
2016 Housing Summit

— 8-16-2016 —

Participants

Developers

Builders

Financiers/Investors

Educators

Planners/Building Codes

Realtors

Industrial/Retail Recruiters

Government Leaders

What Started the Conversation?

Forming a Long Term County Vision

Series of Newspaper Articles <http://roanecountytn.gov/county-executive/published-articles-speeches/>

What does 2016 Hold for Roane County Part 1 and Part 2- January and February 2016

Private Sector Investment the County- February 2016

Planning our Future - November 7, 2014

“Tomorrowville”- October 13, 2014

A number of Executives Summaries <http://roanecountytn.gov/county-executive/executive-summaries/>

#23 April 2012 -Industrial Inventory Summit

#24 June 2012- Assessing the Community Assets

#25 April 2012 and #47 -March 2016- SMR Construction Permit Project

In the Works Summer 2016- End Use of K-25 site

What Started the Conversation?

Education Planning -Delivery of Service

Community Needs of existing population

Opportunities for Retiree

Recreation/Tourism Opportunities

Recreation Park Usages

Industrial/Economic Development

Tourism Focus

The Needle has Moved

As we sense and gauge our local economy and industrial/commercial/retail developments, we have moved from: **maintaining**, to **cautiously optimistic**, to **optimistic**.



Why are we here? There is some Momentum

Inform the Community Leaders what we see may be happening in the future...

Hopefully allowing our communities to be ready and plan for the possibilities of changes in the future.

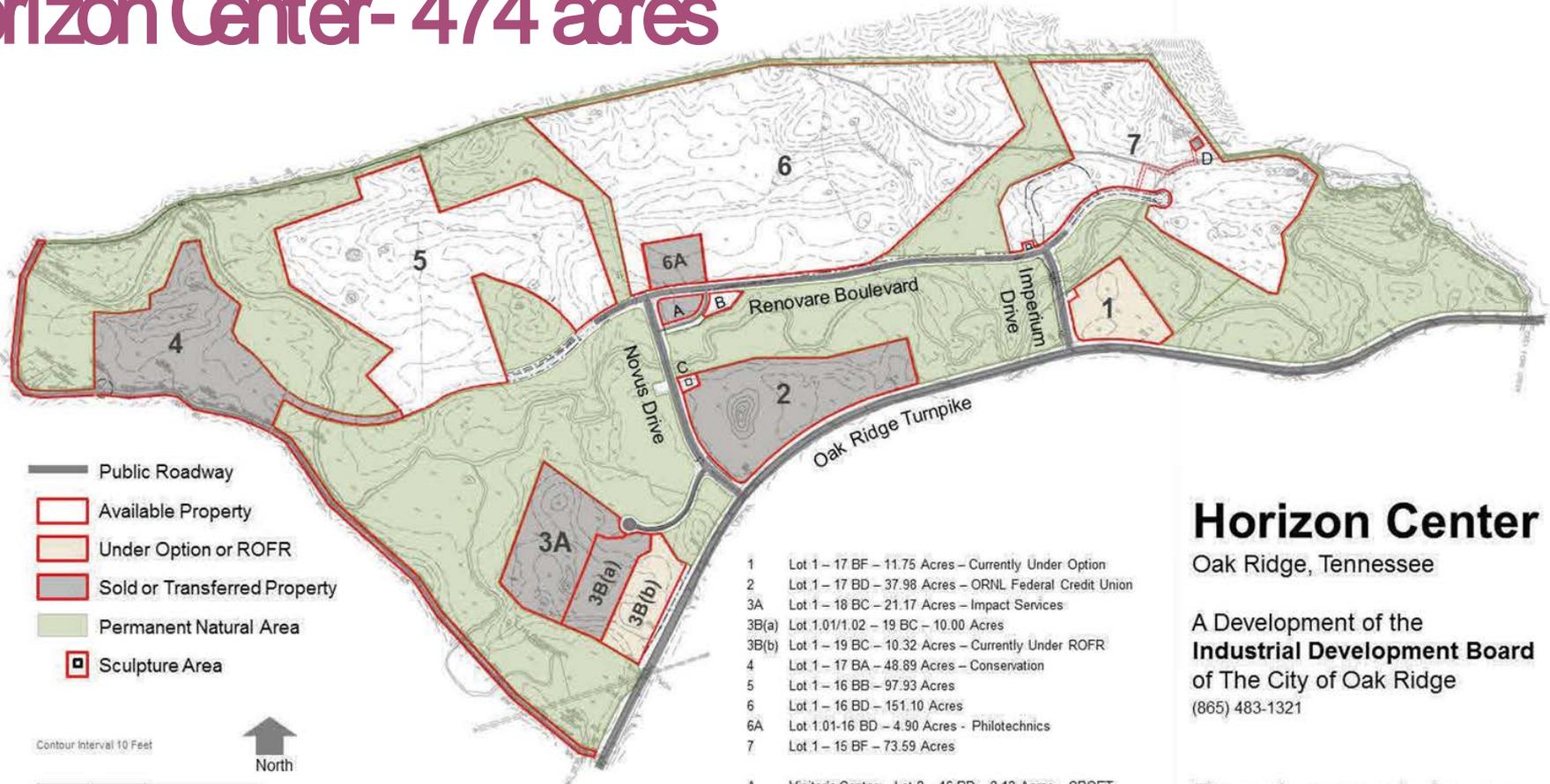
What have our government **leaders supported** and **may know** that the **general public may not be aware** of regarding the possible changes:

