

REUSE ASSESSMENT

**Suitability and Opportunities
Nuclear Metals, Inc. Superfund Site
September 2019**

Concord, Massachusetts

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 support 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 Skeo has partnered with EPA's site team, the project coordinator (de maximis, inc.), 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 cleanup 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 committee can use to reach out to other potential stakeholders and committees within Concord.

BACKGROUND

Several defense contractors (Whittaker, Textron, Inc. and Starmet Corporation) operated a specialty metals research and production facility on site from 1958 to 2011. The facility made depleted 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 site's 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 cleanup plan in the site's 2015 Record of Decision (ROD).



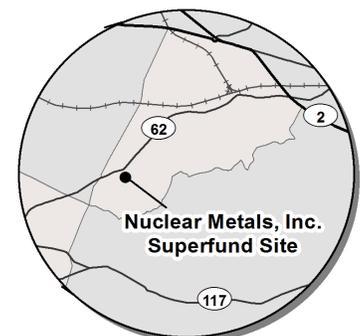
Cooling water recharge pond at the NMI site.



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



Concord's NMI/Starmet Reuse Planning Committee orients themselves to the NMI site.



REUSE SUITABILITY

STATUS AND FUTURE SITE ACTIVITIES

EPA has worked with the PRP group and federal agencies to reach a Consent Decree and Administrative Settlement to guide the site's upcoming remedial design and remedial action work. Final approval and sign-off on the Consent Decree from the Department of Justice is anticipated in the near future. Work at the site will consist of:

- Remediation of sitewide soils and sediments to allow for future residential, commercial, and other uses.
- Remediation of the Holding Basin Area resulting in a capped containment area.
- Remediation of DU in on-site groundwater to contain and treat the DU in place.
- Continued off-site groundwater remediation.

Once the Consent Decree is in place, EPA and the PRP group estimate a 5-7 year time line to complete the site work outlined above, which includes approximately 2-4 years for remedial design activities and 2-3 years for construction activities.

REUSE ZONES

Zone A: Potential Development Areas	Four potential development zones provide about 23 acres suitable for a wide range of uses (residential, commercial, light industrial, mixed-use), with flexibility for different building configurations and few use limitations. Reuse plans may inform on-site road locations and surface cover in soil remediation areas. Town water lines are available on Main Street; new on-site water connections are needed. Municipal sewer service is not available at the Site; on-site wastewater management options will likely need to be considered in development plans.
Zone B: Holding Basin Consolidation	Development limitations likely will prevent cap disturbance and new structures. Potentially suitable for paved parking or open space.
Zone C: Open Space - Habitat/Buffer	Suitable for open space, trails and wildlife viewing. Certain areas may have potential for development compatible with adjacent trails and uses. Slopes currently limit access in some areas. Reuse may inform final surface cover in soil remediation areas (cleared area versus revegetation).
Zone D: Open Space - Drainage/ Infrastructure	Remedial design coordination needed to evaluate access options between Zone A and Zone C. Suitable for stormwater and surface water drainage features.

