

**APPENDIX A: SUMMARY OF PUBLIC ENGAGEMENT PROCESS**

The Industrial Area Transition Task Force solicited public comment during two comment periods. The first comment period coincided with the release of the Task Force's preliminary findings and was open from February 17 to April 3, 1998. During this comment period, over one thousand newsletters were distributed locally, local governments were individually briefed, and the Task Force held a public open house. The second public comment period immediately followed the release of the public comment draft of the final Task Force report "From Swords to Plowshares" and extended from July 7 to August 21, 1998.

Comment was received in four forms: mailed letters, phoned comments, e-mail comments, and through an online internet discussion group. Commentary was also culled from newspaper letters-to-editors and editorials. Local governments and citizens groups provided stated positions through official resolutions or recommendations.

**Summary of Public Comment**

Public comments are summarized below. No effort was made to obtain a statistically valid sampling of the local populace, and the results should be interpreted with that fact in mind. Responses from from seventy citizens, regardless of the form of transmission, were tallied. The following table provides a summary of recurring themes in the public comment, and the number of times that they were mentioned.

TOPIC	SUPPORT
Industrial Area reused as open space	32
Industrial Area redeveloped for industrial use	4
Industrial Area redeveloped for other use	3
Buffer Zone as open space with I.A. redevelopment	3
Buffer Zone as open space with I.A. as open space	26
Form community entity to advocate for reuse	3
Preserve community options for reuse	2
Reuse site as open space (I.A. not specified)	24
Reuse site as restricted access open space	2
Allow new utilities on site	1
No new utilities on site	23
Miniature aircraft airport in Buffer Zone	5

For greater detail, please review the expanded Public Comment Appendix in the full "From Swords to Plowshares" report, available at the Rocky Flats Reading Room, (303) 469-4435.

**Open House Straw Poll**

A straw poll was taken during the Task Force Open House on March 25, 1998. The poll was meant to give a rough idea of public sentiment and is not statistically valid. The results of the straw poll are outlined below. For definitions of the concepts, refer to the "From Swords to Plowshares" report.

**Implementation Strategies**

Aggressive Reuse: 2 support, 8 against.

Preserving Options: 8 support, 2 need more information, 1 against.

Hands-off: 6 support, 3 against.

Reuse Scenarios

Industrial Redevelopment: 1 support, 1 neutral, 1 need more info, 9 against.

University/Lab R&D Center: 5 support, 2 neutral, 2 need more info, 1 against.

Cold War Museum: 1 support, 2 neutral, 2 need more info, 6 against.

Eco-Industrial Park: 2 support, 5 need more info, 3 against.

Single Tenant "Jewel" User: 2 support, 9 against.

Open Space: 11 support, 2 against.

**Local Governments/Citizens Groups Actions**

The following local governments and citizens groups prepared resolutions or recommendations related to the Rocky Flats Industrial Area Transition Project. Resolution/recommendation numbers and/or dates are provided.

Metro Mayors Caucus - Resolution dated 2/7/98.

City of Westminster - Resolution No. 13 dated 2/23/98.

City of Arvada - Resolution No. R98-062 dated 3/2/98.

PLAN-Boulder - Recommendation dated 4/7/98.

City of Golden - Resolution No. 894 dated 4/23/98.

Rocky Flats Citizens Advisory Board - Recommendation dated 6/5/98.

Coal Creek Canyon Improvement Association - Recommendation dated 8/21/98.

City of Boulder - Recommendation dated 8/21/98.

Complete documentation of Industrial Area Transition public comment, local government and citizens group actions, and media coverage follows this summary.

**APPENDIX B: LIST OF INFORMATIONAL INTERVIEWS**

Name	Affiliation
Charlie McKay	Church Ranch Corporation
Howard Lacy	Jefferson Center Associates
Bruce Nickerson	Jefferson Center Associates
Tom Marshall	Rocky Mountain Peace & Justice Center
LeRoy Moore	Rocky Mountain Peace & Justice Center
Eugene DeMayo	Sierra Club
Ralph Peterson	CH2M Hill
Robinson Lapp	Coal Creek Canyon Fire Protection District
Steve Tarlton	Colorado Dept. of Public Health and Environ.
Stanton LaBreche	Jefferson County Open Space
Brent Temmer	Colorado Environmental Business Alliance
Matt Jones	City of Boulder Open Space
Craig Kocian	Arvada City Manager
Maria VanderKolk	Arvada City Manager's Office
Hank Stovall	Broomfield City Council
Arne Carlson	City of Broomfield Planning Dept.
Ken Foelske	Jefferson County Open Space
Bob Lieneman	City of Westminster Open Space
Lynn Wodell	City of Westminster Open Space
Carolyn Holmberg	Boulder County Open Space
Carl Block	Professor of Biology, Univ. of Colorado
Kevin Standbridge	City of Broomfield Planning Dept.
Kathy Schnoor	City of Broomfield Rocky Flats Liaison
Larry Hulse	City of Westminster Planning Dept.
David Shinneman	City of Westminster Planning Dept.
Mary Harlow	City of Westminster Rocky Flats Coordinator
Richard Turner	Jefferson County Planning Dept.
Ron Culbertson	City of Arvada Public Works Dept.
Chuck Smith	Denver Water Dept.
Jim Sullivan	City of Arvada Utilities Dept.
Jim McCarthy	City of Arvada Utilities Dept.
Ron Hellbush	City of Westminster Utilities Dept.
Cheryl Drake-Holzhauer	City of Arvada Planning Dept.

**APPENDIX C: LOCAL GOVERNMENT AND CITIZENS GROUPS BRIEFINGS**

Arvada City Council  
Rocky Flats Citizens Advisory Board  
Rocky Flats Citizens Advisory Board Sitewide Issues Committee  
Rocky Flats Citizens Advisory Board D&D Committee  
Broomfield City Council  
Northglenn City Council  
PLAN Boulder  
Lakewood City Council  
Boulder County Commission  
Jefferson Economic Council  
Rocky Flats Local Impacts Initiative Board of Directors  
Westminster Issues Forum  
Northwest Metro Chamber of Commerce  
Boulder City Council  
Golden City Council  
Jefferson County Commission  
Jefferson County Open Space Department  
Town Board of Superior  
Lafayette City Council

**APPENDIX D: FUTURE SITE USE WORKING GROUP PARTICIPANTS**

Name	Affiliation
Stuart Asay	City of Westminster, Council Member
Luanne Auble	Northwest Metro Chamber of Commerce
Bill Berens	City of Broomfield, Council Member
Mark Bosche	City of Superior, Board of Trustees
Tom Brunner	City of Broomfield, Council Member
Joanne Conte	City of Arvada, Council Member
Shelley Cook	City of Arvada, Council Member
Eugene DeMayo	Sierra Club
Don Dunshee	Jefferson Economic Council
Ken Fellman	City of Arvada, Council Member
Jerry Harden	United Steelworker's Union, Pres., Local 8031
Emily Holiday	Westminster Neighborhood Association
Tim Honey	City of Boulder, City Manager
Larry Hulse	City of Westminster, Director of Planning
Michael Kortendick	Jefferson County Planning Dept.
Gary Laura	Jefferson County, Commissioner
Charlie McKay	Church Ranch Corporation
LeRoy Moore	Rocky Mountain Peace & Justice Center
Richard Myers	Western Aggregates, Consultant Representative
David Navarro	United Steelworker's Union Rocky Flats
Homer Page	Boulder County, Commissioner
John Shepherd	Physicians for Social Responsibility
Susan Spence	City of Superior, Board of Trustees
Chet Tchozewski	Environmental Interests Representative
David Wilson	Rocky Mountain Peace & Justice Center
Jean Woodis	Adjacent Landowner, Arvada Citizen

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With the end of the Cold War, the mission of the Rocky Flats Environmental Technology Site changed from weapons production to environmental restoration, with an eye toward community reuse of the site. From 1952 to 1989, this former nuclear weapons production facility, located 10 miles south of Boulder (Colorado), produced plutonium isotopes for atomic weapons.

The Rocky Flats Environmental Technology Site is the world's largest brown field cleanup project. The site is a former nuclear weapons production facility. The site is a former nuclear weapons production facility. The site is a former nuclear weapons production facility.



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**PUBLIC ENGAGEMENT REPORTS**

## **PUBLIC ENGAGEMENT REPORT**

### **Arvada City Council, March 2, 1998**

DeAnne briefed the Arvada City Council during a regular council session. Will Neff observed. Following the presentation, Councilmember and Task Force member Bob Dyer recommended that the City of Arvada continue to support the Future Site Use Working Group's conclusions. In addition, he expressed interest in keeping options open for future reuse of the industrial area and examining public opinion regarding reuse. He encouraged the council to continue to support cleanup as the highest priority at the site, and stated that communities must stay united on site reuse or cleanup standards could be decreased in the industrial area. Following Bob Dyer's remarks, the council agreed to issue a resolution, which was read by Lorraine Anderson. Councilmember Ken Fellman, a participant in the Future Site Use Working Group, recounted that all of the communities adjacent to Rocky Flats were represented in the FSUWG, and they all supported the group's recommendations. His concern, he continued, was that one of these cities had now chosen to disregard portions of the FSUWG recommendations, a decision that could undermine the work of the FSUWG and lead to lower cleanup standards.

### **Citizens Advisory Board Meeting, March 5, 1998**

Will Neff delivered a presentation to the Citizens Advisory Board during their monthly meeting. Please refer to the attached document "Notes Regarding Infrastructure Transition Task Force Draft Report" for an overview.

### **Citizens Advisory Board Sitewide Issues Committee, March 9, 1998**

DeAnne Butterfield made a short presentation to the committee. Discussion that followed centered on fear that cleanup activities in the industrial area would not adequately result in acceptable risk reduction and that access and activities should be restricted. A recommendation was proposed by Tom Marshall, CAB chair and accepted without much further discussion. This recommendation was forwarded to the CAB D&D Committee.

### **Broomfield City Council, March 10, 1998**

DeAnne briefed the Broomfield council at a regular meeting about the Task Force activities. Due to time, discussion was limited. They plan a subsequent work session March 17. Comments included appreciation for the work of the task force and RFLII and one comment that future uses at the site not contribute to sprawl.

### **Bob Card, Kaiser-Hill President, March 11, 1998**

DeAnne met with Bob Card to brief him about the work of the Task Force. He agreed to designate a senior policy planner from Kaiser-Hill to work with the Task Force. He is very open to knowing what "the community" wants. He urged us to develop as specific recommendations as possible in the next year before cleanup activities take off. He was interested to know if the Task Force was looking beyond the site boundaries to try to craft a future vision that would have regional context. He supports our meeting with infrastructure planners to explore joint projects. I told him about the reticence of some to discuss moving development off the site if that would result in less stringent cleanup. To my surprise he said he would explore the implications and let us know if it would be possible to commit to industrial cleanup standards for the industrial area even if the

future use there is open space. He was also very interested in progress on discussions of an implementation entity which he considers would be valuable. He suggested we keep the Congressional delegation informed of our deliberations.

**Northglenn City Council, March 12, 1998**

Will presented the Task Force process and preliminary findings to the Northglenn City Council. Following the presentation, one councilmember stated that the City of Westminster had supported open space reuse in the industrial area due to the perceived threat to downstream water supplies from redevelopment. He pointed out that this perceived threat would also apply to the City of Northglenn's water supply.

**PLAN Boulder, March 13, 1998**

DeAnne made a presentation to the membership of PLAN Boulder, a land use planning advocacy group. The group included several scientists who had questions about data. The general comments and questions included agreement with the goal of the Future Site Use Working Group that, beyond cleanup necessary for protection of health, care be taken to protect the natural resources. This group cares about the prairie grasses. They were enamored with the concept of transferring development to another location, and were not hostile toward the goal of "economic benefit." They demonstrated little confidence in DOE and asked about mechanisms to lock in agreements. In discussion of implementation strategies, they suggested that advocacy for improved cleanup technologies be part of the mission. LeRoy Moore from the Rocky Mountain Peace and Justice Center and a member of the Future Site Use Working Group, attended and expressed his opinion that use of the site be restricted until such time as cleanup to background levels occurs.

**Citizens Advisory Board D&D Committee, March 16, 1998**

Will Neff and DeAnne Butterfield attended the committee meeting, the second CAB committee to consider the Task Force report. Since Will had made a presentation to their full board earlier, we were there only as a resource. They discussed how their recommendation that the site be cleaned to background levels of radiation should relate to reuse. I asked that they elaborate on the call for "limited access open space" so we could better understand their objectives. They were clear in their support for the "preserve options" implementation strategy. A copy is attached of the draft recommendation. CAB staff is refining it for presentation to their full board for consideration April 2.

**Lakewood City Council, March 16, 1998**

DeAnne Butterfield met with the city council and city manager plus senior staff at a study session. The Task Force presentation was preceded by a presentation from Bob Card (Kaiser-Hill) and Keith Kline (DOE) about cleanup plans. The Council is interested in safety of cleanup in terms of environmental releases and the possible routing of TRU waste along I-70. They will likely take a tour of the site later this spring. They asked that we keep in touch with their economic development staff about the progress of the Task Force. I do not expect further comments from Lakewood.

### **Boulder County Commissioners, March 19, 1998**

DeAnne made the Task Force presentation to the commissioners. It was followed by lengthy discussion. Homer Page, former county commissioner and member of the Future Site Use Working Group, and RFLII board member Carolyn Dulchinos also attended. The commissioners expressed concern that since the industrial area is surrounded by open space and not contiguous to other employment centers, future use of the industrial area not contribute to urban sprawl nor create additional transportation demands. The office/industrial scenario was worrisome in this regard. They are aware of the regulatory ambiguity about cleanup standards if open space for the industrial area is selected today, and acknowledge the tradeoffs made within the Future Site Use Working Group that resulted in a recommendation of open space for 6100 acres. Preservation of the buffer zone open space is a high priority. They hope the FSUWG recommendation to preserve the majority of the buffer zone as open space can be more formally locked in soon. They had questions about the mining plans and reclamation. They expressed concern that care be taken with all future uses (including mining) to not contribute to water migration of contaminants. They expressed strong agreement that the future of the Rocky Flats site should continue to be discussed in a regional forum. A member of the audience inquired about whether adequate surveys have been conducted regarding past Native American uses of the site and whether there are any areas significant to tribes.

### **Jefferson Economic Council, March 20, 1998**

DeAnne made the Task Force presentation. Sam Dixon, Bob Dyer, and Luanne Williams were also in attendance. The JEC did not make a formal recommendation. Some individuals expressed opinions, summarized below. Who is considered "the community" and how will a determination be made about what "the community" wants? Former Rocky Flats workers would be honored to contribute to a museum or archive and should be interviewed soon (many are getting old). "Preserving Options" strategy makes sense not only because of uncertainties about site cleanup, but also because other large sites such as Lowry, Stapleton, Fitzsimmons (federal) plus US 36 Corridor and Jefferson Center are all vying for redevelopment—Rocky Flats can wait. Rocky Flats is a regional asset and should be used for something special. Rocky Flats' 4,000-person payroll is significant to Jefferson County's economy.