1. Resolution # 5-12-24 support of the SMR and Manhattan Project National Historical Park
2. ETTP
 - a. Project Cardinal
 - b. Project Opal
3. Horizon Center
4. Y-12/CNS/UPF
5. RRBTP/ Jones Rd. Resolution# 11-14-08 and # 06-16-10

Here is what is Moving!!!

1. Horizon Center
2. K-25 transition to ETTP as an industrial park and a National Park-**Heritage Center**
3. Manhattan National Historical Park- Approved
4. Happy Valley- Sale
5. ETTP Airport- Development
6. SMR- Proposal Application Site submitted
7. UPF- rebuilt of Y-12 Funded
8. Roane Regional Business Technology Park
9. **Carbon Fiber** the next industrial revolution

Horizon Center- 474 acres



- Public Roadway
- Available Property
- Under Option or ROFR
- Sold or Transferred Property
- Permanent Natural Area
- Sculpture Area

Contour Interval 10 Feet

0 1,000 2,000 Feet

CH2M HILL

Revision Date 16 March 2011

- 1 Lot 1 - 17 BF - 11.75 Acres - Currently Under Option
 - 2 Lot 1 - 17 BD - 37.98 Acres - ORNL Federal Credit Union
 - 3A Lot 1 - 18 BC - 21.17 Acres - Impact Services
 - 3B(a) Lot 1.01/1.02 - 19 BC - 10.00 Acres
 - 3B(b) Lot 1 - 19 BC - 10.32 Acres - Currently Under ROFR
 - 4 Lot 1 - 17 BA - 48.89 Acres - Conservation
 - 5 Lot 1 - 16 BB - 97.93 Acres
 - 6 Lot 1 - 16 BD - 151.10 Acres
 - 6A Lot 1.01-16 BD - 4.90 Acres - Philotechnics
 - 7 Lot 1 - 15 BF - 73.59 Acres

 - A Visitor's Center - Lot 2 - 16 BD - 2.12 Acres - CROET
 - B Lot 3 - 16 BD - 1.68 Acres - IDB
 - C Sculpture Area - Lot 2 - 17 BD - 1.55 Acres - IDB
 - D Cell Tower and Utility Easement - Located on Lot 1 - 15 BF - 0.90 Acres CROET
- Total Acres 473.88**

Horizon Center

Oak Ridge, Tennessee

A Development of the
Industrial Development Board
of The City of Oak Ridge
(865) 483-1321

Development Areas



Heritage Center Road Map

Heritage Center Revitalization

- Support to CROET/Heritage Center
- Private-sector industrial park
- Conservation easement
- National Park
- Regional airport

ETTP Closure

-Em Site Transition

- Stakeholder Involvement
- Infrastructure stabilization
- Develop plan for all property disposition/transfers
- Transfer site and long-term stewardship, to extent possible, to non-EM entities.

ETTP Cleanup

- Heritage Center cleanup to regulate requirements
- Vision 2020 completion
 - Building demolition
 - Soil and water remediation

Closure Objectives

- Complete all demolition and remedial actions consistent with CERCLA agreements.
- Implement historic preservation activities
- To the maximum extent feasible, leave facilities and site infrastructure in a condition that enables transfer of the site to non-Federal entities such as CROET and the City of Oak Ridge (COR) for reindustrialization and future use.
- Develop a plan for ensuring long-term surveillance, maintenance and other stewardship functions after site cleanup is completed.
- Develop a plan for all property disposition/transfers
- Develop a plan for “exiting” the site
- Execute activities in a safe and cost efficient manner

