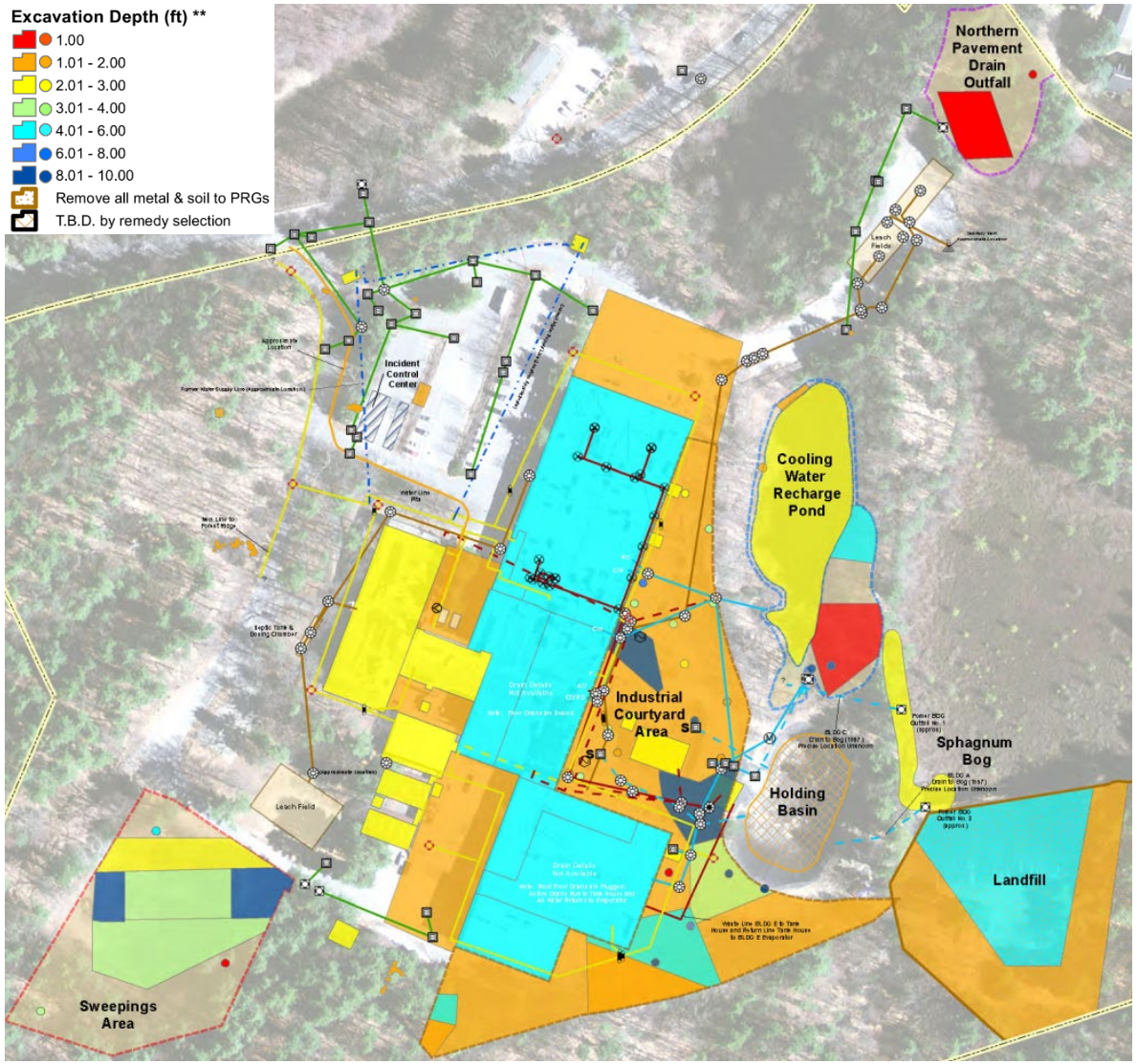
Remedial Considerations – Post Cleanup

Cleanup to residential standards and to address ecological risks in wetland areas.

Targeted restrictions to protect capped Holding Basin area.

Building slabs demolished and removed.