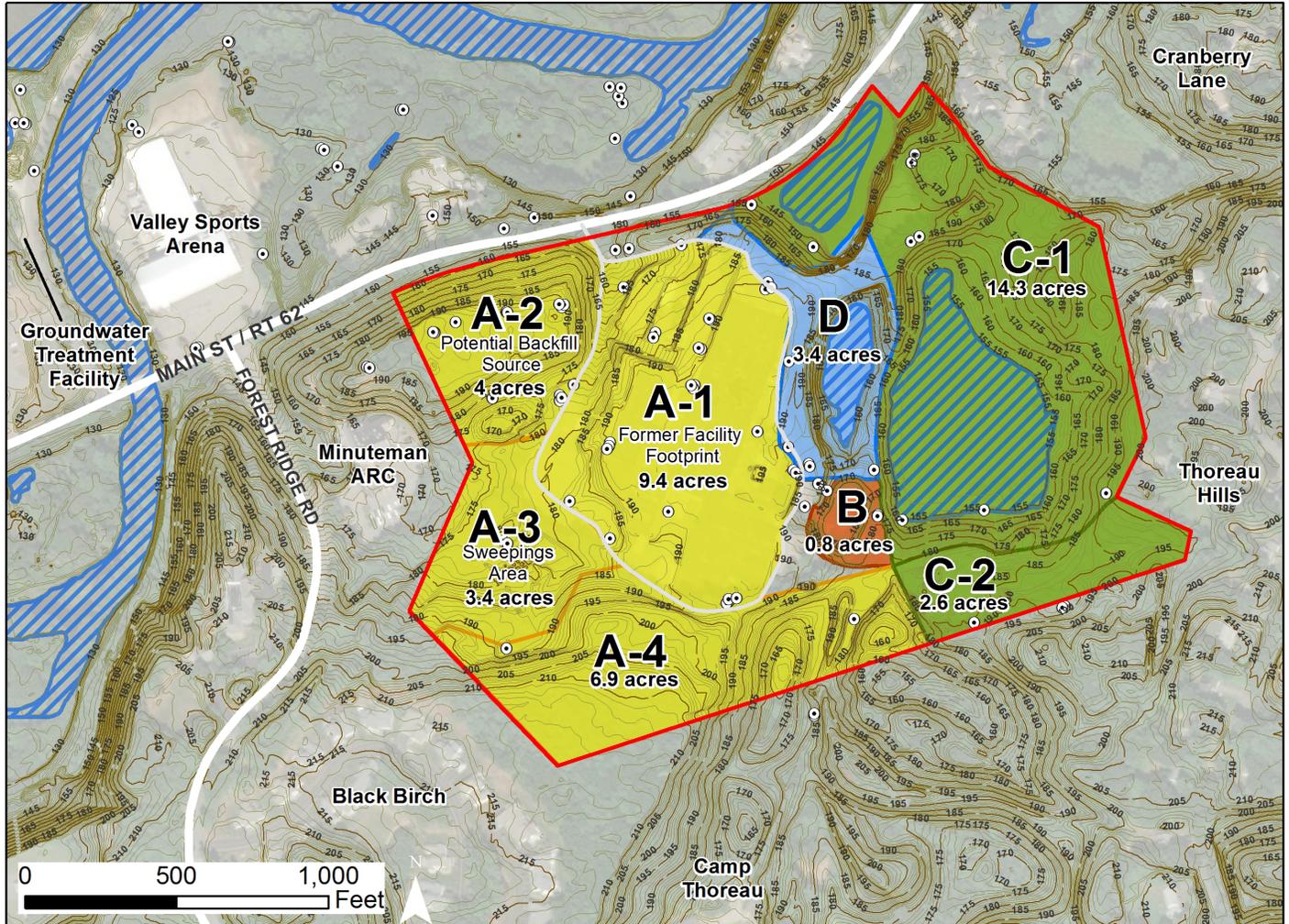
POTENTIAL USES AND LIMITATIONS

The NMI site could offer up 16 to 23 acres of developable land across three different areas. As the site will be cleaned up to residential standards, these development areas could host residential, commercial, light-industrial and mixed-use projects. Certain limitations, established as part of the site's remedy, prohibit excavation or development activities within the Holding Basin Containment Area (Zone B) and restrict on-site groundwater use. An additional 16+ acres of open space could support trails, site access, forest, wetlands and wildlife habitat. These areas could also support stormwater drainage features and help meet open space and wetland buffer requirements. Because of the variety of uses that are possible at this site, stakeholder input may inform remedial design considerations, including site backfill, regrading and surface cover for future development areas, drainage features and open space access.

The site property, owned by Starmet, is tax delinquent. Because of previous response actions, outstanding mortgage debts and unpaid taxes, significant financial encumbrances need to be addressed prior to the property's ownership transfer and redevelopment. Federal enforcement liens will also need to be considered in a future settlement agreement. In addition, title encumbrances will need to be resolved as part of any future ownership transfer. These efforts will likely require the involvement of the PRP group, government agencies and town of Concord as well as the site's future owners. The town's role in site property transfer and future ownership may vary depending on the property's anticipated future use and municipal priorities. Additionally, groundwater use at the site will be prohibited for the foreseeable future. This will likely have little bearing on the site's reuse, as it is

REUSE CONSIDERATIONS

already connected to Concord's water utilities.



Potential Reuse Zones Map



OUTREACH PLAN

The NMI/Starmet Reuse Planning Committee and EPA are coordinating to gather stakeholder input regarding the future use of the site. The activities below are intended to help refine the site reuse goals on the following page.

- NMI/Starmet Reuse Planning Committee will reach out to community stakeholders about reuse at the NMI site. Committee representatives plan to attend the meetings of other community groups, boards, committees and commissions, share site and project information, and report back to the Reuse Planning Committee.
- EPA will coordinate with the Committee to convene a community reuse workshop and ask for public input. This workshop, which will take place in the hearing room of the Town House (22 Monument Square, Concord, MA) on Thursday, October 17th from 5-8:30 pm, will identify additional reuse ideas in the community and provide information to further refine potential reuse scenarios for the NMI site.
- EPA will then summarize the reuse planning process to date and develop reuse planning recommendations to inform the upcoming remedial design and remedial action stages of cleanup at the site.

Skeo Solutions developed this map using base map information provided by CDM Smith. Shapefile source: HDR Engineering, Inc. - OU5 Remedial Investigation. Aerial: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community.

POTENTIAL GOALS FOR SITE REUSE



Nature viewing area/
outdoor classroom



Revenue generating
retail/office/industrial



Seasonal workforce
housing



Senior center



Emergency shelter



Combined solar & grid
storage



Indoor track & field
house/rec center



Cluster or co-housing



Co-work/start-up office
space



Open space/landscape
resilience



Group home

PRINCIPLES

- **Multiple Integrated Uses:** Redevelopment should address multiple needs identified by the community.
- **Environmental Stewardship:** Redevelopment should be sustainable and preserve environmental assets, be carbon neutral, and improve landscape resilience.
- **Fiscal Sustainability:** Find creative ways to fund reuse.
- **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.



Artisan incubator space



Regional/community
transit hub

 Transit, mobility, infrastructure
  Enhance housing choice
  Enhance economic vitality
  Enhance educational/recreational opportunities

CONTACT INFORMATION

For questions or input on Concord's reuse goals

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For questions about EPA Superfund

U.S. EPA - Sarah White, Community Involvement Coordinator
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U.S. EPA - Christopher Smith, Remedial Project Manager
smith.christopher@epa.gov | 617-918-1339

ADDITIONAL INFORMATION

Town of Concord NMI/Starmet Reuse Planning Committee web page: <https://concordma.gov/2446/NMI-Starmet-Re-use-Planning-Committee>

EPA Nuclear Metals, Inc. Superfund Site Profile: <https://cumulis.epa.gov/supercpad/cursites/csinfo.cfm?id=0100550>

EPA Superfund Redevelopment Initiative Program: <https://www.epa.gov/superfund-redevelopment-initiative>