



October 17, 2019

Nuclear Metals, Inc. Site
Reuse Assessment

*Community
Workshop*

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

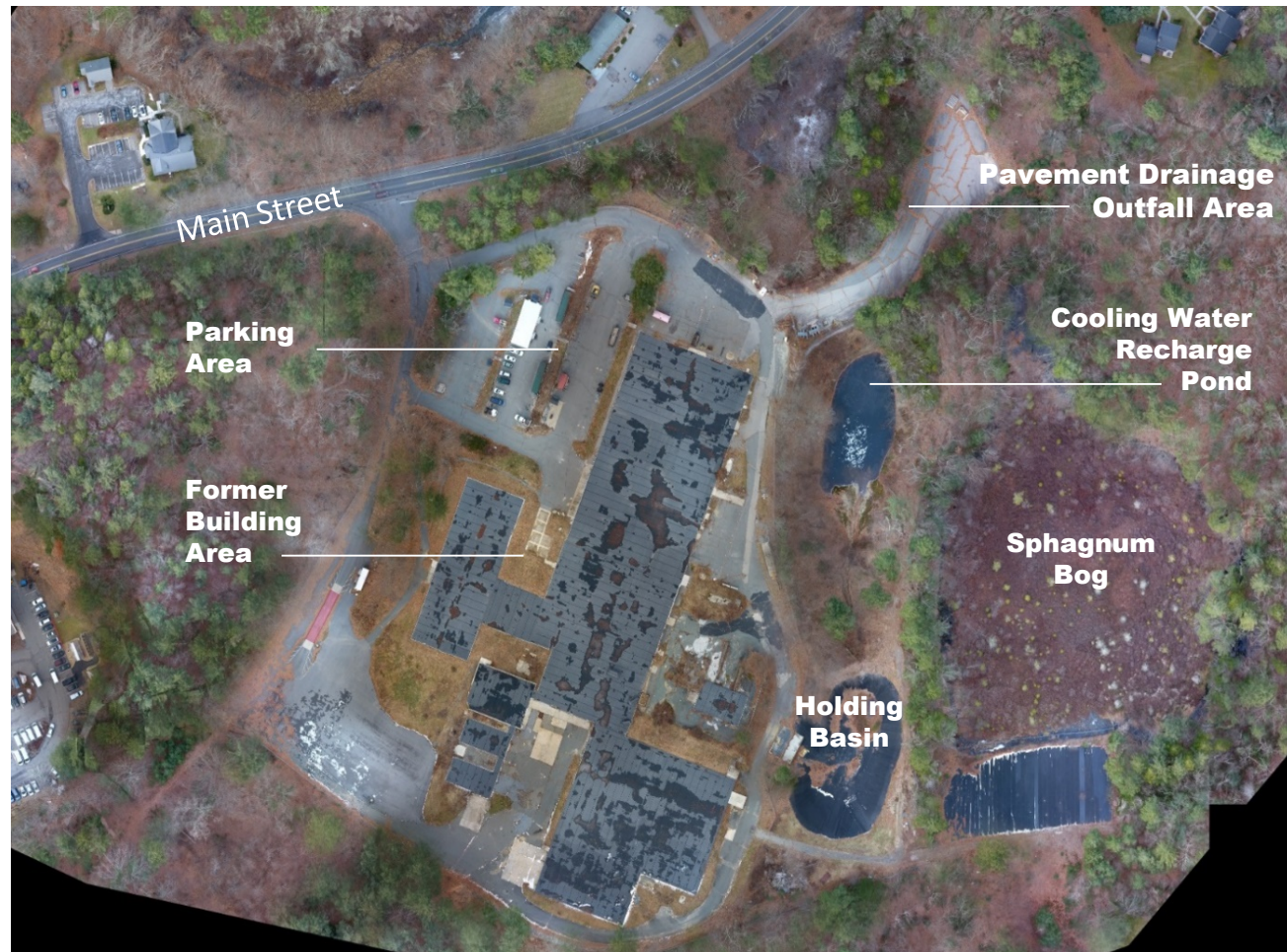
Superfund Context

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.



OVERVIEW

EPA Region 1 and EPA's Superfund Redevelopment Initiative (SRI) are co-sponsoring a reuse assessment for the Nuclear Metals, Inc. (NMI) Superfund site. This reuse assessment is designed to assist local stakeholders in planning for future land use, redevelopment, property ownership, and long-term stewardship at the NMI site. EPA contractor Skanska has partnered with EPA's site team, the project coordinator (Joe Madonia), the town of Concord staff, and the town's NMI/Starmet Reuse Planning Committee on the project.