RFLII Board of Directors, March 26, 1998

Comments: Add language to the assumption about cleanup levels that we assume cleanup will be done to standards suitable for industrial development, even if open space is chosen as the land use. There needs to be a better job of communicating the give-and-take dynamic of the Future Site Use Working Group's recommendations. Input from the Task Force to the RFLII Board about implementation strategies will be very helpful for the RFLII April 23 retreat when the board discusses RFLII succession.

Westminster Issues Forum, NW Metro Chamber, March 27, 1998

DeAnne made a presentation, with lengthy discussion following. Future Site Use Working Group members Luanne Williams, Charlie McKay (landowner) and Larry Hulse (Westminster) were in attendance as was Mayor Nancy Heil of Westminster and three Congressional candidates. At the request of a participant, the group of 45 took a straw poll on the Task Force future use options. None got more than 7 votes. One person said, "we don't want a Rocky Mountain Arsenal" that sounds pristine as a wildlife refuge but in fact is just a large landfill with contamination buried on the site. Another participant said it is not logical to say we want the site cleaned up to the highest levels and then say it will probably be too contaminated to use. One comment was to keep the site in public ownership for research purposes. Several participants were interested in safety improvements for Highway 93 and Indiana. Mayor Heil spoke and said she recognizes there is a need for more information as cleanup proceeds, but until there is enough information it should stay open space. "It's fine to wait for the jewel, but I'm not confident there won't be surprises (undetected contamination). Just don't build on it in the meantime until we have enough information." John Swartout from Senator Allard's office responded that it is vital that the community come together with a strategy now while the funding is available. Otherwise, events will overtake the dialog and decisions will be made in Washington. Also, at this event, City Manager Bill Christopher suggested that RFLII work with area local governments to conduct a public opinion survey on Rocky Flats reuse.

Boulder City Council, March 31, 1998

DeAnne made a presentation at a regular council meeting. Members had previously received the full information packet. Issues raised by council members: What is DOE or the National Park Service doing to preserve the historical artifacts? Be sure the assumptions about risks to future office workers include up-to-date patterns of how people work such as staying longer hours. The future uses shouldn't depend on the level of cleanup; we should decide on acceptable levels of residual contamination first. It is important to preserve the buffer zone as open space; how can this be locked in? How will DOE retain long term responsibility for contamination at the site? How will future owners be chosen? Don't just let DOE decide. Pay attention to the groundwater pathways for contamination to get into surface water. Concern about surface water contamination exceeding the limits and Kaiser-Hill not knowing the source. Will soil disturbances from cleanup and from any future construction result in spreading contamination? Concern with long term maintenance and reliability of caps over thousands of years. The natural resources such as prairie grasses are valuable and must be preserved.

Golden City Council, April 2, 1998

Steve Tarlton and Chuck Baroch made the presentation at a council study session. Council members had received and read the information packet. There was not a lot of discussion, but the council appreciated the update. One commented that the buildings were certainly not worth keeping beyond 2010 and that it would be better to start with a clean slate. Members of the audience were attentive and most took copies of the Task Force brochure.

Citizens Advisory Board, April 2, 1998

The regular monthly meeting of the CAB was canceled due to snow. The next meeting is May 7. They may try to approve comments to the Task Force via a fax vote.

## PUBLIC ENGAGEMENT REPORT

May 6, 1998

DeAnne talked to Tom Marshall of the Rocky Mountain Peace and Justice Center. His major concerns are that actions are not taken—either by a reuse authority or by cleanup—that would preclude or make too difficult future cleanup when technology improves. He believes a good interim use for the Industrial Area would be "wait for the Jewel" with a very long anticipated wait. In the meantime, research could be conducted on contamination and remediation. He also disagrees with the regulators that the site will be safe for hikers and researchers after the current cleanup. He wants access to be restricted until it is cleaned up further in the future, and for DOE to enhance its technology development program. He also supports the "preserve the options" implementation strategy because it is important for the community to have a vehicle other than DOE for involvement and as a way to get information. A coordinated entity should also be charged with negotiating with DOE regarding long term stewardship.

Chet Tchozewski from the Future Site Use Working Group called DeAnne in response to the letter sent to all FSUWG members about the work of the Task Force. He believes that the FSUWG demonstrates that public involvement in future use decisions is a "hoax" because DOE did not accept recommendations on eventual cleanup to background levels and to purchase mineral rights. He said activists made a decision to not participate in the Industrial Area Reuse Task Force because they believe they "can be more effective on the outside than to trust a process that will be disregarded." He said one lesson from the FSUWG experience is to make arrangements for recommendations to be revisited when assumptions change: some entity needs to be charged with being keeper of the recommendations so they don't get ignored just because conditions change. He cautioned that we should not make the assumption that if the community can come together and make compromises in order to reach consensus that "DOE will have to listen", because consensus recommendations don't seem to carry any more weight than individual ones, so the conclusion is "why compromise?".

Rocky Mountain Arsenal. DeAnne, Will and David Cooper of PBSJ met with Laura Williams of EPA about the Rocky Mountain Arsenal. The Arsenal is 27 square miles, with a 14-year \$2 billion cleanup. The cleanup strategy there is to build a large landfill for disposal of most of the contaminated soil, and for Basin A to put a cap over a large mound of debris (like rolling hills). Following cleanup, the US Fish and Wildlife Service will take over the portions of the land that aren't under caps. The Department of Defense will continue to own and maintain the capped areas. There is still a debate about how to restrict access to the capped areas from users of the refuge—the USFW Service wants to have rules and issue tickets while the EPA wants affirmative controls. The Record of Decision (final cleanup certification) will require review every five years into the long term to assure continued protection of public health and the environment. In response to our questions about caps, Williams said there is only a short (25 year) history. For a while, plastic liners were required with an assumed life of 250 years but these proved unreliable. Today, more natural materials such as rock and soil are used and the design life is 25-30 years. After that, the caps will probably be replaced.

Bruce DeBoskey. DeBoskey is a trial lawyer in a class action lawsuit filed in 1990 against Rockwell and Dow. The suit asks for compensation for landowners around Rocky Flats for diminished property values due to environmental violations and for establishment of a medical monitoring program for people living near Rocky Flats. DOE has spent nearly \$100 million preparing to defend the suit. The suit will go to trial this summer.

Jefferson County Commission. DeAnne met with the JeffCo Commissioners on April 8. They asked questions about adequate cleanup funding, preservation of the open space, and safe transportation of waste. They did not have a position on the options or strategies.

Jefferson County Open Space Department. DeAnne met with Ken Foelske of the JeffCo Open Space Department on April 8. JeffCo is active in a five-county Mountain Backdrop project. Great Outdoors Colorado provided \$50,000 for an initial study. The second phase is now underway to identify parcels. Some of these are west of Highway 93. Acquisition is not the only strategy. Easements, transfer of densities, and other cooperative methods are used to protect view corridors. The County is also interested in completion of its Trails 2000 project linking open space to that in other jurisdictions. In response to a question, he said the operation and maintenance for passive open space is about \$200 - \$300 per acre.

Kaiser-Hill Facilities Planning. DeAnne met with Steve Hanson and Scott Seiler on April 14. They are planning for facilities and infrastructure utilization and phasing. There are no plans yet for providing infrastructure in the later stages of D&D. They are seriously looking at leasing space nearby offsite for office workers to save money and make the D&D go smoother. There will be a go-no-go decision in June by Kaiser-Hill as to whether to issue a solicitation. They noted that 75% of work-related accidents at the site happen to office workers and per capita costs are high because of security and emergency planning which would not be required for off site locations. They are also analyzing the phasing of building demolition. Their zones are nearly identical to those identified by the Task Force. There may be changes in the dates for D&D based on this analysis so that adjacent buildings are demolished at the same time, and infrastructure can be better managed. Potential changes are that Buildings 130-131 and 460 would be utilized (and thus maintained) longer, probably to the end of the project in 2009. Infrastructure planning will occur in conjunction with these analyses. They agreed that from their point of view (for what it is worth!) any new waste or plutonium storage should be located further east than now planned. They also agreed to work with the appropriate entity in the community as plans are made for infrastructure in case there are potential joint projects that make sense.

Stewardship. John Rampe, Sam Dixon and DeAnne attended a DOE meeting about long term stewardship on April 16 and 17. I won't give a full report here, but the relevant ideas included that long term monitoring and maintenance, while the legal and financial responsibility of DOE, are best implemented at the local level. A number of studies are underway about various aspects of the issue and there will be several written reports by this fall. A citizens group in Oak Ridge documented how easily signs that were posted less than ten years ago to prohibit fishing in a contaminated stream were damaged, moved or removed. Many in the group believe the cleanup should not

be considered complete by regulators until there is a stewardship plan negotiated with the locals, with funding and agreements in place. The EPA will be looking at this issue as well in the next year.

Mining. DeAnne met with Jerry Glynn of Western Aggregates/TXI. He said they would be mining in the current location ("Spicer") for two to three more years and then begin moving south into the new areas ("McKay"). Texas Industries purchased the company in December 1997 and hope to increase production from 200,000 yards per year in 1996 to 500,000 by the year 2000. The market for sand and gravel is very localized and depends on public works projects. They will make available the reclamation plan, but it is the standard plan required by the Mined Land Reclamation Board. We discussed the value of working with the community and the overseer of the site to assure compatibility of reclamation with future use. He concurred.

Superior. DeAnne met with the newly-elected Town Board of Superior on April 13. Mayor Susan Spence has been receiving Task Force packets but has been unable to attend meetings. The board members asked questions about plutonium and TRU waste disposition. They were interested in what plans are to preserve the buffer zone as open space. They do not have a position based on the options. They support the "preserve the options" implementation scenario and want to be a part of a new entity. They plan to issue comments after the Task Force makes recommendations.

DOE Budget. This is the middle of Congressional budget talks. There is some talk of transferring responsibility for Rocky Flats, Fernald and Mound (both in Ohio) from DOE to the Army Corps of Engineers. There is also a major push in the House to reduce funding for DOE cleanups in order to put more money into weapons procurement at DOD. If Rocky Flats gets cut again this year, many believe the entire 2010 Plan would be in jeopardy and would have to be re-thought. For your info, Congressman Joel Hefley serves on the authorizing committee, House National Security.

Lafayette. Will briefed the Lafayette City Council on April 11. Following the briefing, one council member asked whether the Task Force had discussed the Front Range Mountain Backdrop effort and DRCOG growth limits during their reuse discussions. Will responded that the Task Force was aware of the FRMB activities and DRCOG plan. The council also asked whether it was expected to take action in response to Task Force activities. Will answered that some cities had chosen to make proactive statements or resolutions, while others were waiting until the Task Force recommendations were completed.

**LOCAL GOVERNMENT  
ACTIONS/RESOLUTIONS**



**METRO MAYORS  
CAUCUS**

**RESOLUTION**

- Arvada
- Aurora
- Boulder
- Bow Mar
- Brighton
- Broomfield
- Castle Rock
- Cherry Hills Village
- Columbine Valley
- Commerce City
- Denver
- Edgewater
- Englewood
- Eria
- Federal Heights
- Glendale
- Golden
- Greenwood Village
- Lafayette
- Lakewood
- Littleton
- Lone Tree
- Longmont
- Louisville
- Morrison
- Northglenn
- Parker
- Sheridan
- Thornton
- Westminster
- Wheat Ridge

Whereas, The Department of Energy (DOE) and Kaiser-Hill, LLC have developed a plan that could result in cleanup of the Rocky Flats Environmental Technology Site being completed by the year 2010 if certain conditions are met; and

Whereas, The Secretary of Energy has pledged support for the role of citizens and local government officials near DOE facilities to participate in the policies and plans that affect them; and

Whereas, The Rocky Flats Local Impacts Initiative was formed by affected local governments and designated by DOE to serve as the Community Reuse Organization to help mitigate the economic and social impacts resulting from the changes at Rocky Flats and to help plan for its future; and

Whereas, It is the residents and local governments who will inherit the environmental and economic impacts of the site following this interim cleanup.

**Now Therefore, Be It Resolved by the Metro Mayors Caucus:**

That, The Metro Mayors Caucus (Caucus) applauds efforts of DOE, Kaiser-Hill, LLC, and the Congress to accelerate the safe cleanup and closure of Rocky Flats; and

That, The Caucus insists on the continued participation by citizens and local government officials in federal decisions made today that will affect them in the future; and

That, The Caucus urges DOE to commit to joint planning efforts such as the National Conversion Pilot Project and Future Site Use Working Group in the future so that these processes provide a venue for negotiation and both DOE and the community have clearer expectations and responsibilities for implementation of the decisions; and

That, The Caucus stresses that DOE recognize the importance that the Rocky Flats Environmental Technology Site has had as an economic contributor to the Denver metropolitan area for more than 45 years, with a current annual budget of over \$650 million and a workforce that exceeds 4,000; and

That, The Caucus encourages DOE to continue working and communicating with the community, about long term stewardship of the site following cleanup. This will generate mutual understanding of the roles and responsibilities for management of its natural resources and contaminated areas following completion of the interim cleanup.

Adopted by the Metro Mayors Caucus

Linda Morton  
Linda Morton  
Chair

3-7-98  
Date

RESOLUTION

RESOLUTION NO. 13  
SERIES OF 1998

INTRODUCED BY COUNCILLORS

*Dixon-Allen*

WHEREAS, the City of Westminster participated in the former Future Site Use Working Group as a stakeholder representing local governments concerning future use planning at the Rocky Flats Environmental Technology Site; and

WHEREAS, the purpose of the Future Site Use Working Group was to develop long-term future use options for the Rocky Flats Environmental Technology Site (Site), which the United States Department of Energy, United States Environmental Protection Agency, and the Colorado Department of Public Health and Environment would use for the long-term future Site use as input into their cleanup decisions at the Site; and

WHEREAS, the Westminster City Council resolved by Resolution No. 7, February 13, 1995, that:

- 1) The entire RFETS could become a nationally recognized preservation, environmental technology, and interpretive center reflecting the history of Rocky Flats and the Site's unique ecological systems;
- 2) The core area of the Site be cleaned up and used for environmental technologies;
- 3) The undeveloped areas around the plant would be preserved as open space.
- 4) Recommended that highly contaminated areas be cleaned and rehabilitated as open space with limited access and the northwest corner of the Site continue to be used for wind research and other environmental technology and no other commercial development or mining activity would be allowed on the Site.
- 5) Requested any possible W470/Northwest Parkway alignment designation be along the south border of the property (96th Avenue) for a connection with 100th Avenue in the City of Westminster.
- 6) Recommended that no work on the Parkway construction begin until diversion facilities to prevent runoff from reaching Standley Lake are operational and proper steps are taken to protect Standley Lake from airborne pollution, due to construction activities.