We have established near-term visions that support cleanup of the Reservation

Vision 2016

Completion of GDP building demolition at ETTP

Vision 2020

Remaining portion of ETTP cleaned up and reindustrialized

Vision 2024

Expand cleanup work to Y-12 to address mercury contamination

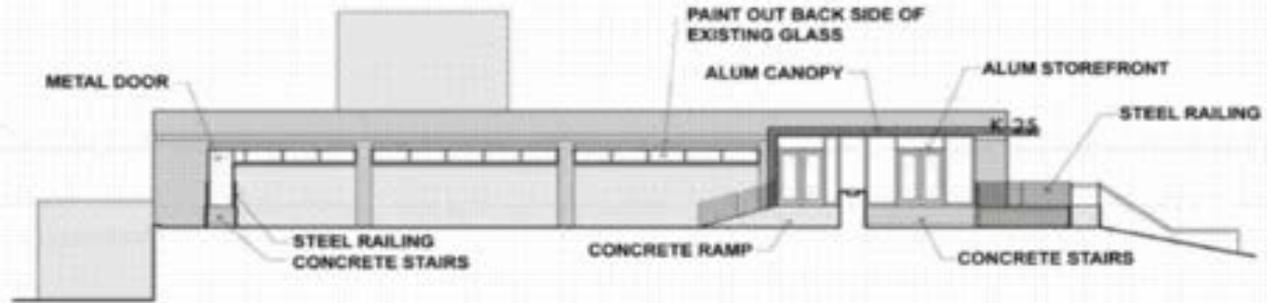


Delivering on Vision 2016

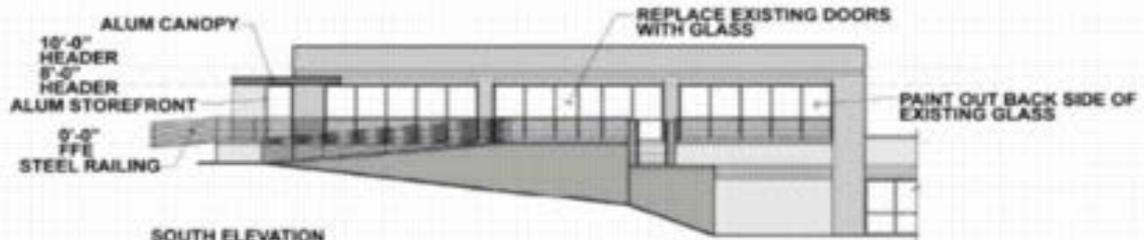
All gaseous diffusion facilities at ETPP demolished by end of 2016