EPA and the NMI site's potentially responsible party (PRP) group will soon begin to work on plans for the upcoming remedial design and remedial action stages of clean-up at the site. As they work on these plans, they need input from town and local stakeholders regarding future land use goals and priorities and potential redevelopment options. This fact sheet shares site information to help inform outreach and public input coordinated by the town's NMI/Starmet Reuse Planning Committee. It includes site background information, an analysis of the NMI site's suitability for different land uses in the future, a list of preliminary reuse goals from recent town planning documents, and several short case studies highlighting redevelopment at other Superfund sites. The purpose of this fact sheet is to provide information on the NMI site that the reuse committee can use to reach out to other potential stakeholders and committees within Concord.

BACKGROUND

Several defense contractors (Whittaker-Toscon, Inc. and Starmet Corporation) operated a specialty metals research and production facility on the site from 1958 to 2011. The facility made disk-shaped uranium (DU) ordnance products for the U.S. Department of Defense. During operations, DU handling and disposal practices resulted in contamination of the facility's production building, equipment and site soil, sediment and groundwater. DU production at the facility ceased in 1997.

EPA placed the NMI site on the Superfund program's National Priorities List (NPL) in 2001. Starmet permanently abandoned the facility in 2011. Since then, EPA has overseen the efforts of the PRP group to investigate and clean up the site. To date, the PRP group has completed site investigations and two interim removal actions, including demolition of facility buildings and construction and operation of a groundwater treatment facility. EPA selected the NMI site's final clean-up plan in the July 2019 Record of Decision (ROD).



Loading area waste pile at the NMI site.



Concord's NMI/Starmet Reuse Planning Committee tours a wooded area of the NMI site.



Concord's NMI/Starmet Reuse Planning Committee members reviewing documents at the NMI site.