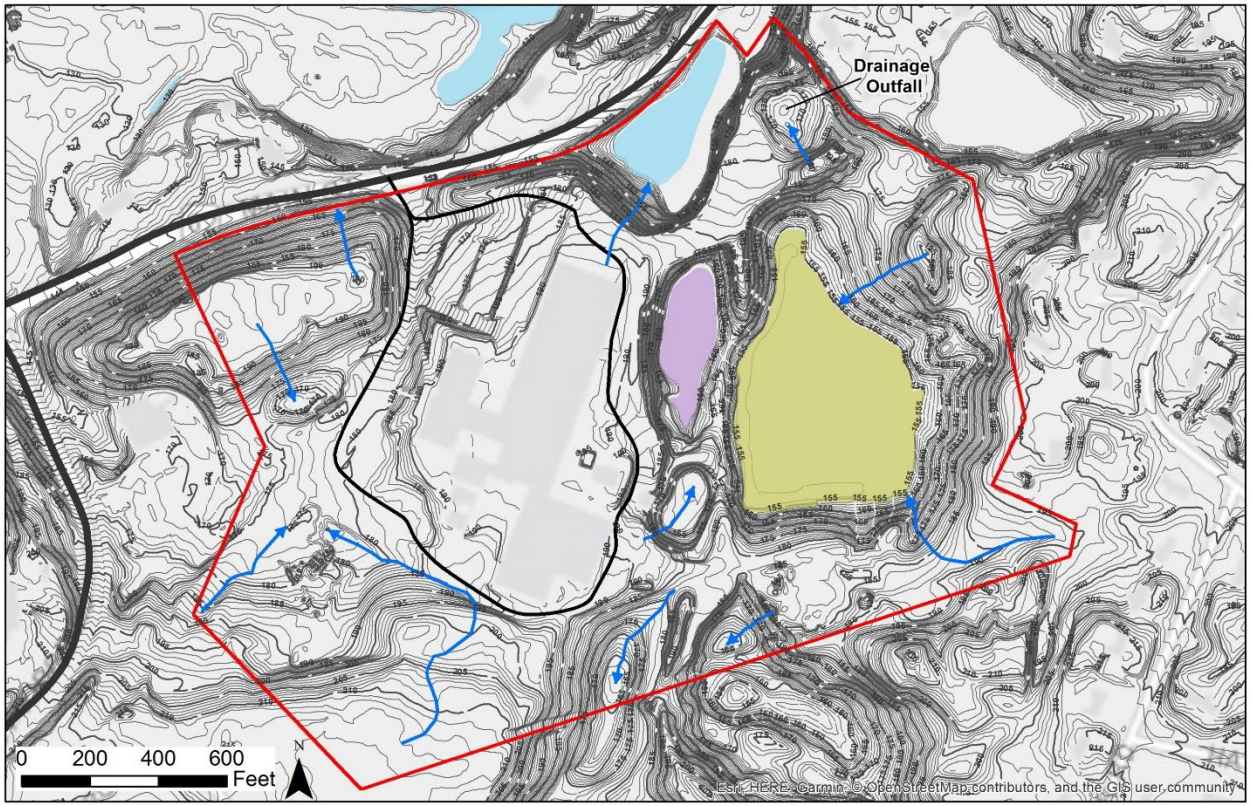
Soils and sediments removed for offsite disposal; excavated areas backfilled.



Natural Features

Steep slopes, bog and drainage features establish development limitations.

Several surface water features on the NMI site property are classified as wetlands.