Manhattan Project National Historical Park



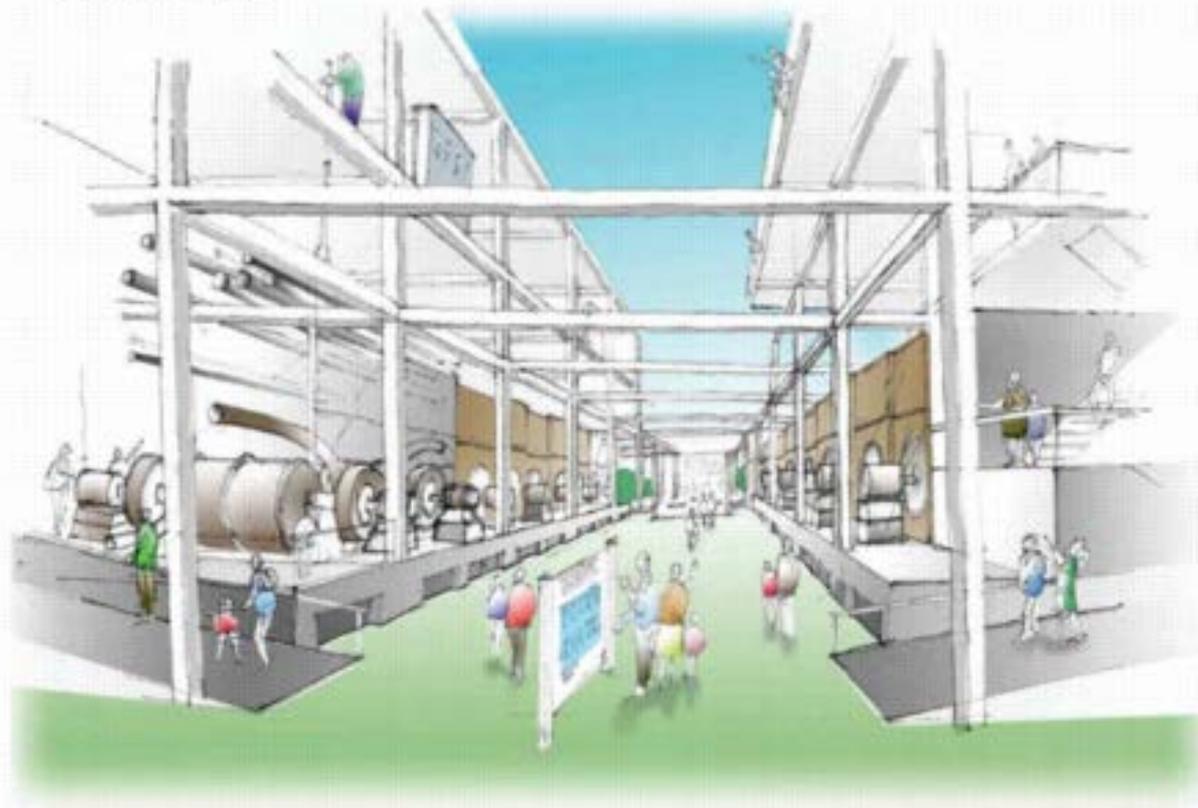
WEST ELEVATION



SOUTH ELEVATION

Manhattan Project National Historical Park

Cell Floor Exhibits



Happy Valley-160 acres across from K-25

GSA
U.S. General Services Administration

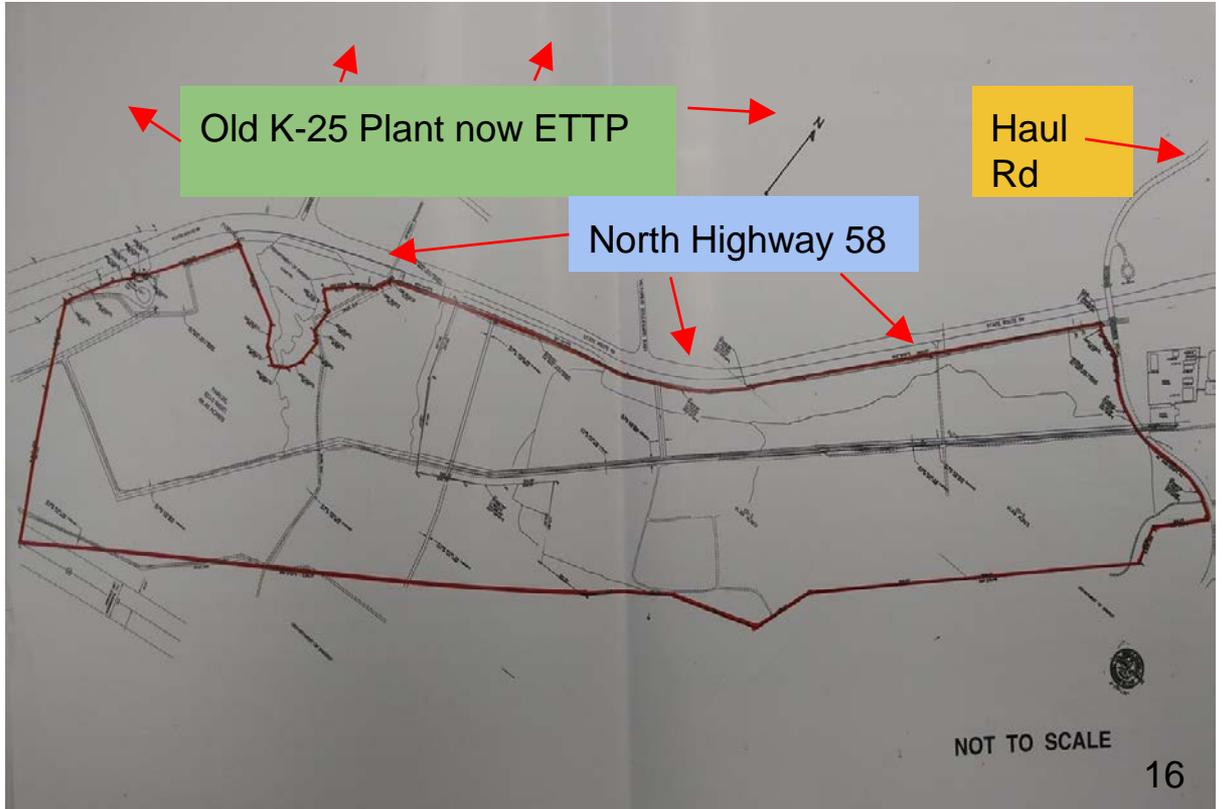
SELLING ON BEHALF OF THE U.S. DEPARTMENT OF ENERGY

160.34 Acres

Oak Ridge, Roane County, TN