WHEREAS, the 1995 Resolution was approved prior to adoption of the Rocky Flats Cleanup Agreement and the United States Department of Energy's development of an accelerated cleanup and closure plan for the Site; and

WHEREAS, the Rocky Flats Local Impacts Initiative convened a Facility and Infrastructure Reuse Task Force in July of 1997, to determine the possibility of reusing 8 buildings located within the 350-acre southwest corner of the industrial area; and

WHEREAS, cleanup and closure of the Site is scheduled to occur sometime between the years 2010 and 2015. The United States Department of Energy has indicated it will not maintain these buildings, nor provide infrastructure for them; therefore, reuse of the buildings is not deemed feasible from a strictly market viability and economic viewpoint; and

WHEREAS, the scope of work and title of the task force has been upgraded to Industrial Area Transition Task Force with a purpose of developing a "Preferred Plan" for the future use of the Industrial Area. Recent work of the Industrial Area Task Force indicates support for an expanded use of some of the buildings by running new utilities from an off-Site provider and thereby increasing the likelihood of future development; and

WHEREAS, previous assumptions on the extent of Site cleanup and removal of radioactive and hazardous waste and material contamination above and below ground prior to both the cleanup agreement and closure plan are no longer valid. The Accelerated Site Cleanup Plan indicates highly contaminated building foundations in the industrial area, old landfills, and other radioactively contaminated areas will be capped, additional storage buildings may be built for waste, and underground storage tanks will be drained and closed in place and not removed; and

WHEREAS, an undetermined amount of contamination has leaked underground from the tanks as well as old radioactive and hazardous chemical waste process lines which will be left in place. A large amount of radioactive and hazardous chemical contamination, as well as contaminated ground water will be left at the Site after cleanup and closure; and

WHEREAS, any disturbances of soil for excavation of foundations or placement of new utility lines through the buffer zone or other contaminated areas for development at the Site will disturb the zone's unique ecosystem and may cause migration of contamination into the drainages of Woman Creek and Walnut Creek, which flow through the City of Westminster. Movement of contaminated ground water could result from on-Site construction activities. Airborne releases of contaminants during excavation could have a negative impact on community businesses; residents; and Standley Lake, the drinking water supply for over 200,000 north metropolitan area citizens; and

WHEREAS, the United States Department of Energy will have stewardship responsibilities at the Site beyond cleanup and closure. Institutional controls will need to be in place to control contaminated area access and monitor for the migration of contaminants left on-Site that could affect downwind communities in the future.

NOW THEREFORE, be it resolved that the Westminster City Council wishes to amend Resolution No. 7, adopted February 13, 1995, and resolves as follows:

1. All buildings and foundations be demolished and removed as part of the cleanup and closure of the Rocky Flats Environmental Technology Site. Capping of part of the contaminated protected area or other Site areas is not an acceptable means to achieving cleanup and early closure. These areas will require fencing and institutional controls for an extremely long period of time. The life cycle costs of the Institutional Controls necessary after the current cleanup and closure plan are complete will be significantly reduced if more money is designated to cleaning up contaminated areas of the Site to as Low As Reasonably Achievable standards.

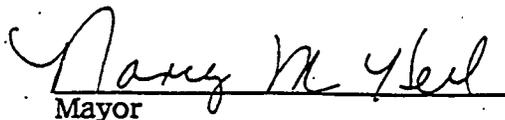
2. The highest and best use of the industrial area at the Rocky Flats Environmental Technology Site is open space; however, because of the geology of the Site, unique weather conditions, and density of downwind populations, the cleanup of plutonium contamination in the industrial area should be set at a more protective standard than would ordinarily be considered for open space use.

3. A significant amount of industrial commercial and office zoning presently exists in proximity to the Rocky Flats Environmental Technology Site that can provide employment to compensate for the loss of jobs due to closure. Development at the Rocky Flats Environmental Technology Site will contribute to dispersed development located far from residential development and will thus contribute to urban sprawl and air pollution.
4. Designating the buffer zone and industrial area at the Rocky Flats Environmental Technology Site as open space will serve to increase the value of adjoining properties and provide the entire community with a buffer from future development in the designated zones adjoining the Site. A designation as a Federal Wildlife Preserve such as was given to the Rocky Mountain Arsenal would provide a unique area of open space within the neighboring communities. This designation will facilitate the movement of wildlife through a wide corridor from the mountains, foothills to the plains, and protect the habitat of the Prebles Jumping Mouse, which could potentially be listed an endangered species.
5. A comprehensive and connected regional open space system can then be developed that will be enhanced by the existing publicly owned open space.
6. An unprecedented corridor of open space connecting Standley Lake, Colorado Hills, Great Western, Boulder Open Space, Boulder County open space, and Jefferson County open space will be created. The Buffer Zone's unique ecological systems should be preserved with special interpretive sites reflecting unique natural resources. Visitor access would be managed by a trail system engineered to protect the unique resources of the zone.
7. An open space land use designation for the Site will aid in overcoming the negative image of the Site and serve as a resource for healing the memories of a community that has been deeply affected by the lack of concern about the impacts to the environment, downwind communities, and surface as well as drinking water sources during the Site's production years.
8. The W-470 interchange should be aligned south and east of the Site, using as much of the existing Indiana Street right-of-way as possible to minimize impacts to the City's open space and Woman Creek Reservoir. The alignment should be designated as a freeway and built to interstate highway standards and not as a parkway as proposed. This project should not be financed locally, but should be built as a project of the United States Department of Transportation utilizing state and or federal funds.
9. Any further planning of the Northwest Parkway must include the design and funding of storm water diversions for the protection of the Standley Lake watershed from Rocky Flats Environmental Technology Site cleanup and development south of the Rocky Flats Environmental Technology Site.
10. This Resolution shall be distributed to Governor Romer and State agencies involved in Rocky Flats Environmental Technology Site issues, the Colorado Congressional Delegation, the United States Department of Energy Headquarters and Rocky Flats Field Office, local governments, Chambers of Commerce and the Rocky Flats Local Impacts Initiative, as well as Industrial Area Transition Task Force Members and consultants, Rocky Flats Citizens Advisory Board, Rocky Mountain Peace and Justice Center, and the Sierra Club.

Passed and adopted this 23rd day of February, 1998.

ATTEST:

  
City Clerk

  
Mayor

**WESTMINSTER****Press Release**

City of Westminster  
City Manager's Office

4800 West 92nd Avenue  
Westminster, Colorado  
80030

303-430-2400  
FAX 303-430-1809

**Date:** February 24, 1998

**Contact:** Mary Harlow, Westminster Rocky Flats Coordinator, ext. 2174  
Bill Christopher, Westminster City Manager, ext. 2010

**Subject:** City Council Supports Open Space at Rocky Flats

The Westminster City Council passed a resolution at Monday night's Council Meeting, stating its opposition to future development at the Rocky Flats Environmental Technology Site (RFETS).

The resolution, which passed 6-1, says the undeveloped areas around the plant should be preserved as open space and that "all buildings and foundations be demolished and removed."

The resolution also says that capping part of the contaminated protected area or other site areas is not an acceptable means to achieve cleanup and early closure. Cleanup of plutonium contamination in industrial areas should be set at a more protective standard than would ordinarily be considered.

Westminster Mayor Nancy Heil pointed out that Westminster is down wind and down stream from the 6,000 acre plant and buffer area. "Westminster would be the most directly affected by any disturbance of soil contamination activity and our citizen health and well-being is our number one priority," she said.

The RFETS is scheduled for cleanup and closure between the years 2006 and 2010. The Rocky Flats Impacts Initiative formed a Rocky Flats Facility and Infrastructure Reuse Task Force in July, 1997, to develop and communicate a plan and implementation/transition strategy to convert the industrial area after cleanup into uses that would contribute to the economic vitality of the region. With the help of a consultant, several options for future use were identified including the "Total Open Space" option supported by Westminster City Council.

"While redevelopment will have an appeal to some, creating a wildlife preservation/open space area similar to the Rocky Mountain Arsenal makes a lot more sense," said City Manager Bill Christopher.

A RESOLUTION ESTABLISHING CITY COUNCIL POSITION RELATIVE TO ROCKY FLATS

WHEREAS ... The Arvada City Council has repeatedly stated its support for a quick and efficient cleanup of the Rocky Flats site to the highest possible standards, and

WHEREAS ... Members of the Arvada City Council and staff have fully participated in such task forces as the Rocky Flats Local Impacts Initiative and the Future Site Use Working Group, and

WHEREAS ... The City of Arvada has been more impacted by the loss of jobs that have occurred or will occur with the shutdown of the Rocky Flats Nuclear Weapons Facility.

**NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ARVADA, COLORADO:**

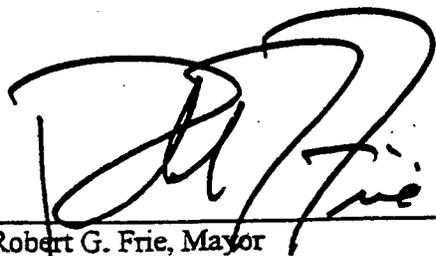
Section 1: That the City Council of Arvada supports the following regarding the Rocky Flats Environmental Technology Center:

- Rocky Flats should be cleaned up quickly, efficiently, and to the highest possible standards and that safety infrastructure be kept in place until total cleanup is achieved.

Section 2: The utmost consideration should be given to the findings of the Future Site Use Working Group, including:

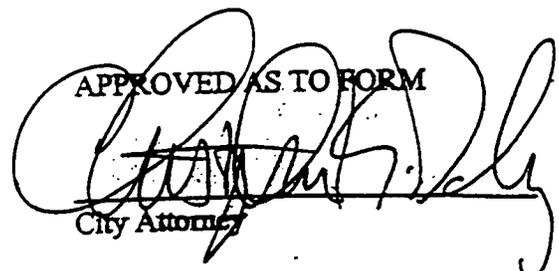
- The majority of the current buffer zone should be maintained in perpetuity as open space.
- Rocky Flats should continue to be an employment center, replacing the 8,000 jobs that our communities have lost or will lose with the closure of the site.
- Set aside right-of-way through the northwest quadrant of the buffer zone for a transportation corridor.

APPROVED AND ADOPTED this 2<sup>nd</sup> day of March, 1998.

  
Robert G. Frie, Mayor

ATTEST:

  
\_\_\_\_\_  
Deputy City Clerk

APPROVED AS TO FORM  
  
\_\_\_\_\_  
City Attorney

From: PLAN-Boulder County  
Matt Appelbaum, Chair  
P. O. Box 4682  
Boulder CO 80306  
April 3, 1998

To: Rocky Flats Local Impacts Initiative  
5490 Ward Road, Suite 205  
Arvada CO 80002

PLAN-Boulder County requests that you take into account the following considerations.

Buffer Area: In view of its unique environmental values, the Buffer Area should remain as it is in perpetuity, free of development and closed to the public. The Buffer Area is quite special in several ways: (1) it has been closed to public and virtually undisturbed for over 50 years; (2) it is located near the boundary between two major ecological zones, the Great Plains and the Rocky Mountains; and because of factors (1) and (2) and also because of its particular topography, it contains an unusual assemblage of biota, including at least one endangered species of mammal. If for any reason part of the Buffer Area were developed for industry, highways, etc., then that loss must be mitigated by purchase of lands of equivalent environmental value in the vicinity of Rocky Flats. Since the Buffer Area is unique, an "equivalent environment value" may have to be a less pristine but larger area.

Industrial Area: We favor converting the Industrial Area to open space, so that it would become part of the Buffer Area instead of remaining an industrial island within the Buffer Area. This would facilitate maintenance of security of the capped areas within the Protected Area. In any case, the feasibility and the objectives of redevelopment of the Industrial Area are not clear. The Market Analysis gives many reasons why it may be difficult to attract more than marginal tenants to the Industrial Area. For example, "Future negative business location variables which could affect the Rocky Flats site include the negative perception of historic land use, relatively poor transportation linkages and access", etc. The permanent existence of nearby capped radioactive sites within the Protected Area will constantly reinforce the negative historic perceptions. It is implied that a major objective of redevelopment is to bring employment to the northwest part of the metropolitan area. But this region is already booming, and local governments will be strained to provide infrastructure for all of the planned and potential private development. Also, in order to attract significant tenants, all of the existing buildings would probably have to be demolished, and major investments would have to be made to replace and expand the deteriorated infrastructures. It is hard to see why the Federal Government should wish to subsidize future tenants in this way.

We believe that conversion of the Industrial Area to open space is a quite viable alternative that must be seriously evaluated in comparison to redevelopment.



WESTMINSTER

# Weekly Highlights

From the Office of the City Manager

April 17, 1998

**Arbor Day Activities Set** - The annual Arbor Day tree giveaway is scheduled at City Park Recreation Center on Saturday, April 18, from 9 A.M. to 3 P.M. River birch trees are available for free. There is a drawing for a free five-gallon tree and larger trees are for sale at the event. Balloons, buttons, mulch, and tree information are also available. Stop by the recreation center and enjoy the day.

**Four Stars for Legacy Ridge** - Golf Digest will be including Legacy Ridge Golf Course in the 1998-99 edition of Golf Digest's Places to Play course directory, featuring 5,300 golf courses. Legacy Ridge received a four star rating, based on value for the money and golf experience. With only 10 courses receiving five stars, Legacy Ridge is proud to be recognized as such a premier course. The directory will be available in bookstores, and advises readers that golfers should plan their Colorado vacation to include Legacy Ridge Golf Course. Congratulations to all those who have made Legacy Ridge such a star-studded course.

*Reclaim  
EFT*

**The Public Recommends Open Space for Future Rocky Flats Environmental Technology Site Land Use** - The Rocky Flats Industrial Area Transition Task Force has begun the task of putting together recommendations for the future use of the Rocky Flats Environmental Technology Site (RFETS) after cleanup and environmental restoration are complete. Over 74 comments were received from group meetings, one public meeting, and the website set up to gather community comments. The overwhelming majority of responses were for "Open Space" for the entire RFETS. The City of Westminster has received comments from many individuals and groups supporting the City Council's Resolution that "Open Space" is the highest and best future use of the RFETS. It is expected that recommendations will be completed and a final report issued by task force in early May.

**Westminster Volunteers Show Their Pride** - Join your neighbors in helping clean up the City at Pride Day on Saturday, May 2 from 8 A.M. to 1 P.M. After picking up litter along streets and open spaces, join hundreds of volunteers at City Hall plaza for a free barbecue and prize giveaways. Participants will receive a free movie pass to the AMC Westminster Promenade 24 Theater as well as a free popcorn and drink. Raffle prizes include a night for two with dinner to the Double Tree Hotel for the adults and mountain bikes for the children. The Pride Day committee is looking for citizens to participate with the City-wide clean up starting at 8 A.M. Deadline for registration is April 20. To show your pride in our city, contact 430-2400, ext. 2512.

**Spring, Sunshine, and Smiles Abound** - The beautiful Spring weather over the weekend provided the perfect backdrop for the annual Mayor's Easter Egg Hunt on Saturday, April 11, on the Soccer Fields at City Park. Approximately 4,000 people, most of whom were very bright-eyed and eager children, gathered at the sidelines in anticipation of finding the "golden egg," that could later be exchanged for an Easter basket donated by Metro Brokers Yager-Mohl & Associates. Children also kept Mayor Heil, Councillors and the Easter Bunnies busy handing out candy, plastic eggs, and toys even after the hunt. Special thanks to the Police Department and Parks Division for controlling traffic before and after the hunt, and to the following Westminster businesses for generously providing prizes for the children: Arby's Restaurants, The Butterfly Pavilion & Insect Center, Cub Foods, King Soopers, McDonald's, and TCBY Treats. District 50 Transportation also provided two shuttle buses that transported participants back and forth from the North West Church of Christ Parking Lot.