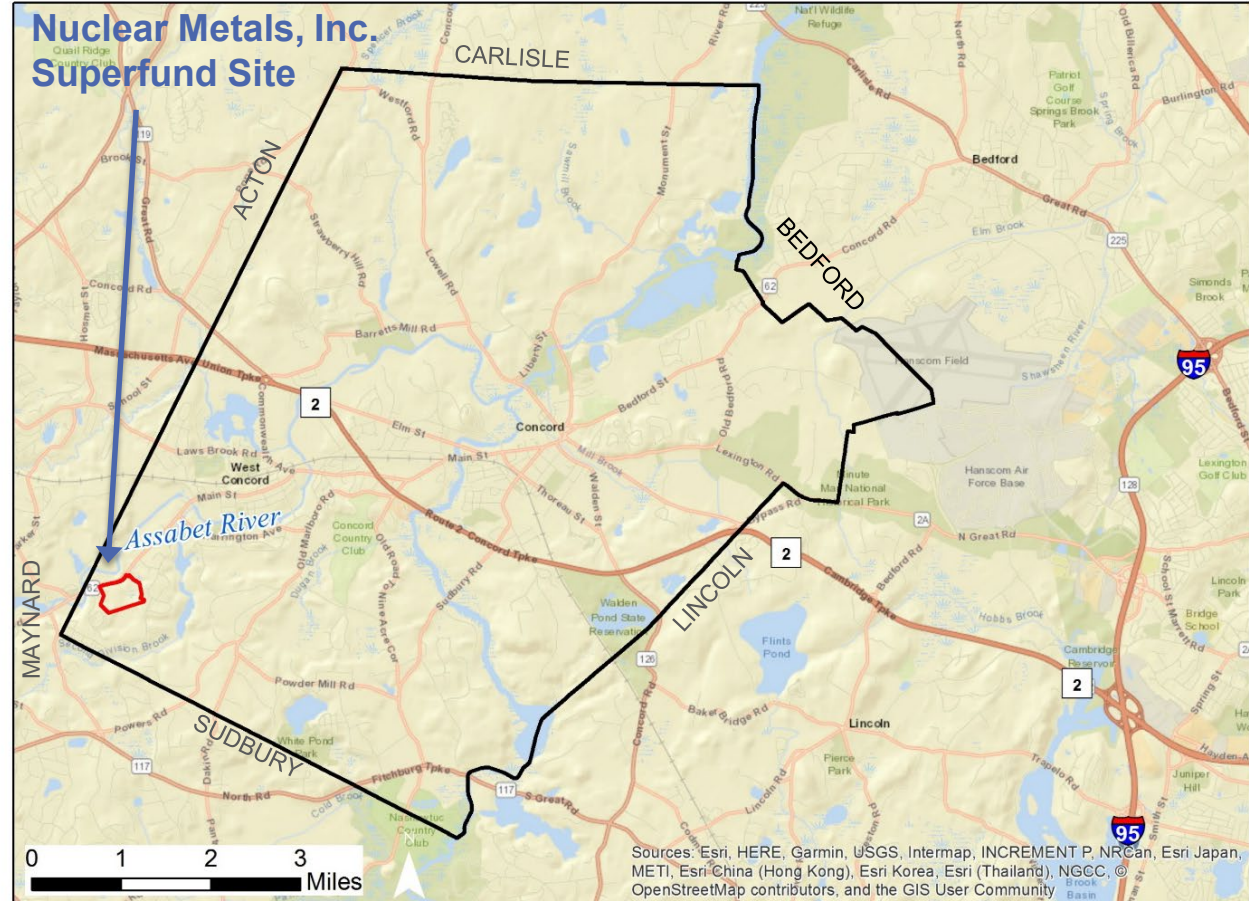
Site Location – Regional Context

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 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.