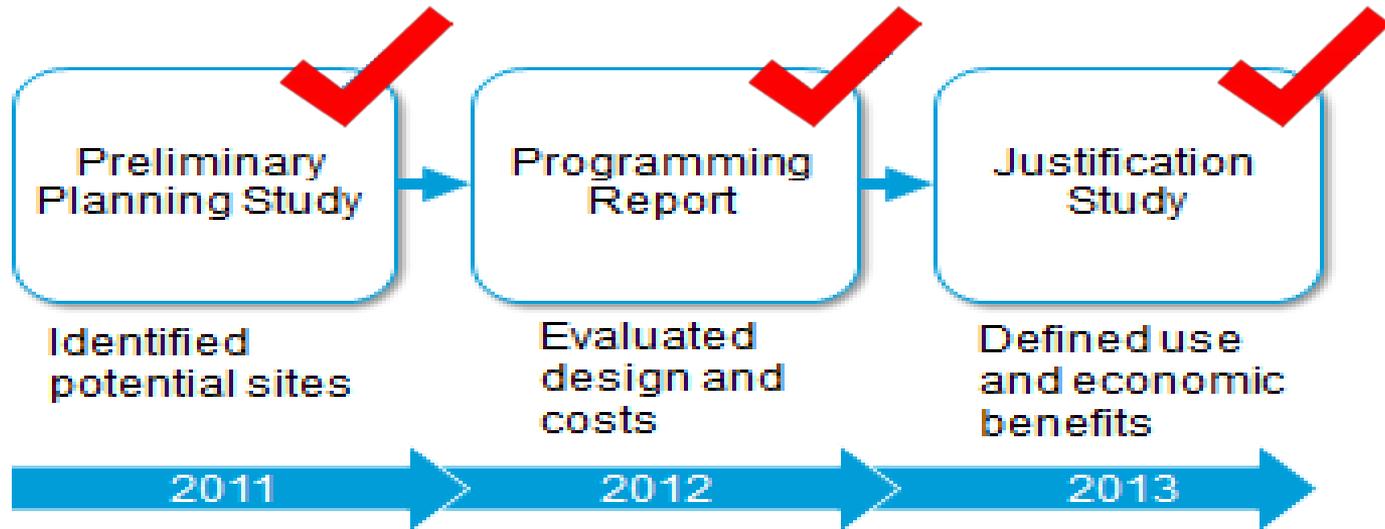


Invitation For Bid
160.34 +/- Acres Southside of Oak Ridge Turnpike (SR 58) Oak Ridge, Roane County, TN
U.S. General Services Administration On Behalf of the U.S. Department of Energy Announces the Sale of the former Happy Valley Camp Site, Parcels ED-3 and ED-3 Western Expansion Area.
IFB Number 4-B-TN-0664-AG
Sale/Lot Number PEAC1416007001
Online Auction Begins July 7, 2016
WWW.GSAAUCTIONS.GOV