**Reclaimed Water Project Funding Updated** - The Colorado Water Power Authority loan of \$4,088,000 was closed and funds settled on Wednesday, April 15 (Tax Day?!). The net interest cost was a record low at 3.98%. The monies will be used to build the City's Reclaimed Water treatment plant at Big Dry Creek, along with the distribution lines for irrigation of public space throughout the City. The use of treated non-potable water for irrigation frees up valuable potable water supplies for residential and commercial customers.

**Auditors Pack it Up** - Bondi & Company auditors finished their field work last Friday. A camera ready copy of the CAFR will be sent to them on this Friday. They will do their final review and we will make any final adjustments. This is the earliest the CAFR has been completed in recent history.



# WESTMINSTER

April 17, 1998

DeAnn Butterfield, Executive Director  
Rocky Flats Local Impacts Initiative  
5460 Ward Road 205  
Arvada, Colorado 80002

Dear DeAnn:

I am writing to solicit your support in obtaining and funding a consultant managed citizen survey of the residents in our respective communities on the land use and reuse options that have been developed for the Rocky Flats Environmental Technology Site. As you will recall, our City Manager, Bill Christopher, made this suggestion at our March 16 Study Session when you were present to brief City Council on the land use options.

We are concerned that holding one public meeting, speaking with community groups, and having a computer web-site available to receive comments from the public on the reuse options developed by the Rocky Flats Local Impacts Initiative sponsored by the Rocky Flats Industrial Area Transition Task Force, will not be sufficient to ensure that public opinion has been adequately solicited and received on this important issue.

We believe that a citizen survey could be completed and tabulated by late summer. I would appreciate a letter of response by May 1, informing us whether the City/Reuse organization would be willing to support and work with the City of Westminster to plan and conduct such a citizen survey.

Sincerely,

Nancy M. Heil  
Mayor

cc: City Council  
Mayor Bob Frie, City of Arvada  
Mayor William Berens, City of Broomfield  
Bill Christopher, City Manager  
Ron Hellbusch Director of Public Works and Utilities  
Mary Harlow, Rocky Flats Coordinator

City of Westminster  
Office of the  
Mayor

800 West 92nd Avenue  
Westminster, Colorado  
80030

303-430-2400  
AX 303-430-1809  
DD 303-423-0648

RESOLUTION NO. 894

A RESOLUTION ESTABLISHING THE POSITION OF THE  
GOLDEN CITY COUNCIL ON THE REUSE OF ROCKY  
FLATS

WHEREAS, the United States Department of Energy is seeking public opinion on a variety of plans for the future use of the Rocky Flats site; and

WHEREAS, the City of Golden has had representatives working with the committee studying this issue; and

WHEREAS, the Golden City Council has considered the various scenarios proposed for the future of Rocky Flats and their potential impact on the economy and quality of life of this area.

THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF GOLDEN, COLORADO:

The Golden City Council encourages the Department of Energy to:

1. Completely demolish and remove all buildings, improvements and waste from the entire site; and
2. Designate the entire site as open space, wildlife preserve or other natural preservation designation, and
3. At the completion of clean up, transfer the entire property to an appropriate federal, state or local agency for continued management for the purposes stated above.

Furthermore, the Golden City Council believes that discussion of alternative routes for future transportation corridors is not an appropriate topic for Rocky Flats committees until the completion of the Denver Metropolitan Area Northwest Quadrant Feasibility Study.

Adopted this 23rd day of April, 1998.

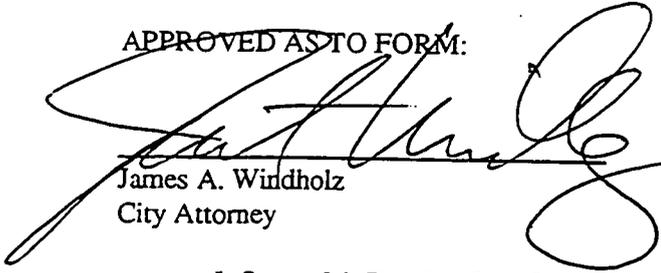
  
\_\_\_\_\_  
Jan C. Schenck  
Mayor

ATTEST:

  
\_\_\_\_\_  
Susan M. Brooks, CMC/AAE  
City Clerk

Resolution No. 894  
Page 2

APPROVED AS TO FORM:



James A. Windholz  
City Attorney

I, Susan M. Brooks, City Clerk of the City of Golden, Colorado, do hereby certify that the foregoing is a true copy of a certain Resolution adopted by the City Council of the City of Golden, Colorado at a regular meeting thereof held on the 23rd day of April, A.D., 1998.

(SEAL)

ATTEST:   
Susan M. Brooks, City Clerk of  
the City of Golden, Colorado



# WESTMINSTER

## Press Release

City of Westminster  
City Manager's Office

4800 West 92nd Avenue  
Westminster, Colorado  
80030

303-430-2400  
FAX 303-430-1809

**Date:** June 3, 1998

**Contact:** Bill Christopher, City Manager  
Ron Hellbusch, Director of Public Works and Utilities  
430-2400 extension 2177

**Subject:** Westminster City Council Takes a Stand on Rocky Flats Reuse

The Westminster City Council has taken a series of actions designed to seek a consensus and common ground among area local governments on various key Rocky Flats Environmental Technology Site (RFETS) issues impacting all surrounding communities.

The various RFETS organizations have not been able to reach agreement on a future land use designation for the RFETS, which the United States Department of Energy (DOE) has requested of the Rocky Flats Local Impacts Initiative (RFLII) and Rocky Flats Citizens Advisory Board (RFCAB). The Westminster City Council is recommending an alternative approach, which calls for PRESERVING THE OPTIONS (no land use designation, no annexation by surrounding Cities, no redevelopment, and no disturbance of land or soils) by DOE, until such time as cleanup efforts are completed. DOE would focus on cleanup and safe stewardship of the 6,000 acre site.

The second action by the City Council calls for a CITIZENS' SURVEY on the issue of future long-term land use of the RFETS property, since that issue cannot be resolved by the current process in place by the DOE. The survey would include the citizens and residents from the various surrounding Cities and Jefferson County. The local governments and DOE will then have the benefit of results of the citizens' survey, which would then guide decisions pertaining to the use of RFETS land after completing the contamination cleanup over the next 10 years.

The final initiative which City Council is taking is to urge the establishment of a LOCAL GOVERNMENT-BASED OVERSIGHT AGENCY to work with the DOE on RFETS cleanup, on/off-site soil and air monitoring, funding, stewardship, and longer term post-cleanup land use planning. This action is warranted, given the fact the RFLII Inter-Governmental Agreement and funding with DOE terminates December 31 of this year. It is imperative, City Council believes, to convene a long-term oversight agency well ahead of the RFLII discontinuance. City Council believes the surrounding City governments and

Jefferson County elected officials have an obligation, opportunity, and a process in place to provide the citizen and public communications, citizen participation, and representation of the nearly 200,000 citizens in the RFETS region.

Westminster City Council elected representatives and City Staff will be presenting this action plan at upcoming City and County government meetings, to DOE representatives, the Governor's Office, and the Colorado Congressional Delegation.

- END -

**COAL CREEK CANYON IMPROVEMENT ASSOCIATION**

11578 Ranch Elsie Road, Golden, CO 80403  
Phone: (303) 642-1233 (voice & fax)

August 21, 1998

Rocky Flats Local Impact Initiative                    **via fax 940-6088**  
5460 Ward Road, Suite 205  
Arvada, CO 80002

Thank you for this opportunity to comment on the Draft Report of the Industrial Area Transition Task Force, entitled "From Swords to Plowshares, A Plan for the Reuse of the Industrial Area of the Rocky Flats Environmental Technology Site."

I have served as governmental liaison for the Coal Creek Canyon Improvement Association for the past three years and have worked closely with a number of communities in the Jefferson County Communities Coalition. Some of these communities sent detailed comments to RFLII on April 3 of this year.

The resolution adopted by RFLII addresses three major areas to which we address our comments. Because the report does not track closely with the RFLII resolution, we also have three suggestions for the producing the final version.

1. **Cleanup standards.** Because the east-side communities are downwind and downstream of the industrial facility, they are the primary ones concerned with cleanup standards. Accordingly, we have no comments on that aspect of the report.

2. **Future land use.** There is not consensus among the surrounding communities and jurisdictions that there be any redevelopment of the Rocky Flats industrial core. To the contrary, several of the surrounding communities have repeatedly voiced their desires that both the industrial core and the buffer zone be preserved as open space. We are surprised, therefore, at the continual reintroduction of various options for industrial reuse. Soliciting additional public input on this matter is not only frustrating to those that have clearly expressed their views, but also a waste of the public's time, as well as government funds.

The communities to the west and southwest of Rocky Flats want to preserve the mountain backdrop and the rural lifestyle of the area. Absent any regional consensus for redeveloping the site, it is imperative that neither DOE nor its cleanup contractors take steps that would have implications for changing land use in the region, such as (a) promoting industrial reuse of the Rocky Flats site after cleanup, (b) extending new water and sewer services to the site as part of cleanup or afterward, (c) building or leasing new structures to the west of Rocky Flats as part of moving services offsite, or (d) leasing or providing federal land for a Northwest Parkway route (which would prejudice ongoing efforts within DRCOG to reach a consensus on transportation issues within the Northwest Metro Quadrant).

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AUG 21 1998  
FBI - DENVER

3. **Future Committees.** Given these views, we are not sure that it is necessary to have a new committee to again address options for future use. However, if there is to be a follow-on committee that is to address land-use issues, among other topics, then it should include representatives from nearby communities, such as CCCIA.

Since neither the report nor the executive summary track closely with the recommendations contained in the RFLII resolution, we have the following three suggestions.

a. The RFLII resolution should be placed before the executive summary, not after it. The current order is likely to engender confusion on the part of readers.

b. Since the resolution of the committee basically defers recommendations on reuse of the industrial area until cleanup progresses, we suggest that you alter the subtitle of the report, which implies that it contains a plan or recommendation for reuse. For example, the subtitle could be, "Options for Future Use of the Industrial Area of the Rocky Flats Environmental Technology Site."

c. If the Committee has sufficient time and staff resources, the report and the executive summary should be redrafted to bring it into conformance with the resolution (while still maintaining a presentation of the options considered).

Should you have any questions, I can be reached at 642-1233.

revised, 8/21/98  
page 2 of 2  
as CCCIA. Sincerely,

(signed)  
Thomas A. Hoffman  
Governmental Liaison  
CCCIA

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page 1 of 2  
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**CITY  
OF  
BOULDER**  
OFFICE OF THE CITY MANAGER

August 21, 1998

The Rocky Flats Industrial Area Transition Task Force  
The Rocky Flats Local Impacts Initiative  
5460 Ward Road, Suite 205  
Arvada, Colorado 80002  
Attn: Will Neff, Program Manager

**Re: Draft Plan for the Reuse of the Industrial Area of the Rocky Flats  
Environmental Technology Site**

Dear Task Force Members:

This letter serves as the written comments from the City of Boulder regarding the July 6, 1998 draft report from the Industrial Area Reuse Task Force (Task Force), Plan for the Reuse of the Industrial Area of the Rocky Flats Environmental Technology Site (Reuse Plan).

In general, the City of Boulder applauds the work of the Task Force and acknowledges the magnitude of the effort involved in producing such a thorough and thoughtful consensus recommendation to the Rocky Flats Local Impacts Initiative (RFLII). One of the major strengths of the report is that it preserves future options. The City of Boulder also supports the Task Force recommendation to defer decisions about the potential reuse of the Industrial Area until after cleanup is completed. Consistent with this position, the City of Boulder believes that the most appropriate implementation strategy is "Preserving Options." The "Preserving Options" strategy acknowledges the uncertainties of cleanup at Rocky Flats while preserving a range of options for future use.

Although the City of Boulder agrees with many points in the Task Force recommendation, we do have a few remaining concerns:

- Cleanup Standards

The Task Force supports the requirement in the Rocky Flats Cleanup Agreement "to clean up the Industrial Area to a standard suitable for a future employment center

regardless of other potential uses.” The City of Boulder supports cleaning up the site to this high standard as a means to ensure that all health, safety, and public welfare concerns associated with Rocky Flats are addressed. It is important to underscore, however, that cleaning up the Industrial Area to the employment center standard does not in any way suggest an endorsement of a particular future use of the Industrial Area.

At this point, it is unknown whether plutonium and TRU waste will be shipped off-site or if new facilities will be needed for interim on-site storage. Certainly, the storage of plutonium or waste on-site will severely limit the future use options for the Industrial Area. (See Reuse Plan, lines 4-10 on page 27) However, the City of Boulder believes the best interest of public health, safety and welfare should dictate the extent of cleanup, not the preferred future use of the Industrial Area.

- Local Government Organization

The Task Force recommends that local governments which have a stake in the future use of the Rocky Flats site form an organization which replaces RFLII. Consistent with the understanding that the local governments have made no determination as to the future use of the Industrial Area, the City of Boulder believes it is appropriate for such an organization to have a limited mission which includes:

- Monitoring cleanup;
- Preserving options for future reuse; and,
- Determining reuse after cleanup is completed.

The future local government organization definitely should not serve as a “redevelopment authority” since the issue of reuse has not been determined. (See Reuse Plan, Proposed Composition on page 11)

- Future Management

Throughout its report, the Task Force refers to returning Rocky Flats back to the community after cleanup. The City of Boulder is concerned by what appears to be a foregone conclusion. We can speculate on several scenarios where it would not be in our best interest for the “Rocky Flats site to be transitioned to local control.” Until more is known about the disposition of plutonium at the Rocky Flats site and cleanup is completed, the City of Boulder believes it is imperative to preserve a range of long-term management options. As cleanup is conducted and plans for reuse formulated, thought must be given to the proper structure for long-term protection of the community as well as the appropriate role for local governments in future management of the site.

- Infrastructure

The Task Force recommends that "all facilities and infrastructure be decontaminated, demolished, and removed as part of the Rocky Flats cleanup and closure project." It further recommends that "if any new facilities or infrastructure are developed by the site prior to closure, such arrangements . . . be implemented in conjunction with the community to assure preservation of future options and interim benefits to the community."

The City of Boulder wholeheartedly supports the removal of all existing buildings and infrastructure. However, Boulder does not support the development of significant new facilities or infrastructure prior to answering the reuse question. Final resolution of the reuse issue is complex and fraught with many competing interests. The City of Boulder is concerned about any new building or infrastructure investments on the Rocky Flats site which may place another local government at an advantage to advance their particular development interests or are contrary to a potential open space designation. In that vein, the City of Boulder is concerned about statements in the Task Force report such as:

"Kaiser Hill is currently studying wastewater treatment options for the interim cleanup period, which includes contracting for service with the City of Arvada. This would require extension of a main to SH-93 where it could tie into a main extending to the existing main at SH-72."