Concrete Slabs



Access Road



Cooling Water Recharge Pond



Sphagnum Bog



Holding Basin

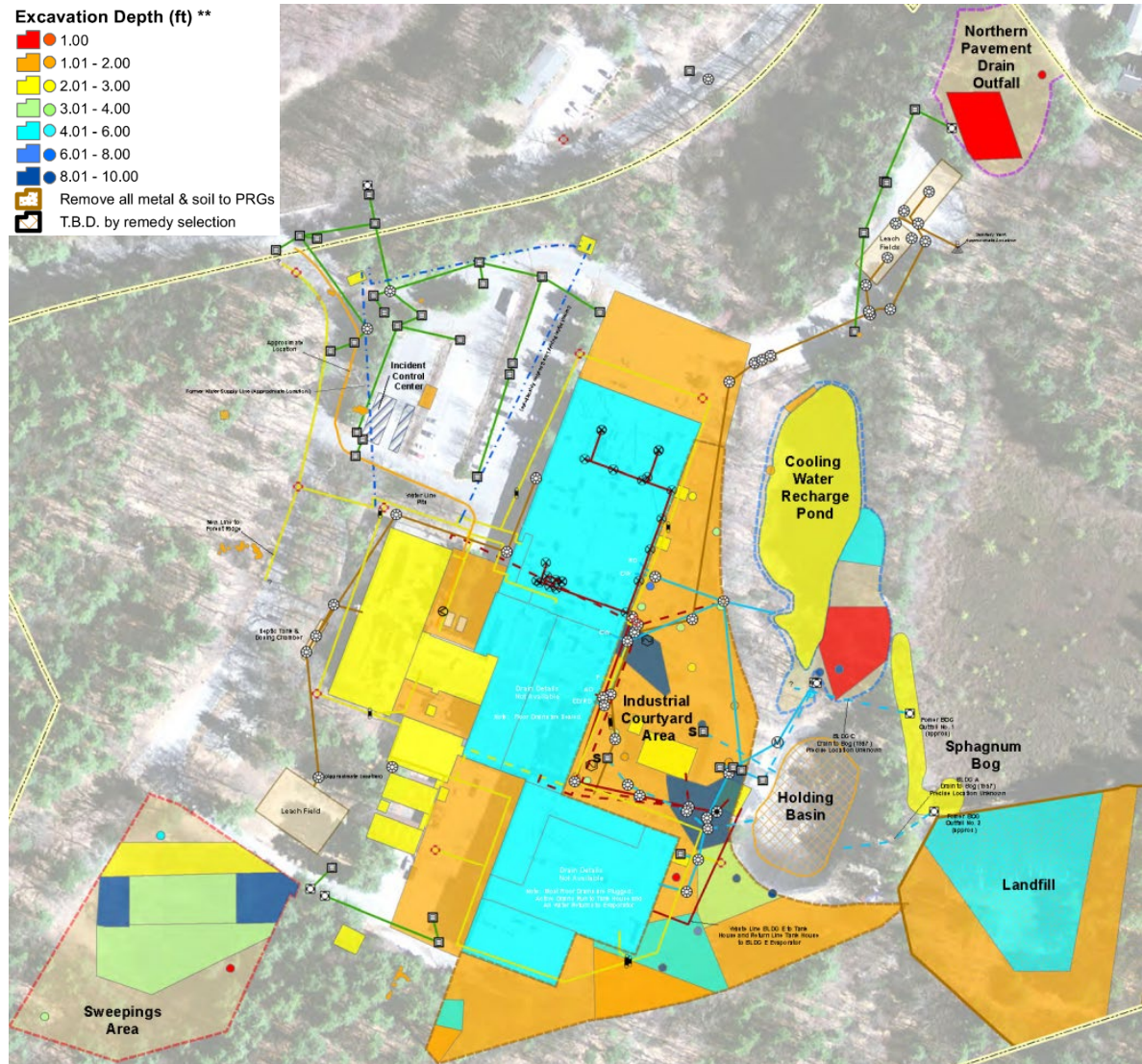
Remedial Considerations – Post Cleanup

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.

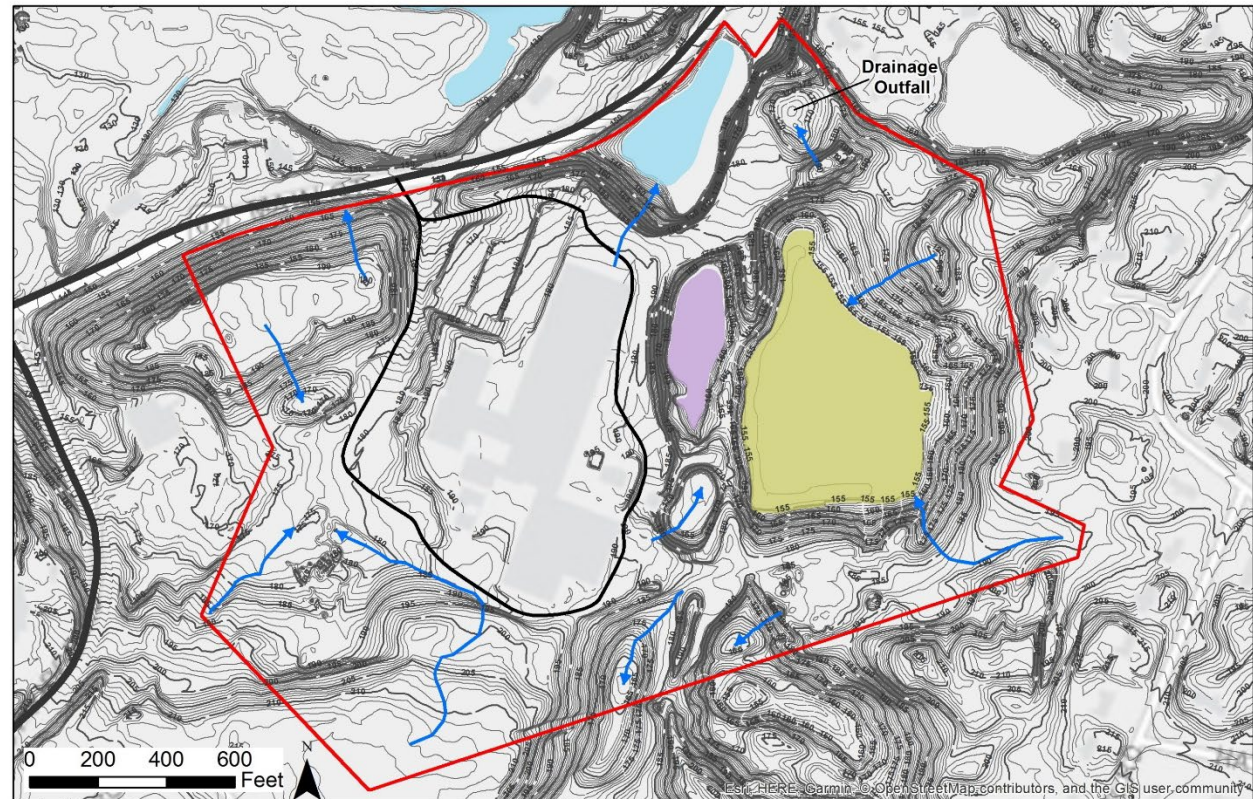
Soils and sediments removed for offsite disposal; excavated areas backfilled.



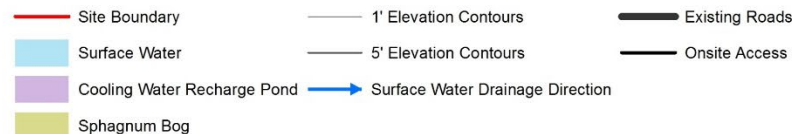
Natural Features

Steep slopes, bog and drainage features establish development limitations.