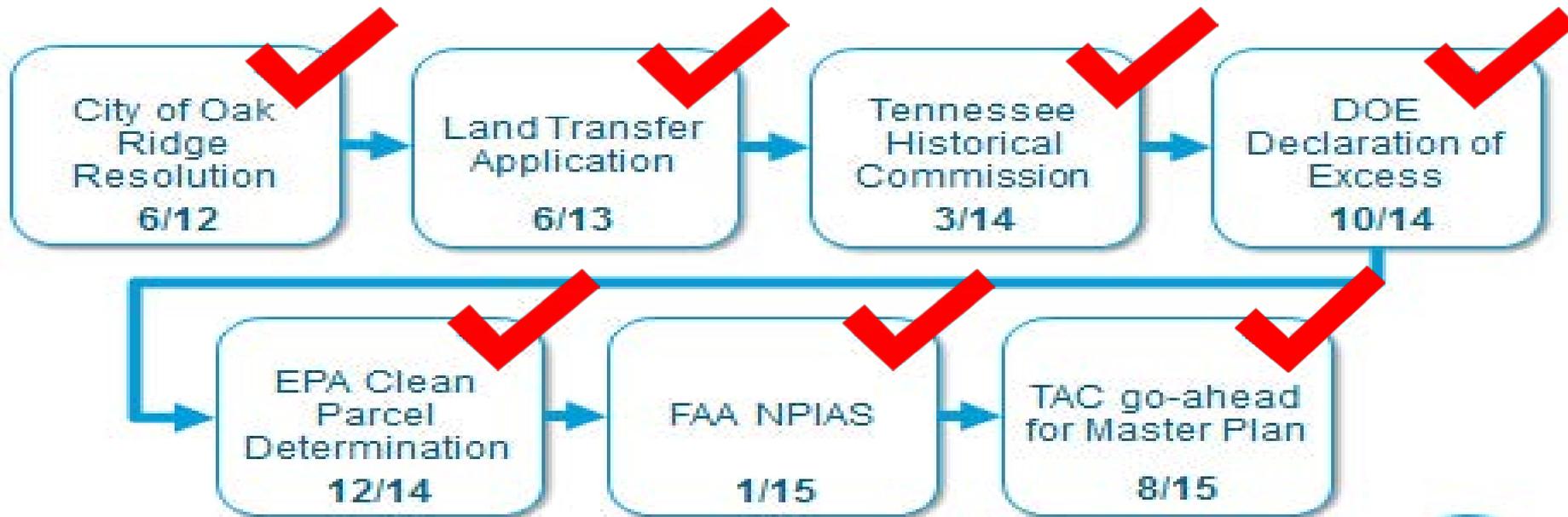
AIRPORT

Project's Phase 1 had 3 milestones



AIRPORT

The project's 2nd phase has passed all 7 major milestones



AIRPORT

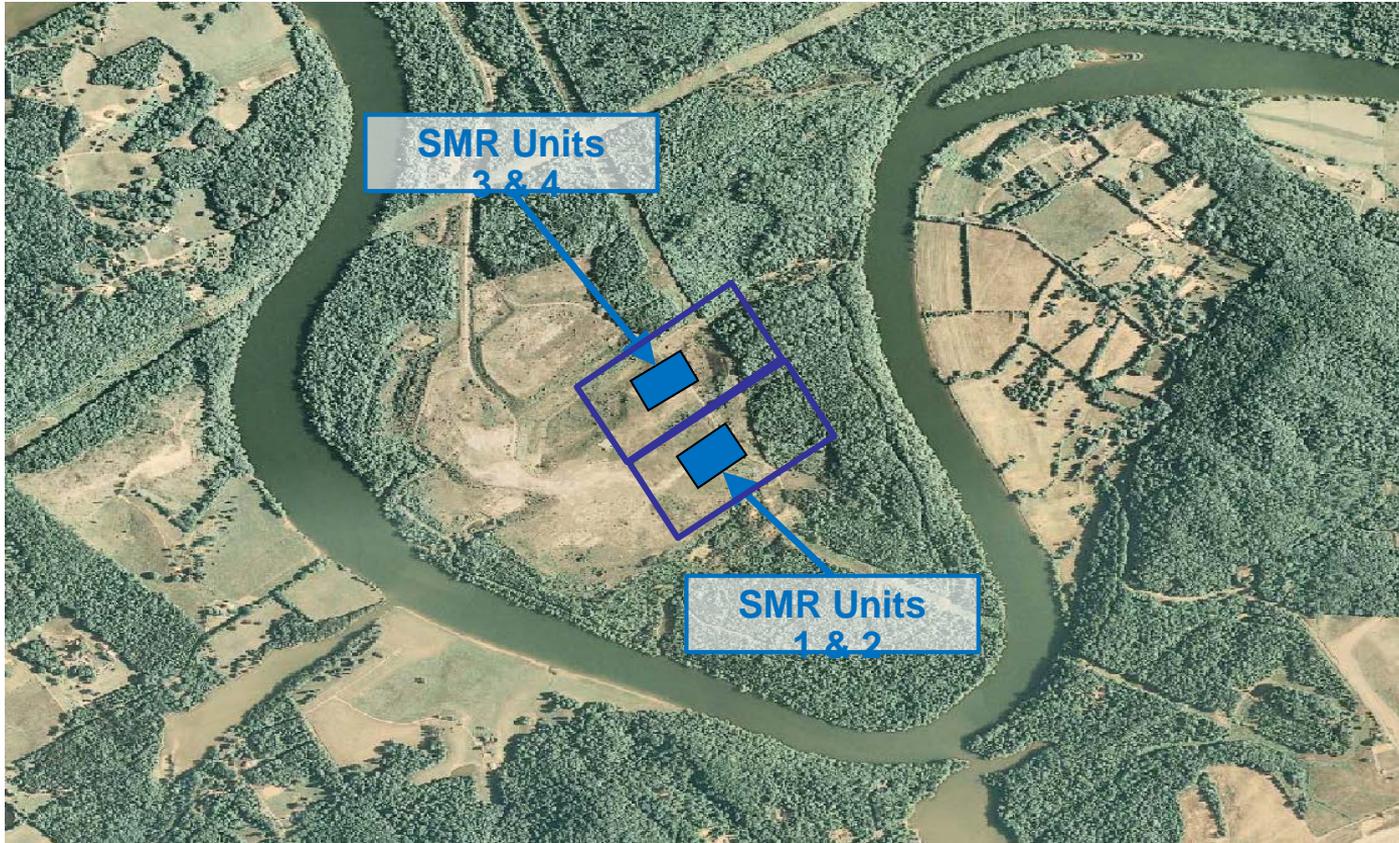
The next phase has 6 new milestones



SMR- Clinch River Site



SMR- Reactor Locations on Site



Modularization Attributes:

- Modularity part of the design process
- Goal of > 70% of construction to be modular
- Design optimization through “area design”
- Strong attention to tolerances, interfaces, & integration
- Repeatability through automation and common tooling
- Robust quality assurance in fabrication facilities



“Economies of Mass Production vs. Economies of Scale”



Please join

NNSA Administrator General Frank Klotz

for the

UPF Construction Support Building Groundbreaking

August 25th, 2016 at 9:00 a.m.