Contrary to such suggestions of major infrastructure development, the City of Boulder supports a position which only authorizes infrastructure investments in the Industrial Area that are essential to the cleanup mission, with a preference for temporary improvements to meet short-term needs.

- Buffer Zone

Issues surrounding the open space designation for the Buffer Zone were not within the scope of Task Force responsibilities. However, the Task Force did recommend future discussions concerning the Buffer Zone open space preservation. (See Reuse Plan, last bullet on page 10) The City of Boulder wishes to reiterate its position supporting the Buffer Zone open space designation. The Buffer Zone has significant ecological values including rare tall grass and populations of the Preble's Meadow Jumping Mouse. Future development of the Industrial Area could have an impact on wildlife and ecosystems in the Buffer Zone.

Thank you for your attention to the City of Boulder comments on the draft Plan for the Reuse of the Industrial Area of the Rocky Flats Environmental Technology Site. Please contact Tiana Gray at 441-3010 if you have any additional follow-up questions concerning the above comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald A. Secrist". The signature is fluid and cursive, with a large initial "R" and a long horizontal stroke extending to the right.

Ronald A. Secrist  
City Manager

cc: Boulder City Council

**ROCKY FLATS CITIZENS  
ADVISORY BOARD ACTIVITIES**

26 ✓

**FROM THE STAFF . . .****ROCKY FLATS CITIZENS ADVISORY BOARD****→ WEEKLY FAX ←****3/2/98 - 3/6/98****THIS WEEK'S EVENTS:**

- Monday 3/9: 7 - 8:30 p.m. Site Wide Issues / Budget Focus Group, Westminster City Hall, lower-level Multi-Purpose Room, 4800 West 92nd Avenue, Westminster
- Tuesday 3/10: 8 - 11:30 a.m. Industrial Area Task Force, Arvada Center for the Arts and Humanities, 6901 Wadsworth Boulevard, Arvada
- Wednesday 3/11: 2:30 - 4:30 p.m. Public Participation Focus Group, RFLII office, 5460 Ward Road, Suite 205, Arvada
- Thursday 3/12: 5 - 7 p.m. CAB Co-Chairs Meeting, CAB office, 9035 North Wadsworth Parkway, Suite 2250, Westminster
- Friday 3/13: No meetings scheduled

**BOARD MEETING HIGHLIGHTS:**

→ *Presentation and Discussion on the Rocky Flats Local Impacts Initiative (RFLII) Infrastructure Transition Task Force Draft Report.* In January, Will Neff of RFLII gave an overview presentation of activities of the Infrastructure Transition Task Force. At this meeting, Will discussed some of the conclusions and recommendations of the Task Force, as written into the study's draft report of February 1998. The Task Force's mission is to look at options for maintaining an employment center or other use at the site that contributes to the economic vitality of the area. So far, eight buildings have been identified for reuse. Two of those buildings were reserved for the National Conversion Pilot Project (NCP) and the other six buildings will be limited to companies involved in the cleanup process. Kaiser-Hill anticipates those buildings will be available sometime between 2003 and 2009.

The Task Force developed three options, or implementation strategies: A) aggressive and timely reuse [ensuring that buildings and infrastructure are reusable immediately following cleanup]; B) preserving options [allowing for reuse decisions to be delayed until closer to completion of cleanup]; and C) hands-off [staying out of the way until just before or after cleanup is complete in accordance with RFCA]. Several specific scenarios were developed for discussion. Those include: 1) industrial redevelopment; 2) an eco-industrial park focusing on environmental technologies; 3) a university/federal laboratory/research and development center; 4) a single "jewel" or major tenant; 5) a Cold War museum and historical archive; or 6) making the entire area open space.

Recommendations from the Task Force are anticipated to be submitted to DOE by June 1, in order to be incorporated into the '99 work plan. A web site has been developed for feedback from citizens ([www.votelink.com/rfr](http://www.votelink.com/rfr)), and an open house will be held the evening of March 25 at the Arvada Center to allow anyone interested to discuss the draft report and issues of concern.

CAB members gave their views on several issues to help its Site Wide Issues / Budget Focus Group develop comments on the draft report:

2

1. How will the public be involved?
2. How will scenarios influence cleanup to background?
3. Monetary value of scenarios - What is the cost for each?
4. Bias: Starting point - looking for reuse opportunities
5. Contamination could be brought to the surface with any new construction
6. Comprehensive public participation is necessary
7. Long-term stewardship issues need to be incorporated
8. Interview potential tenants - what would it take for them to move to RFETS?
9. Assumption: DOE agreed to be steward?

End

Presentation and Discussion on Rocky Flats Environmental Restoration Activities for 1998. John Law of RMRS and Jennifer Umland of Kaiser-Hill gave an overview of the site's environmental restoration program for Fiscal Year 1998.

**Source Removal at Trench 1.** T-1 is ranked No. 5 of over 200 sites, as it has the largest known volume of radioactive contaminants buried at the site. The trench is just west of the inner east access gate, and contains about 10,000 to 20,000 kilograms of depleted uranium in water based lathe coolant, potentially pyrophoric depleted uranium in 25 drums buried from 1954-1962, ten drums of cemented cyanide, and other materials. Remediation of the trench is a RFCA milestone with a target date of September 30, 1998. RMRS plans to install a weather shelter; remove waste and buried debris; sample, package, inert and ship depleted uranium to Starjet Corporation in South Carolina for treatment and disposal or recycling; sample, package and either store or dispose of other generated wastes; then disassemble the tent structure. RMRS has spent about 18 months planning this project, and has assembled teams to deal with specific hazards, hazard control, and quality control requirements. Some expected hazards are: airborne release from either a fire or a spill; radiological, chemical, and other unknown, uncharacterized hazards; or industrial hazards. Control have been put in place to deal with any of those hazards should they occur. Air monitoring will increase during the project, with four perimeter monitors in the vicinity of the trench, and three additional air monitors within the tent structure. Monitoring for worker exposure will increase as well. The tent structure is expected to be in place in April, with completion of the project and disassembly anticipated for December of 1998. The Board learned that the addition of the weather shelter and the fact that the materials will be shipped to South Carolina were recent changes made to the original proposal reviewed earlier by CAB.

**Mound Site Groundwater Plume Remedial Action.** The Mound plume resulted from storage of drums containing volatile organic compounds (VOCs). The source was removed in FY97, and the goal now is to protect the surface water by intercepting and treatment the groundwater plume. Kaiser-Hill has designed a passive groundwater collection and treatment system, and awaits public comment on the Decision Document. During FY98, the groundwater collection and treatment system should be installed so activities can begin.

**903 Pad, 903 Lip Area and Americium Zone Investigation.** Drums containing radiologically contaminated oils and VOCs were stored in an open field from 1958 to 1967. After it was discovered they were leaking, the drums were removed in 1967, and some radiologically contaminated soil was removed in 1968-1969. In FY98, Kaiser-Hill will estimate the extent of soil contamination. The areal extent of radiologically contaminated surface soils in the Americium Zone will be investigated, and the vertical extent will be determined by drilling shallow boreholes. Additional boreholes will be drilled to determine the presence of VOCs.

**Groundwater Plume Investigations.** The Solar Ponds Plume is listed as a RFCA milestone for FY99. Plans include characterization of the plume to evaluate remedial options such as phytoremediation, treatment at Building 995, and to determine whether present or future release to North Walnut Creek would be acceptable. Kaiser-Hill also plans to review and characterize approaches for remediation at the 903 Pad/Ryan's Pit Plume and the East Trenches Plume.

**IHSS 118.1 Accelerated Action.** This IHSS resulted from spills associated with an underground carbon tetrachloride storage tank. Source evaluation is almost complete, and shows that natural and man-made controls are containing the source and that surface water quality does not appear to be impacted. Monitoring will continue, and source removal will be evaluated when surrounding buildings and infrastructure are removed.

**NOTES REGARDING  
INFRASTRUCTURE TRANSITION TASK FORCE DRAFT REPORT  
(from Weekly Fax 3-9-98)**

Presentation and Discussion on the Rocky Flats Local Impacts Initiative (RFLII) Infrastructure Transition Task Force Draft Report. In January, Will Neff of RFLII gave an overview presentation of activities of the Infrastructure Transition Task Force. At this meeting, Will discussed some of the conclusions and recommendations of the Task Force, as written into the study's draft report of February 1998. The Task Force's mission is to look at options for maintaining an employment center or other use at the site that contributes to the economic vitality of the area. So far, eight buildings have been identified for reuse. Two of those buildings were reserved for the National Conversion Pilot Project (NCPP) and the other six buildings will be limited to companies involved in the cleanup process. Kaiser-Hill anticipates those buildings will be available sometime between 2003 and 2009.

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CAB members gave their views on several issues to help its Site Wide Issues / Budget Focus Group develop comments on the draft report:

1. How will the public be involved?
2. How will scenarios influence cleanup to background?
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4. Bias: Starting point - looking for reuse opportunities
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6. Comprehensive public participation is necessary
7. Long-term stewardship issues need to be incorporated
8. Interview potential tenants - what would it take for them to move to RFETS?
9. Assumption: DOE agreed to be steward?

## CAB member thoughts on options/implementation strategies

### Aggressive and timely reuse

- Support = 2      Don't support = 8      Neutral = 1      Need more info = 0

### Preserving options

- Support = 7      Don't support = 1      Neutral = 1      Need more info = 3

### Hands off

- Support = 6      Don't support = 3      Neutral = 1      Need more info = 0

## CAB member thoughts on specific scenarios

### Industrial redevelopment

- Support = 1      Don't support = 9      Neutral = 1      Need more info = 1

### Eco-industrial park

- Support = 2      Don't support = 3      Neutral = 0      Need more info = 6

### University/lab R&D center

- Support = 5      Don't support = 1      Neutral = 2      Need more info = 2

### Single tenant/"jewel" use

- Support = 2      Don't support = 9      Neutral = 0      Need more info = 0

### Cold War museum

- Support = 1      Don't support = 6      Neutral = 2      Need more info = 2

### Open space

- Support = 11      Don't support = 2      Neutral = 0      Need more info = 0

**FROM THE STAFF . . .**

## ROCKY FLATS CITIZENS ADVISORY BOARD

→ WEEKLY FAX ←

3/16/98 - 3/20/98

### THIS WEEK'S EVENTS:

- Monday 3/16: 6 - 8 p.m. D&D / Closure Plan Focus Group, Westminster City Hall, lower-level Multi-Purpose Room, 4800 West 92nd Avenue, Westminster
- Tuesday 3/17: 7 - 9 p.m. Plutonium Issues Focus Group, Westminster City Hall, lower-level Multi-Purpose Room, 4800 West 92nd Avenue, Westminster
- Wednesday 3/18: No meetings scheduled
- Thursday 3/19: 4 - 8 p.m. Soil Action Level Oversight Panel, Broomfield City Hall
- Friday 3/20: No meetings scheduled

### NOTICE TO ALL BOARD MEMBERS

AT ITS MEETING ON MONDAY, MARCH 16, THE D&D / CLOSURE PLAN FOCUS GROUP WILL WORK ON FINALIZING A RECOMMENDATION INITIALLY PREPARED BY THE SITE WIDE ISSUES / BUDGET FOCUS GROUP. THIS RECOMMENDATION WILL BE BROUGHT BEFORE THE BOARD AT NEXT MONTH'S MEETING. FOLLOWING UP ON THE DRAFT REPORT OF THE INDUSTRIAL AREA TASK FORCE, THIS RECOMMENDATION PRESENTS CAB'S COMMENTS ON FUTURE LAND USE DECISIONS AT THE ROCKY FLATS SITE. IT'S IMPORTANT FOR AS MANY BOARD MEMBERS AS POSSIBLE TO GET INVOLVED IN DRAFTING THIS RECOMMENDATION. PLEASE PLAN ON ATTENDING THE FOCUS GROUP MEETING ON MONDAY, 6 P.M. AT WESTMINSTER CITY HALL. FOR MORE INFORMATION, CALL BRADY WILSON AT 420-7655.

### CAB FOCUS GROUP ACTIVITIES:

→ Site Wide Issues / Budget Focus Group: Monday, March 9. The focus group had asked John Schneider from DOE to update them on the current status of Rocky Flats' Fiscal Year 1998-2000 budgets. As a refresher, John first walked the group through the two-year federal budget process. The site is currently operating within its FY98 budget of approximately \$668 million. The Rocky Flats portion of the President's FY99 budget, presented to Congress in February, was approximately \$659 million. Rocky Flats has also been given a planning target for FY00 of \$659 million. The site's accelerated closure plan, *Accelerating Cleanup: Paths to Closure*, requests a total of \$694 million per year to achieve site closure by 2010.

Site budget planners are working off of the assumption that, since the contractor was able to complete a significant amount of unfunded work during the last two fiscal years, the lower funding for FY99 and FY00 should not negatively affect the 2010 closure schedule. Focus group members questioned this approach, but John explained that until something indicates that past performance cannot be repeated, DOE will continue

working off this assumption. However, there is some threshold level of funding cuts below which the schedule will have to be impacted.

Rocky Flats will need to submit an FY00 budget request to DOE-Headquarters sometime in April. Historically, the site would have received guidance for budget development by this time. They do not yet have this guidance, but expect to receive it very soon. In all likelihood, the guidance will tell the site to extract certain information from its existing closure database. Schneider pointed out that FY00 will be the fourth budget year that Rocky Flats has been working off of essentially the same plan.

The members were asked to decide if the Budget Focus Group should branch off and hold its own meetings to review budget information. Since so much of the budget information had remained the same as last year, they decided to keep the budget review within this combined focus group.

The full Board tasked this focus group with reviewing the results of a discussion at the March Board meeting and developing CAB comments on the Rocky Flats Facility and Infrastructure Reuse Task Force's options and strategies for future reuse of the industrial area. The committee reviewed the information from the Board meeting and then considered a proposal from Tom Marshall based on the Board's comments. The proposal referenced earlier CAB recommendations that make health and safety the highest priority and called for eventual cleanup of the entire site to background levels. Based on these principles, CAB would support restricted access open space, with opportunities for research regarding radionuclides in the environment as well as further cleanup in the future. CAB would also favor the implementation strategy called "preserving options", which postpones specific RFETS future land use decisions until the cleanup is nearing completion.

Tom also suggested that CAB should send a list of questions / issues to the Task Force to consider as they continue their efforts. Tom will work with Erin Rogers to draft this proposal and forward it to the CAB D&D/Closure Plan Focus Group for further discussion at their March meeting.

David Navarro took a few minutes to pass out some information and discuss issues related to Union safety concerns at Rocky Flats. He was concerned about situations in which RFETS workers do not have stop work authority regarding safety issues. He also wanted to point out that the Union is concerned that the site contractor chooses which Union representatives sit on various safety committees at Rocky Flats.

**TOUR NOTICE:** Board members are invited to join the staff on a tour of the RFETS buffer zone, tentatively set for Monday, March 30 from 8 a.m. until noon. It is being set up for our new staff member, Brady Wilson, to see the site for the first time, but others are welcome to join us. We will be extensively covering the buffer zone, including the A, B and C areas, the Lindsey Ranch, Antelope Springs, as well as cleanup locations closer to the industrial area such as the Franchise, 800 pad area, 801 hillside and other locations. Please call Erin or Deb by Thursday, March 19, if you would like to go on this tour.