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



Physical Features



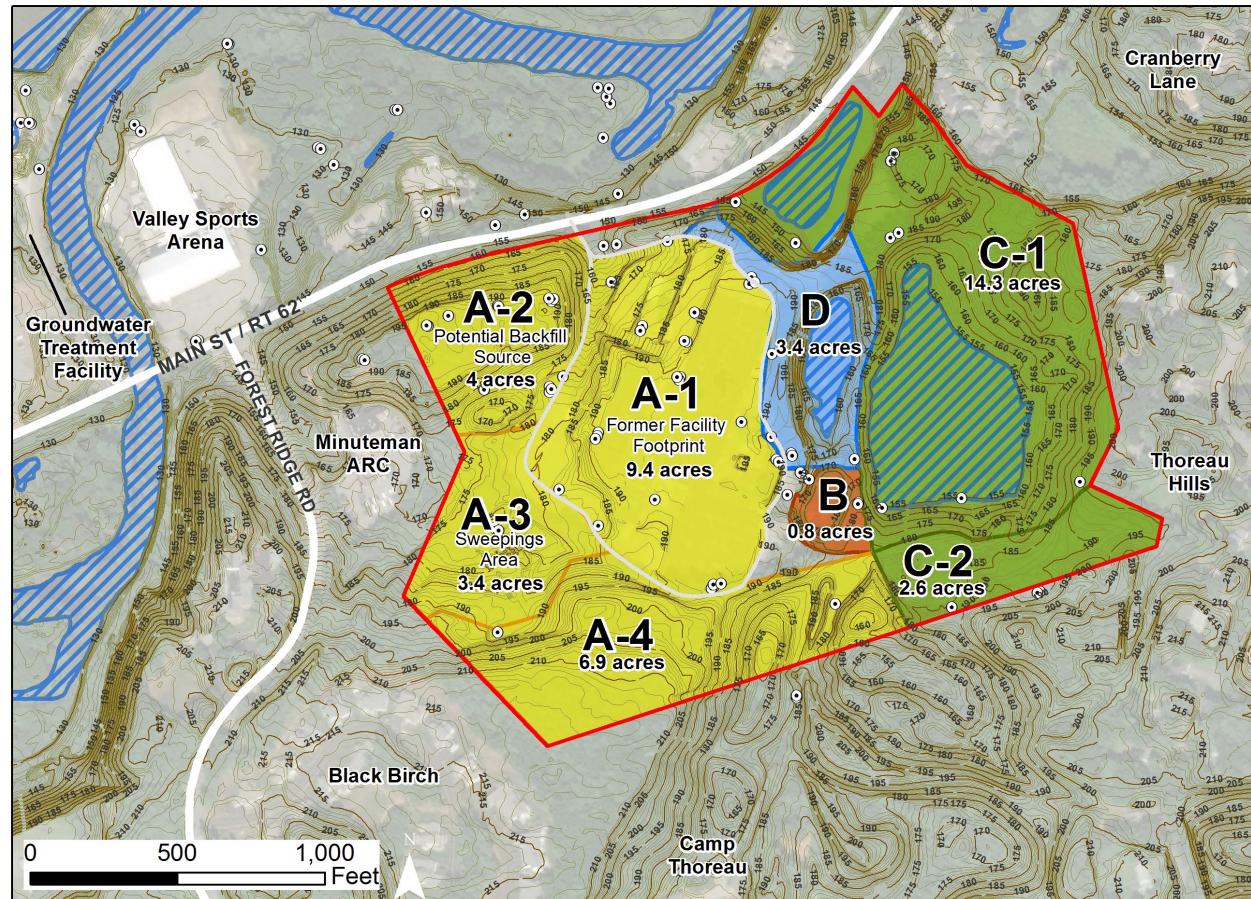
Reuse Zones

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



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.

Cluster or Co-
Housing

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

Emergency
Shelter

Open Space/
Landscape
Resilience

Fiscal Sustainability: Find creative ways to fund reuse.

Indoor Track & Field
House/ Rec Center

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

Combined Solar &
Grid Storage

Group Home

Regional/Community
Transit Hub

- Transit, Mobility, Infrastructure
- Enhance Housing Choice
- Enhance Economic Vitality
- Enhance Educational/Recreational Opportunities