New Hope Center, Y-12 National Security Complex

Following a reception and speeches at New Hope Center, guests will travel to the Construction Support Building Site for a Groundbreaking Ceremony.

RSVP: Allison Lloyd, rayag@y12.doe.gov or 865-241-2589 by August 19th
Please provide your full name and the last four digits of your social security number.

Special Instructions: Please wear pants and sturdy closed-toe shoes as you will be visiting a construction site.

RRBTP- Jones Rd Properties 650 acres 60 acres this location



TVA, Roane County and IDB
Investment- Building the Road



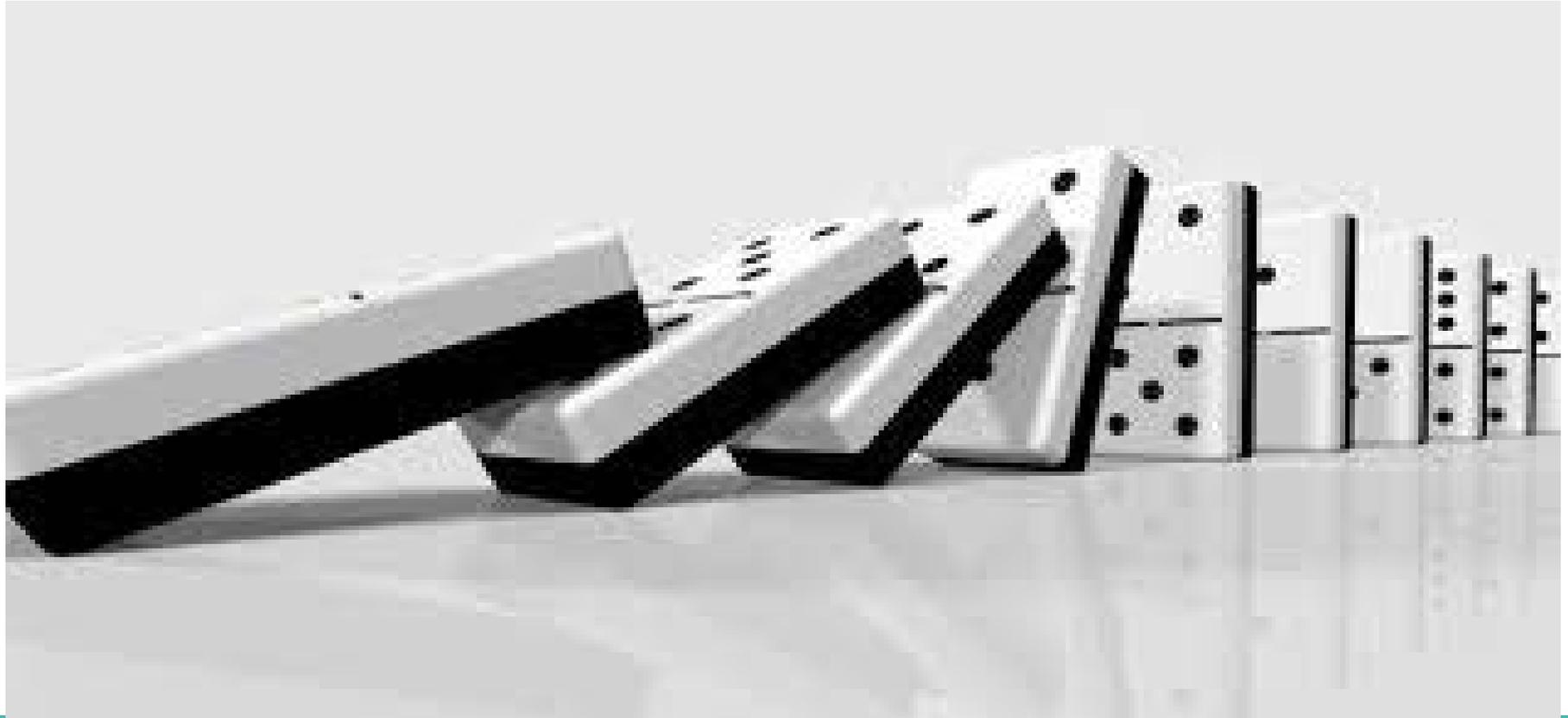
Now ECD, Roane County and IDB investment
Leveling the Site



Carbon Fiber



Dominoes are Starting to Fall



Sold last week in July



Sold first week in August Sold ????