## TRUPACT Shipping Containers to be Displayed at Two Local Cities.

- The City of Westminster invites members of the public to view the TRUPACT containers on Monday, March 16, at the Westminster City Park Recreation Center, from 9 a.m. to 5 p.m. The containers will haul transuranic nuclear waste from Rocky Flats and other DOE sites to the Waste Isolation Pilot Plant (WIPP) in southern New Mexico. DOE representatives from WIPP and Rocky Flats will provide information to the public about WIPP, its transportation system, current routes for shipments, materials to be shipped, and the anticipated shipping schedule. Also, DOE representatives will be available throughout the day to talk with area residents and visitors. If you have any questions, contact Mary Harlow, the Rocky Flats Coordinator for the City of Westminster, at 430-2400 x 2461.
- Then, the City of Arvada will display the new TRUPACT shipping containers on Thursday, March 19, from 10 a.m. to 2 p.m. at Arvada City Hall, 8101 Ralston Road in Arvada. Representatives of WIPP will be available to discuss the features of the trucks and shipping containers, and to answer questions. At 10:30 a.m., city council members and DOE representatives will hold a press conference to present information about the transport of transuranic waste from Rocky Flats. For more information, call Carol Lyons, Rocky Flats Coordinator for the City of Arvada, at 421-2550 x 3292.

**Memorandum****PRELIMINARY**

**To:** Board Members  
**From:** Brady Wilson  
**Subject:** Reuse Recommendations  
**Dated:** March 17, 1998

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**Background:**

??In 1994 the Future Site Use Working Group (FSUWG) was convened to make recommendations to DOE, CDPHE, and EPA regarding the future use of the Rocky Flats site. In 1995 FSUWG recommended that the buffer zone become, and remain, open space; that the industrial area become an employment center; and that the Federal government clean up RFETS to background levels.?? The Industrial Area Transition Task Force was convened in 1997 to follow up on the work of the Future Site Use Working Group. The Task Force has developed six reuse scenarios for the site and three implementation strategies, out of which a recommendation will be formed. In light of the Industrial Area Transition Task Force's upcoming reuse and implementation strategy recommendation, RFCAB offers the following recommendations concerning reuse and implementation.

**Guiding Principles and Understandings:**

- Human health, safety, and protection of the environment should be the most important factors guiding decisions pertaining to cleanup and future site uses.
- Cleanup should be to background levels for radionuclides when technology allows for cost-effective and environmentally sensitive procedures.
- Due to uncertainty surrounding final site conditions, any actions taken now will affect future site use options.

**Point of Clarification:**

- **Background levels** - as defined in the RFCAB recommendation 96-13, **Cleanup Principles and Critical Reporting Elements**: A level that includes fallout from above ground nuclear testing and naturally occurring radionuclides for the Front Range of Colorado.

**Recommendations:**

1. RFCAB recommends that no new development or redevelopment take place at the site, due to the possibility that disturbed soils could potentially release contamination into communities.
2. RFCAB recommends that, regardless of reuse decisions and assuming economic feasibility and environmental sensitivity, the near-term cleanup levels should be at least as protective as the cleanup levels associated with the most stringent of potential reuse scenarios.  
or

RFCAB recommends that, regardless of reuse decisions and assuming economic feasibility and environmental sensitivity, the near-term cleanup levels be at least as protective as residential reuse cleanup levels. However, the board in no way supports a residential reuse for any part of the site.

3. RFCAB recommends that the site remain available for further cleanup to background levels when technology permits environmentally sensitive and cost effective procedures. The Federal Government should be instrumental in this research and development.
4. ~~RFCAB recommends that decisions concerning site end use be delayed until cleanup is nearly complete. At that time further information would become available about final site conditions.~~
5. Based on the information currently available, RFCAB would prefer that the site end-state, for those areas where contamination is above the near-term cleanup levels, become limited access open space. Access should be allowed for research into radionuclide cleanup technologies and radionuclide behavior in the environment. Such research could assist in future cleanup and long-term stewardship issues.

??RFCAB would prefer that for those areas where contamination is below the near-term cleanup levels, the end-state should become restricted use open space, thereby allowing trails and picnic areas, but excluding permanent structures (i.e. baseball diamonds, skateboard parks, etc.).??

#### Concerns and Comments:

- RFCAB is concerned that DOE, EPA, and CDPHE remain open to setting cleanup levels beyond any designated reuse.
- RFCAB is concerned that, throughout the decision making process, comprehensive public participation has been lacking, and that any further steps in the process incorporate such participation.
- Long-term stewardship issues have yet to be settled. RFCAB is concerned that any decisions towards reuse should not be finalized until such issues are resolved, as such issues are deeply involved in any reuse decision (e.g. is DOE willing to accept stewardship?).

**SUMMARY - OTHER MEETINGS:**



**Industrial Area Task Force:** Tuesday, March 10. Deanne Butterfield, Rocky Flats Local Impacts Initiative (RFLII), began the meeting with an update on public comments concerning future site uses and implementation strategies. RFLII staff has been working diligently presenting the uses and strategies to various groups such as CAB, city councils, and county officials. Comments from these groups combined with website comments generally push for an open space use with a "preserving options" strategy. The website discussions ([www.votelink.com/rfr](http://www.votelink.com/rfr)) are dominated by the Arvada Associated Modelers, who would like to see the industrial area converted into a model scale airport for use by model aircraft. The association's comments also suggest that if an airport is not possible, they would rather see it become open space than an employment center. An extensive public engagement schedule for continuous briefings is being followed to ensure that all who have requested a briefing will receive one.

Will Neff, RFLII, led a discussion in preparation for RFLII's open house scheduled for March 25 at the Arvada Center from 6:30 to 9 p.m. Making presentations and available for discussions at the open house will be members of the Industrial Area Transition Task Force and the PBS&J consultant team. The schedule for the open house follows:

- 6:30 - 7:00           Arrival
- 7:00 - 7:10       Welcome and Introductions
- 7:10 - 7:20       Mission Overview
- 7:20 - 7:50       Consultant Findings Presentation
- 7:50 - 8:15       Question and Answer Session
- 8:15 - 8:45       Comments Presented in Written Form and Addressed
- 8:45 - 9:00       Results Report and Adjourn

Jessie Roberson, DOE-RFFO, arrived for a discussion with the Task Force. Concerns were expressed by the task force about the impact that the task force's recommendations will have on the decision process for reuse. Ms. Roberson assured the task force that Secretary Peña is very interested in the wishes of the surrounding communities regarding site reuse. Also expressed were concerns about a timeline for reuse recommendations. Ms. Roberson noted that if any buildings are to be reused, that decision needs to be made before the middle of FY2000, at which point maintenance on buildings will cease in preparation for demolition. Ms. Roberson also assured the task force that she will be available for continued discussions and that she is prepared to take any discussion to Washington if that is the wish of the task force.

Then the task force began a "where are we" discussion. The task force discussed the development of a Redevelopment Authority to ensure that the group's recommendations are considered. The Redevelopment Authority would also consider open space recommendations if that is what the task force chooses to recommend. A range of options exist, other than a redevelopment authority, with varying authority associated with each. The options will be discussed in more detail at the April work session.

*End*

**Public Participation Focus Group:** Wednesday, March 11. After sharing miscellaneous agency/organization news, the group moved into a discussion of the 6 month "big picture" public involvement calendar. This calendar is kept and reviewed in order to keep tabs on what is coming up for public involvement and to make the best use of public meetings. The group also received updates on the *Paths to Closure* (2006 Plan) public involvement process, the Industrial Area Task Force, the Natural Resource Management Policy, and a list of upcoming HAP meetings. For information/meeting dates regarding any of these items, please call Erin at the CAB office.

**Upcoming Officer Elections**

Just a reminder that CAB will hold officer elections at the April Board meeting. Please get your nominations to Deb Thompson by close of business on Thursday, March 26. If you have any questions about the duties of officers, call Deb at 420-7855.

**FROM THE STAFF . . .**

## ROCKY FLATS CITIZENS ADVISORY BOARD

→ WEEKLY FAX ←

3/23/98 - 3/27/98

### THIS WEEK'S EVENTS:

- Monday 3/23: No meetings scheduled
- Tuesday 3/24: No meetings scheduled
- Wednesday 3/25: 6:30 - 9 p.m. Industrial Area Transition Task Force Open House, Arvada Center for the Arts and Humanities, 6901 Wadsworth Boulevard, Arvada
- Thursday 3/26: 2 - 4 p.m. Rocky Flats Local Impacts Initiative Board Meeting, RFLII office, 5460 Ward Road, Suite 205, Arvada  
5 - 6:30 p.m. Emergency Planning Zone / Health Focus Group Meeting, CAB office, 9035 North Wadsworth Parkway, Suite 2250, Westminster
- Friday 3/27: No meetings scheduled

### CAB FOCUS GROUP ACTIVITIES:

→ **D&D / Closure Plan Focus Group:** Monday, March 16. The Rocky Flats Decommissioning Program Plan (DPP) was distributed for review by the focus group members. The DPP will begin its 45-60 day public comment period in early April. The focus group members will review the DPP for discussion at the April 20 meeting.

A round-robin discussion began on the Site Wide Issues Focus Group's site reuse and implementation recommendations. The primary concerns about the recommendation involved providing definition to limited access open space; concerns that the recommendation was not strong enough to persuade DOE; and concerns about the best way to convey that CAB wants to reach the best cleanup levels possible, regardless of reuse decisions. Some discussion noted that it would be beneficial if the CAB recommendation was relatively consistent with the Industrial Area Transition Task Force's reuse options and implementation strategies.

Limited access open space was defined as only allowing access for research into radionuclide cleanup technologies and radionuclide behavior in the environment. Limited access would only apply to highly contaminated areas of the site. The remainder of the site would become restricted use open space which would allow trails and picnic areas, but no permanent structures.

The recommendation was made stronger by adding a statement that eliminates any support for development and/or redevelopment of any part of the site.

Conveying the Board's recommendation that near-term cleanup levels do not exceed cleanup levels associated for residential reuse, without using the word residential in the recommendation became the hot topic for the evening. The exact wording for the recommendation has yet to be determined. Brady Wilson

will attempt to incorporate these comments into the recommendation for presentation to the full Board at its next meeting on April 2.

The next meeting of this focus group will be April 20 at the CAB office. The meeting will focus on comments and recommendations concerning the DPP. Contact Brady Wilson at 420-7855 for more information.

End

**Plutonium Issues Focus Group: Tuesday, March 17.** The monthly meeting for the focus group centered around one major agenda topic, namely the status of corrective actions for the plutonium and highly enriched uranium vulnerabilities. Over the past several years, the focus group members have been tracking the progress the site is making in addressing environmental, safety and health vulnerabilities associated with the continued storage of plutonium and highly enriched uranium at Rocky Flats. At this meeting, representatives from DOE were present to provide the current status of the corrective actions for these vulnerabilities.

Matt McCormick, the DOE leader for the nuclear materials group, first gave an overview. He stated that DOE believes that the closure of the site is intimately related to elimination of the vulnerabilities. Therefore, some of the vulnerabilities will remain open until such time as facilities and buildings are decontaminated, decommissioned and demolished. DOE is developing a "cross-walk" that will correlate the vulnerabilities with the closure plan. Matt confirmed that all institutional vulnerabilities, i.e., those that are related to management and personnel issues, will all be addressed and closed out this year. A concern was raised about the status of housekeeping in Buildings 881, where combustible materials are still reported to be found. DOE will investigate and report back to the focus group about any problems in Building 881.

Kevin Keenan, in charge of DOE oversight for the plutonium vulnerabilities, gave specific updates on the status of the corrective actions. Kevin reported that of the 87 identified plutonium vulnerabilities, 62 are now closed, with the remaining 25 linked to the site closure plan. Major accomplishments have been the draining of all liquid tanks in Buildings 371 and 771 and the processing of 488 out of 780 liters of solutions. Tap and drain of process lines to remove remaining solutions has begun in Building 771 and is scheduled for completion by September '98. Tap and drain will start in Building 371 in June 1998 and will be complete by April 1999. Concerns were raised by the focus group related to DOE's strategy of relying on the ultimate D&D of the buildings to address vulnerabilities such as the hold-up of radioactive materials in process lines and air vents. Final demolition of most of the plutonium buildings is not scheduled until 2006. The focus group questioned what would happen if the schedule slips for these closure plans.

Kevin also reported that the risk at the site will be lowered as materials are removed from the site. Pit shipments are now underway and are scheduled for completion by September 1998. DOE's current plans call for the remaining plutonium metal and oxide to go to Savannah River beginning in May 2002 and extending until May 2005. The focus group discussed the need for DOE to present updates on how much of the 14.2 ton inventory of plutonium has been removed. Due to classification needs, DOE can't release these numbers.

The focus group asked about the status of the plutonium stabilization and packaging line for the residues. Kaiser-Hill has sent a letter to DOE expressing its opinion on whether the line should be installed as planned at Rocky Flats. No information was given concerning what was in this letter. The focus group asked that a copy of the letter be sent to them.

Dave Nickless, in charge of DOE oversight for the highly enriched uranium (HEU) vulnerabilities, concluded the presentation. To date, all the highly enriched uranium solutions have been removed from the site. They were sent to a recycling facility in Tennessee, with the materials ultimately to be processed into nuclear reactor fuel. All the HEU has been removed from Buildings 771 and 779. Current plans call for all HEU to be removed from the site by the end of FY99. Any remaining HEU vulnerabilities associated with hold-up of materials will not be addressed until final D&D of the buildings.

For its next meeting, the focus group will follow-up on some of the questions raised at this meeting. They specifically asked for updates on the plutonium stabilization and packaging line, process solution line draining and disposition, the vulnerability/closure plan cross-walk, the status of housekeeping in Building 881, and fire suppression / alarm system upgrades for buildings with continued missions. The focus group will seek an opinion from the local Defense Board representatives concerning their level of comfort with DOE's path forward for addressing the vulnerabilities.

## Memorandum

DRAFT

To: Board Members  
From: Brady Wilson  
Subject: Reuse Recommendations  
Dated: March 17, 1998

### Background:

??In 1994 the Future Site Use Working Group (FSUWG) was convened to make recommendations to DOE, CDPHE, and EPA regarding the future use of the Rocky Flats site. In 1995 FSUWG recommended that the buffer zone become, and remain, open space; that the industrial area become an employment center; and that the Federal government clean up RFETS to background levels.?? The Industrial Area Transition Task Force was convened in 1997 to follow up on the work of the Future Site Use Working Group. The Task Force has developed six reuse scenarios for the site and three implementation strategies, out of which a recommendation will be formed. In light of the Industrial Area Transition Task Force's upcoming reuse and implementation strategy recommendation, RFCAB offers the following recommendations concerning reuse and implementation.