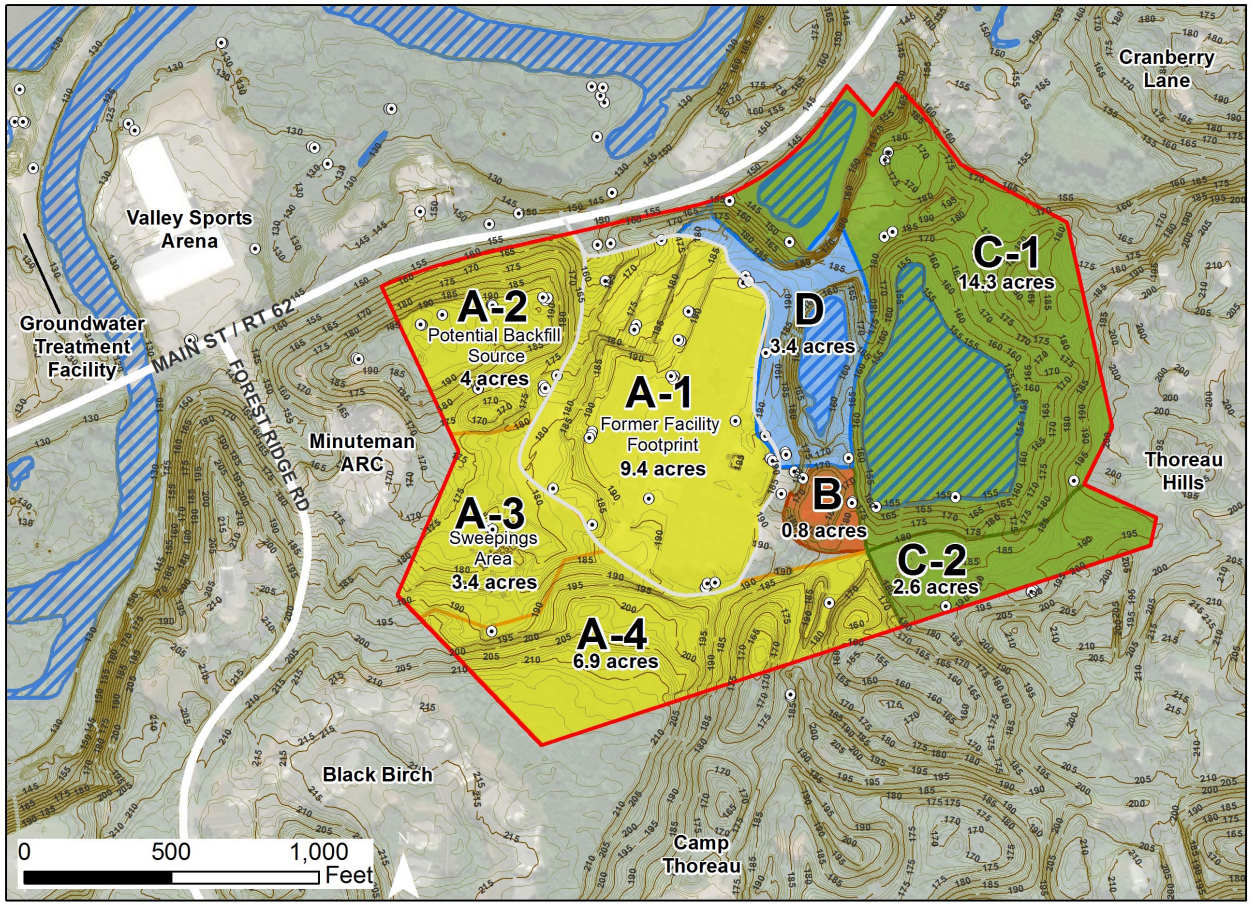
Reuse Zones

Zone A – Level areas with access options and few remedial limitations.

Zone B – Capped holding basin with development restrictions.

Zone C – Wetland habitat and steep slopes.

Zone D – Drainage features with potential for future stormwater management.



Potential Reuse Zones Map

- Site Boundary
- Monitoring Wells
- Surface Water
- Existing Roads
- Onsite Access
- Zone A. Potential Development Areas
- Zone B. Holding Basin Consolidation
- Zone C. Open Space - Habitat/Buffer; Potential for Development TBD
- Zone D. Open Space - Drainage/Infrastructure
- 5' Elevation Contours
- 1' Elevation Contours

Key Reuse Considerations

Site offers 16 to 23 acres for development.

Future uses include:

- Residential
- Commercial,
- Light-industrial
- Mixed-uses

Site offers 20+ acres of open space:

- Access/trails
- Stormwater management
- Passive recreation use

Town has a clear path to future site ownership with certain liability protections.

Community Input

Community input can help guide future site remediation and local planning activities.

- Land use planning.
- Potential future uses and scenarios for development areas.
- Community connections to and from the site.
- Design plans for site access, grading, surface cover and drainage.

Q&A

Discussion Format

3 facilitated small-group discussions:

- Discuss possible reuse scenarios
- Prioritize different combinations of future uses and features.
- Consider how to optimize or integrate multiple uses.

Reuse Principles & Potential Uses

Nature Viewing Area/ Outdoor Classroom

Revenue generating retail/office/industrial

Senior Housing

Seasonal Workforce Housing

Artisan Incubator Space

Multiple Integrated Uses: Redevelopment should address multiple needs identified by the community.

Emergency Shelter

Cluster or Co-Housing

Environmental Stewardship: Redevelopment should be sustainable and preserve environmental assets, be carbon neutral, and improve landscape resilience.

Indoor Track & Field House/ Rec Center

Fiscal Sustainability: Find creative ways to fund reuse.

Open Space/ Landscape Resilience

Community Synergy: Strengthen community and our relationship with neighboring towns. Provide opportunities for people from diverse social groups to interact as they access services at the site, and support accessibility to local neighborhoods and surrounding communities.

Co-work/Start-up Office Space

Group Home

Combined Solar & Grid Storage

Regional/Community Transit Hub