A Home of Their Own?- Governing July 2016

Millennial (24-35) have not been buying homes

Cultural

Economic

Heavy student debt

Spend less, save more, live with parents, delay marriage

Millennial are the best educated generation ever- educated people generally are the most motivated to buy homes.

Millennial are entering the age of marriage and having kids

Increasing bullish on the housing market

A Home of Their Own?-Governing July 2016

Millennials key motivators

Transportation

Walkability

Parks

Good Schools

Likely to actually spend money on green homes and eco-friendly upgrades

Lived in city districts but as they began having kids likely to move to more suburban areas.

KnoxNews Sentinel July 27, 2016 excerpts

Americans bought new homes in June at the fastest pace in more than eight years, a sign that a solid job market and low mortgage rates are bolstering the broader U.S. economy.

Builders say they're struggling to find both workers and land for additional construction.

The National Association of Realtors said last week that sales of existing homes rose 1.1 percent in June to a seasonally adjusted annual rate of 5.57 million, the best performance since February 2007.

Current Housing Supply

Inventory by Location

Ages of Homes

Price Range of Homes

Vacant/Development Lots or Acres

Price Range of Acres

Available Developments

Preserve on the Clinch www.thepreserveatclinchriver.net

Ladd Landing www.laddlanding.com

Grande Vista Bay www.grandevistabay.com

170 acres that have recently been placed on the market in city of Kingston

Rockwood developer building 576 square foot homes within the city as approx 30 older homes have been razed

Here is what we are doing in Building and Codes

1. Reorganized the Office with Renee as an Office Manager and training to be our Chief Planner (among other duties)
2. Training Mescal to be a filled-in/backup inspector (among other duties)
3. Assigning Shelby becoming our Nuisance Compliance Officer (among other duties)
4. Building a Web site to assist in Office Efficiency
 - a. Document our regulations
 - b. Provide useful information and checklists of how to have a successful construction project
5. Communicating with Builders with a Text Message Program -sign up sheet available
6. Offer additional classes with Homeowners and Builders
7. Review our current codes to see if we are meeting our intended goals and objective or if we have over reached what we should be regulating



- Building Codes
- Septic
- Nuisances
- Planning
- Zoning
- Fee Schedule
- FAQ's
- Permits
- Resolutions Regulations
- About Us

Building Codes

It's about Safety and long term Building Efficiencies

I am a:

Resident

Residential Contractor

Commercial Contractor

Business Owner

Growing, thriving communities don't just happen. They are made, collaboratively. Whether you're building a new home for your family, renovating an existing property in which to operate a small business, or planning a major industrial facility, we'll provide you with the guidance you'll need. On this site you will find detailed outlines of what's required for common projects, and much more.



If you don't find what you're looking for please don't hesitate to contact us at 865-717-4230. We're here to help!

308 North 3rd Street
Kingston, TN. 37763

Hours: Monday – Friday 8:30am to 4:00pm; permit applications are accepted until 4:00pm



Approved documents: Building Codes

- Private Acts, 1974 Chapter No. 279
- Requires Building Permits
- Resolution 11-12-09 2012 International Residential Code
- Resolution 11-12-08 2012 International Building Code (IBC)
- Resolution 05-12-04 Dock Permitting

Alice's Adventures in Wonderland by Lewis Carrol

Alice, "Would you tell me, please, which way I ought to go from here?"

"That depends a good deal on where you want to get to," said the Cat.

"I don't much care where—" said Alice.

"Then it doesn't matter which way you go," said the Cat.

"As long as I get somewhere," Alice added as an explanation.

"Oh, you're sure to do that," said the Cat, "if you only walk long enough."

Charles Darwin probably said it best,

“It is not the strongest of the species that survives, nor the most intelligent that survives. It is the one that is the most adaptable to change.”

Conclusions

Our economy is changing. Always has and always will. There may be more dramatic changes than we may have seen in a while.

Roane County has been involved in some of the policies and implementation of some of these changes.

There are many economic indicators pointing and saying these changes are on the immediate horizon.

Questions and Comments

Issues

Building and Codes- Processes

- Permits-requirements

- Inspections- Timing, Schedules,
Site Maps-Planning Commission

- Zoning Changes

Nuisances

Infrastructure-Sewer

Taxation

Dilapidate Structures

Appearance of the Community

Public Housing

Housing Inventory