### Guiding Principles and Understandings:

- Human health, safety, and protection of the environment should be the most important factors guiding decisions pertaining to cleanup and future site uses.
- Cleanup should be to background levels for radionuclides when technology allows for cost-effective and environmentally sensitive procedures.
- Due to uncertainty surrounding final site conditions, any actions taken now will affect future site use options.

### Point of Clarification:

- **Background levels** - as defined in the RFCAB recommendation 96-13, Cleanup Principles and Critical Reporting Elements: A level that includes fallout from above ground nuclear testing and naturally occurring radionuclides for the Front Range of Colorado.

### Recommendations:

1. RFCAB recommends that no new development or redevelopment take place at the site, due to the possibility that disturbed soils could potentially release contamination into communities.
2. RFCAB recommends that, regardless of reuse decisions and assuming economic feasibility and environmental sensitivity, the near-term cleanup levels should be at least as protective as the cleanup levels associated with the most stringent of potential reuse scenarios.  
or

DRAFT

RFCAB recommends that, regardless of reuse decisions and assuming economic feasibility and environmental sensitivity, the near-term cleanup levels be at least as protective as residential reuse cleanup levels. However, the board in no way supports a residential reuse for any part of the site.

3. RFCAB recommends that the site remain available for further cleanup to background levels when technology permits environmentally sensitive and cost effective procedures. The Federal Government should be instrumental in this research and development.
4. ~~RFCAB recommends that decisions concerning site end use be delayed until cleanup is nearly complete. At that time further information would become available about final site conditions.~~
5. Based on the information currently available, RFCAB would prefer that the site end-state, for those areas where contamination is above the near-term cleanup levels, become limited access open space. Access should be allowed for research into radionuclide cleanup technologies and radionuclide behavior in the environment. Such research could assist in future cleanup and long-term stewardship issues.

??RFCAB would prefer that for those areas where contamination is below the near-term cleanup levels, the end-state should become restricted use open space, thereby allowing trails and picnic areas, but excluding permanent structures (i.e. baseball diamonds, skateboard parks, etc.).??

#### Concerns and Comments:

- RFCAB is concerned that DOE, EPA, and CDPHE remain open to setting cleanup levels beyond any designated reuse.
- RFCAB is concerned that, throughout the decision making process, comprehensive public participation has been lacking, and that any further steps in the process incorporate such participation.
- Long-term stewardship issues have yet to be settled. RFCAB is concerned that any decisions towards reuse should not be finalized until such issues are resolved, as such issues are deeply involved in any reuse decision (e.g. is DOE willing to accept stewardship?).

Bob next gave a brief update on the status of the various monitoring programs in terms of the discussions occurring for the Integrated Monitoring Program. The site now views the monitoring program as one requiring integration among the various media and has set up subcommittees for each environmental media that meet separately and then periodically meet together to share ideas. Bob reported that he has looked at the remaining Parker-Hall recommendations and transmitted them to each of the responsible media subcommittees for discussion and resolution. Ken and Beverly asked that the results of the discussions be shared with CAB as follow-up. Because the site is already looking at the remaining recommendations, CAB will need to decide how to proceed in developing additional recommendations.

**FOUR NOTICE:** A tour of the HFE'S buffer zone has been scheduled for Tuesday, April 7, from 9 a.m. to noon for CAB members and others interested. For more information, please call Eric or Deb in the CAB office at 420-7855.

## SUMMARY - OTHER MEETINGS:

**Industrial Area Transition Task Force Open House:** Wednesday, March 25. The Industrial Area Transition Task Force held an Open House to discuss reuse options and implementation strategies. The affiliation of a number of those attending included city governments, Rocky Mountain Peace and Justice Center, Polyrock, CRESCO Properties, Environmental Information Network, and 10 citizens from surrounding communities. A presentation was given concerning the background of the Transition Task Force, how the reuse options and implementation strategies were formed, and the options and strategies developed. Following the presentation, comments were taken on each of the options in written form. Using poker chips, the implementation strategies were voted on.

The results of the comments and the implementation voting was then presented. The majority of comments were placed on the Industrial Redevelopment reuse option. These comments ranged from keeping jobs within Jefferson county, to open space becoming an impediment to W-470, to redevelopment being the only option that will force DOE into cleaning the site to acceptable cleanup levels. At the other end of the spectrum, the open space reuse option received two comments concerning open space being the best use due to the credibility of cleanup, and one comment addressing concerns over stewardship issues. Implementation strategies received votes as follows:

- "Aggressive and Timely Reuse" - 9
- "Preserving Options" - 11
- "Hands Off" - 11

**Natural Resource Management Policy:** Thursday, March 26. A draft Natural Resource Management Policy (NRMP) was distributed to elicit comments from various stakeholders. Topics included in the current version of the NRMP include water resource management, air monitoring management, endangered and threatened species management, real property rights and uses, landfill management, vegetative management, cultural resources, tours and visits, National Environmental Research Park, infrastructure, utilities, environmental restoration, and safeguards and security. Each of these topics includes a current conditions section and a current policy section. Comments from the stakeholders included adding a reintroduction policy for species of concern, the inclusion of a future directions section to each topic, and including information concerning attempts at mineral rights acquisition under the real property rights topic. The NRMP working group will attempt to incorporate all the comments received at this meeting by the April 9 meeting. Additional comments will be welcome at that meeting for incorporation into the NRMP before its release for public comment, expected on April 15.

### UPCOMING EVENTS AND CONFERENCES

We'd like to ask all Board members to share with the CAB office any information you might have on upcoming conferences and events, either here or out-of-state. CAB staff will notify you of meetings, conferences, etc. that will be happening in the near future so Board members can gauge whether or not they want to participate. Just contact any of us in the office (420-7855), and forward to us as much information as you have available. We'll try to give plenty of notice so that everyone can review and make requests for conference attendance.

**FROM THE STAFF . . .**

## ROCKY FLATS CITIZENS ADVISORY BOARD

→ WEEKLY FAX ←

4/20/98 - 4/24/98

### THIS WEEK'S EVENTS:

- Monday 4/20: 6 - 8 p.m. D&D / Closure Plan Focus Group, CAB office, 9035 North Wadsworth Parkway, Suite 2250, Westminster
- Tuesday 4/21: 7 - 9 p.m. Plutonium Issues Focus Group, Westminster City Hall, lower-level Multi-Purpose Room, 4800 West 92nd Avenue, Westminster
- Wednesday 4/22: No meetings scheduled
- Thursday 4/23: TBD Rocky Flats Local Impacts Initiative Board Meeting, Half-Day Retreat
- 4 - 7 p.m. Soil Action Levels Oversight Panel Work Session, Arvada City Hall, Ann Campbell Room, 8101 Ralston Road, Arvada
- Friday 4/24: No meetings scheduled

### SUMMARY - OTHER MEETINGS:

**Industrial Area Transition Task Force Meeting:** Tuesday, April 14. This meeting was held to attempt to reach consensus on a recommendation for the Industrial Area's reuse and to recommend an implementation strategy, utilizing public comment to make the decision.

DeAnne Butterfield (RFLII) began the meeting by summarizing the public comments that had been received between March 17 and April 3. Mary Harlow, City of Westminster, noted that the comments suggest that the citizens would prefer to see the site become open space. DeAnne replied that the purpose of the public comment was not intended to solicit a vote, but instead to see if the task force is on the right track and heading in the right direction. Another task force member also replied by stating that if the citizens were better educated on the issues or had more time to think, they would most likely change their views to support redevelopment of the Industrial Area.

The next topic discussed Reuse Entity roles, essentially what type of entity has what powers. The discussion was led by Ed Icenogle, of Ankele, Icenogle, Norton, and Seter, RFLII's lawyers. The entities discussed fell into two categories, Program Operations Entities and Physical Reuse Entities. Five entities fell into the Program Operations category; a 501(c)(3) non-profit organization, a Colorado non-profit organization, a Federal/Community organization, and an Intergovernmental Authority. The Physical Reuse Entities category was comprised of a 63-20 Corporation, a Miscellaneous Municipal Financing Structure, a Title 32 Special District, and an Urban Renewal Authority. A very brief summary was given on the powers each of the above entities held. Ed Icenogle noted that the most appropriate method of choosing an entity would be to prepare a worksheet stating what the task force would like the entity to be able to accomplish, and submit it to the lawyers to make the selection based on legality.

The next topic up for discussion involved a draft document that will be submitted to DOE with the recommendations, when they are decided upon. The task force objectives and the contractor's technical analysis were ratified after some discussion. Other ratified topics included the restatement of expected cleanup levels, as defined in the Future Site Use Working Group report; the request that all remaining non-contaminated infrastructure be removed with the possible exception of reusable buildings; and the intent to identify an entity to replace RFLII in the near term.

The next topic reached the meat of the meeting, the decision on implementation strategies and reuse options. Immediately obvious was the fact that consensus would not be reached on a reuse option. The contention was between the options of open space and redevelopment - those supporting redevelopment would definitely not support open space and vice versa. At that point a decision was made to come back to the scenarios after an attempt to reach consensus on an implementation strategy. Consensus was reached on the "Preserving Options" strategy, although the "Aggressive and Timely Reuse" had some support within the task force. "Preserving Options" was the only option that each of the task force members could live with, and this option also showed support within the community. Discussion over reuse scenarios - such as open space, eco-industrial park, and industrial park - was not revisited at this meeting and will not be revisited in the task force except to decide on which scenarios should be preserved. We can all expect that this issue will be heatedly revisited nearer to site closure.

The next meeting will be held on May 12 to complete the items that were not discussed at this meeting and to introduce some new topics. The scenarios that should be preserved will be discussed, and a draft of the recommendations will be reviewed and an attempt to ratify them will be made.

## Memorandum

To: Board Members  
From: Brady Wilson  
Subject: Reuse Recommendation 98-7  
Dated: May 1, 1998

**DRAFT**

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### Background:

In 1994 the Future Site Use Working Group (FSUWG) was convened to make recommendations to DOE, CDPHE, and EPA regarding the future use of the Rocky Flats site. In 1995 FSUWG recommended that the buffer zone become, and remain, open space; that the industrial area become an employment center; and that the Federal government have the long-term obligation to clean up RFETS to background levels when technology is available. The Industrial Area Transition Task Force was convened in 1997 to follow up on the recommendation by the Future Site Use Working Group that the Industrial Area (IA) become an employment center. The Task Force has developed six reuse scenarios for the industrial area and three implementation strategies, out of which a recommendation will be formed. In light of the Industrial Area Transition Task Force's upcoming reuse and implementation strategy recommendation, RFCAB offers the following recommendations concerning reuse and implementation.

### Guiding Principles and Understandings:

- Human health, safety, and protection of the environment should be the most important factors guiding decisions pertaining to cleanup and future site uses.
- Ultimate cleanup should be to background levels for radionuclides when technology allows for cost-effective and environmentally sensitive procedures. Near-term cleanup levels should be protective of human health, safety, and the environment.
- Due to uncertainty surrounding final site conditions, any actions taken now will affect future site use options.

### Point of Clarification:

- Background levels - as defined in the RFCAB recommendation 96-13, Cleanup Principles and Critical Reporting Elements: A level that includes fallout from above ground nuclear testing and naturally occurring radionuclides for the Front Range of Colorado.

### Recommendations:

1. RFCAB recommends that no new development or redevelopment take place at the site, due to the possibility that disturbed soils could potentially release contamination into communities.
2. RFCAB recommends that, regardless of reuse decisions and assuming economic feasibility and environmental sensitivity, the near-term cleanup levels should be at least

as protective as the cleanup levels associated with the most stringent of potential reuse scenarios available under CERCLA.

or

RFCAB recommends that, regardless of reuse decisions and assuming economic feasibility and environmental sensitivity, the near-term cleanup levels be at least as protective as residential reuse cleanup levels. However, the board in no way supports a residential reuse for any part of the site.

3. RFCAB recommends that the site remain available for further cleanup to background levels when technology permits environmentally sensitive and cost effective procedures. The Federal Government should be instrumental in this research and development.
4. ~~RFCAB recommends that decisions concerning site end use be delayed until cleanup is nearly complete. At that time further information would become available about final site conditions.~~
5. Based on the information currently available, RFCAB recommends that the entire Rocky Flats site (IA and BZ) end-state become limited access open space as long as contamination levels remain above background. Such a use will preserve unique ecological assets and allow for research into radionuclide cleanup technologies and radionuclide migration.

RFCAB recognizes that this land use designation may be revisited in the future.

#### Concerns and Comments:

- RFCAB is concerned that DOE, EPA, and CDPHE remain open to setting cleanup levels beyond any designated reuse.
- RFCAB is concerned that, throughout the decision making process, comprehensive public participation has been lacking, and that any further steps in the process incorporate such participation.
- Long-term stewardship issues have yet to be settled. RFCAB is concerned that any decisions towards reuse should not be finalized until such issues are resolved, as such issues are deeply involved in any reuse decision (e.g. is DOE willing to accept stewardship?).

## *Arrival at Recommendation 98-7*

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- Assumptions
- Concerns Incorporated into Recommendation
- Definitions and Terminology
- Two Options for the Second Statement in the Recommendation
- Statement 5

## *Assumptions*

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- CAB wants cleanup levels as low as possible, eventually to Front Range background levels.
- CAB will not accept cleanup levels above those associated with residential reuse.
- CAB does not support any development and/or redevelopment of the site.

## *Assumptions* (continued)

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- An open space reuse has the strongest support within the CAB.
- “Preserving Options” strategy is strongly supported.

## *Concerns Incorporated*

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- Use of Industrial Area Transition Task Force’s “Preserving Options” title.
- Keeping some consistency with RFLII to help weight our recommendations.
- What types of open space to recommend and where to recommend them.
  - *Limited Access Open Space*
  - *Restricted Use Open Space*
  - *Unrestricted Use Open Space*

## *Concerns Incorporated* (continued)

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- Against the use of any reuse designations other than open space.
- Recommending a near-term cleanup level without suggesting a reuse scenario other than open space.
- Use ALARA or RSALs to present a recommended cleanup level?

## *Definitions and Terminology*

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- Limited Access Open Space
  - Access approved for research only
- Restricted Use Open Space
  - Trails and temporary structures only
    - picnic tables and portable restrooms
- Unrestricted Use Open Space
  - Permanent structures allowed
    - ballparks, restrooms, and paved parks

*Two Options for Second Statement in the Recommendation*

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- First Option uses residential cleanup levels and adds a clause stating that CAB does not support residential reuse.
- Second Option attempts to indicate residential cleanup levels without using the word residential.

*Statement 5*

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- Limited Access vs. Restricted Use
- What should be designated and where?
- Which would be more protective?

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# ROCKY FLATS CITIZENS ADVISORY BOARD

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*An Advisory Board to the U.S. Department of Energy*

## **Recommendation on the Endstate Reuse of the Entire Rocky Flats Site**

**June 5, 1998**

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### **Background**

In 1994 the Future Site Use Working Group (FSUWG) was convened to make recommendations to DOE, CDPHE, and EPA regarding the future use of the Rocky Flats site. In 1995 FSUWG recommended that the buffer zone become, and remain, open space; that the industrial area become an employment center; and that the Federal government have the long-term obligation to clean up RFETS to background levels when technology is available. The Industrial Area Transition Task Force was convened in 1997 to follow up on the recommendation by the Future Site Use Working Group that the Industrial Area (IA) become an employment center. The Task Force has developed six reuse scenarios for the industrial area and three implementation strategies, out of which a recommendation will be formed. In light of the Industrial Area Transition Task Force's upcoming reuse and implementation strategy recommendation, RFCAB offers the following recommendations concerning reuse and implementation.

### **Guiding Principles and Understandings**

- Human health, safety, and protection of the environment should be the most important factors guiding decisions pertaining to cleanup and future site uses.
- Ultimate cleanup should be to background levels for radionuclides when technology allows for cost-effective and environmentally sensitive procedures. Near-term cleanup levels should be protective of human health, safety, and the environment.
- Due to uncertainty surrounding final site conditions, any actions taken now will affect future site use options.

### **Recommendations**

1. RFCAB recommends that the RFETS endstate become open space. All buildings onsite should be demolished and no new development or redevelopment take place anywhere on the Rocky Flats site, buffer zone and industrial area included. We are concerned that the additional disturbance of soils could potentially release contamination into neighboring communities. Unique ecological assets could also be further disturbed due to new construction, beyond those associated with D&D activities. The specific type of open space should be determined in the future when final site conditions are clearer.

2. RFCAB recommends that the agencies initiate comprehensive public education and involvement to determine the public's vision of the Rocky Flats site end state, before a specific type of open space is determined. Long-term stewardship, final cleanup levels, actinide migration, and the presence/absence of caps are several issues that require clarification and public participation.

too costly and ecologically harmful to implement. Treatment of water immediately upstream of Indiana Street was rejected for the same reasons. The site has chosen to continue observation and to continue progress on the site actinide migration study as the only courses of action. The first concern expressed by focus group members was over the sampling methods used by the site to determine a 30-day moving average. Sampling onsite is flow-paced, meaning that as a certain volume of water passes the sampling point a 200 ml grab sample is taken (i.e., one sample for every 25 million gallons). Historic data was used to determine the volume of water for the flow-pacing. The grab samples are combined into a carboy which is analyzed. The moving averages are, therefore, based on fewer than 10 samples in most cases. The focus group suggested keeping the grab samples separate, splitting those samples, and combining the splits for analysis with the original samples held in reserve until the analysis is returned. The reserve samples could then be analyzed separately, if an elevated level or an exceedance was discovered, to determine more accurately when the exceedance/elevated levels occurred. The second concern expressed was that the site continue to find the "silver bullets." The majority of the work in the report was attempts to find a single large source, not to determine the most important of the smaller sources. This work is continuing onsite. The last concern expressed was over chemical monitoring in the drainages. High levels of sulfates and/or carbonates change the solubility of plutonium and americium. The site analyzes samples for chemistry four times a year. The chemical samples have historically shown seasonal variation. The site will discuss chemical effects on radionuclides with the Actinide Migration Studies to determine a chemical sampling routine if one is warranted.

↳ *Begin*

The Transition Task Force report, From Swords to Plowshares, is currently out for public comment. The task force recommends that all buildings onsite be demolished or otherwise removed from the site. The task force also recommends that all potential development impediments be removed from the site, in preparation for development if it becomes the chosen reuse option in the future. The task force recommends that the cleanup levels be set for industrial reuse for the same reasons as above, and they recommend that a reuse entity be established immediately to act as a focal point for DOE to communicate with on all issues that relate to the conditions of closure. The focus group expressed their surprise with the recommendations and their approval of the task force's work. Stewardship issues were a concern of the focus group until it was stated that this issues was side-stepped by stating that the land would fall under local governmental control as opposed to local government ownership.

CAB's 1999 work plan development began with the statement that CAB is most effective when addressing major policy issues. With this in mind, the focus group began to come up with issues that should be addressed in 1999. Coming up soon will be DOE/Kaiser-Hill's three-year D&D prioritization strategy for D&D of buildings. This item will carry over into FY99 and, as a policy issue, deserves the Board's attention. Buffer zone management and environmental remediation (ER) projects (i.e., 903 Pad and Plume remediation projects) are projects that needs stakeholder direction and will be included in the work plan. Because the Actinide Migration Studies effect all of the ER projects onsite, this will also be included. Waste management is another issue that may be included. The D&D document review will be passed on to the D&D Stakeholders meetings, perhaps with an *ad hoc* group to address "red flag" issues.

The next D&D / Closure Plan Focus Group Meeting will be on August 17, 6 p.m. in the CAB office. Focus group members will continue developing the 1999 work plan and will review the 771 Cluster DOP if it becomes available by then.

**Plutonium Issues Focus Group:** Tuesday, July 21. The Focus Group met for its monthly meeting with a lengthy agenda. The meeting began with general updates. First, Ken Korkia reported that 11 proposals by firms interested in performing the technical review of the Soil Action Levels have been received. The proposal evaluation committee is reviewing the proposals. Selection of a contractor will be made by August 13, with work commencing the first part of September. Ken also distributed copies of the latest Defense Board weekly reports, a copy of a response letter from DOE-RFFO Manager Jessie Roberson concerning the use of new technologies to perform characterization of soil contamination at the site. This letter was in response to a letter drafted from the Focus Group and approved by CAB passing along information on a global positioning satellite portable detection system that the Focus Group thought might be applicable for use at Rocky Flats. Jessie stated that the site is investing similar technology, but warned that complete characterization of the site is likely to remain an impossibility. Finally, Ken distributed a work sheet to the Focus Group members concerning development of a work plan for 1999. Members were asked to fill out the work plan worksheet in preparation for discussion at next month's meeting.

**CITIZENS' COMMENTS**

(Response letter follows)

# Rocky Mountain Peace and Justice Center

P.O. Box 1156, Boulder, CO 80306 U.S.A. (303)444-6981 FAX(303)444-6523

16 March 1998

To: Mr. Will Neff, RFLII Program Coordinator  
From: LeRoy Moore, Ph.D. *LeRoy Moore*  
RE: Rock Flats Industrial Area Transition Project

On Friday, 13 March, I had the opportunity to hear a presentation by DeAnne Butterfield on the Industrial Area Reuse proposal at a meeting of Plan Boulder County. I also received a copy of the Public Information Packet. I appreciate very much the opportunity to comment on this project. The following remarks repeat and elaborate on comments I made on 13 March. Please share these remarks with the Task Force members.

1) This project is offered as a logical extension of the work of the Rocky Flats Future Site Use Working Group, of which I was a member, but in fact it misrepresents the recommendations of that group.

- The Information Packet says the FSUWG "recommended that, following cleanup, a portion of the industrial area should be maintained as an employment center and the buffer zone preserved and managed as open space."
- What is absent from the Packet as well as from the presentation I heard is any reference to the very specific recommendation regarding cleanup made by the FSUWG, namely, that the site be cleaned to average background radiation level when it becomes technologically and economically possible to do this in an environmentally responsible manner. The FSUWG stated forthrightly that this should be the long-term goal and that members of the Group were willing to wait for as long as necessary to reach this goal.

2) The FSUWG recommendation that the industrial zone might become an employment center was part of a consensus package that also included the Group's cleanup recommendation. The future-use recommendation therefore should not be divorced from the cleanup recommendation. From the perspective of a commitment to the long-term cleanup goal, Rocky Flats could become a laboratory for studying the characteristics of a site contaminated with plutonium and other radionuclides and a setting for the development of technologies to remediate these very conditions.

3) The decision by DOE to reject the FSUWG cleanup recommendation in effect annuls the FSUWG recommendation about industrial area reuse.

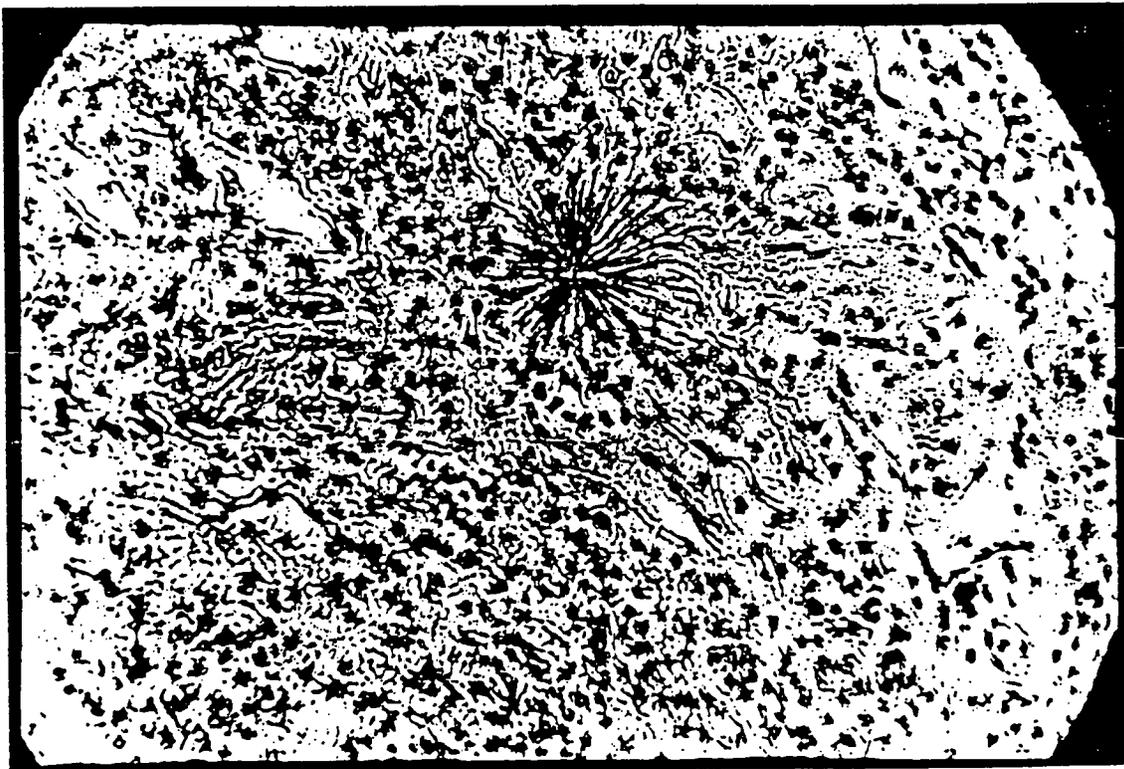
4) None of the six future use scenarios proposed by the Industrial Area Transition Task Force fits the combined recommendations of the FSUWG, though restricted Open Space comes closest.

5) It is a mistake to assume that parts of the Rocky Flats site are not contaminated. Prof. F. Ward Whicker of CSU found plutonium two to three times average background level in soil samples taken near a trailhead northwest of the Rocky Flats site -- that is, at a location upwind of Rocky Flats most of the time, downwind only occasionally. The western half of the buffer zone, which is closer to the site's industrial core than the area where Whicker took samples, must be contaminated at least to this same extent, in places probably to a higher level.

6) Minuscule particles of plutonium can be harmful to one's health if inhaled (see the photo and caption below from Robert Del Tredici's *At Work in the Fields of the Bomb* [1987]). This plus the fact that plutonium-239 has a half-life of in excess of 24,000 years means that even small quantities of this material left in the Rocky Flats environment pose an essentially permanent danger to anyone who comes to this area any time in the future. Hence, the wisdom of the FSUWG cleanup recommendation.

7) The late Dr. Edward Martell, the NCAR scientist who first attracted attention to contamination problems at Rocky Flats when he found elevated amounts of plutonium in soil off the site after the 1969 fire, defined contamination as any addition to natural background radiation levels. A lifetime student of radiation, he maintained that aeons of evolution had equipped our organisms to live in an uneasy balance with natural levels of radiation, but that adding to this natural burden would have long-term effects in the form of illness, deformity, and premature death. Perhaps we should all be as cautious about radiation as Martell.

8) The Industrial Area Transition Task Force would be well advised to reconsider its proposals and to reiterate the FSUWG cleanup recommendation as a desirable long-term goal. The Task Force could then propose a reuse scenario similar to what is outlined in point 2 above. This could provide the best of both possible worlds, the world of site cleanup and the world of on-site employment with attendant economic benefit.



39. Particle of Plutonium The black star in the middle of the picture shows the tracks made by alpha rays emitted from a particle of plutonium-239 in the lung tissue of an ape. The alpha rays do not travel very far, but once inside the body, they can penetrate more than 10,000 cells within their range. This set of alpha tracks (magnified 500 times) occurred over a 48-hour period. The plutonium particle that emitted them has a half-life of 24,400 years. Lawrence Radiation Laboratory, Berkeley, California. September 20, 1982.

## THE ROCKY FLATS LOCAL IMPACTS INITIATIVE

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5460 Ward Road, Suite 205  
Arvada, Colorado 80002

Phone: (303) 940-6090  
Fax: (303) 940-6088

March 30, 1998

LeRoy Moore  
Rocky Mountain Peace and Justice Center  
PO Box 1156  
Boulder, CO 80306

Dear LeRoy:

Thank you for taking the time to comment on the work of the Industrial Area Task Force.

Based on discussions at Task Force meetings and public participation, it is clear that safe and stringent clean up of Rocky Flats is a priority for citizens of this community, and certainly a prerequisite to reuse. All the reuse scenarios now being considered by the Industrial Area Transition Task Force assume that plutonium and wastes will be moved off the site and that soil and water will be cleaned to levels that are both safe and feasible. Please be assured that the FSUWG recommendation to keep the door open to additional cleanup is known and has been discussed by the Task Force. The final written report of the Industrial Area Transition Task Force will contain much information—such as the FSUWG recommendations—that cannot be sufficiently summarized in a 20-minute verbal presentation or a four-page brochure.

I have a different interpretation than yours of the recommendations of the Future Site Use Working Group, on which we both served. While the Working Group did recommend that the site ultimately be cleaned to background if possible, it included with this statement a recognition that this may take many generations to achieve because of cost, unavailability of technology, and risk to the natural environment using current methods. Further, it clearly stated on page 18 that what it referred to as "initial cleanup" should be done in the short term to "achieve substantial cleanup," that it should result in a site that could become public access open space and an employment center, and that it should be done in ways to reduce immediate risks but not jeopardize the natural resources.

Your statement that the "future-use recommendation should not be divorced from the [background] cleanup recommendation" suggests that your interpretation is that no action should be taken at Rocky Flats until it can be cleaned to background. This was not the consensus of the Working Group. Nor did the Working Group set a standard of background as a prerequisite to reuse. The Working Group even endorsed

reuse of some Rocky Flats facilities prior to completion of the initial cleanup. By stating that we were willing to wait "as long as necessary" to achieve cleanup to background, I do not believe the Working Group members intended to wait generations for initial risk reduction, cleanup or reuse.

I also do not agree that by DOE failing to adopt a cleanup standard of background levels, the community rejected the Working Group recommendations. I was certainly disappointed in the way our report was met with silence at DOE and their paltry response to many of our recommendations, but that is not grounds to reject the Working Group report. Rather, we should keep advocating for its implementation. For example, permanent preservation of the buffer zone as open space has become a widespread goal and need not be jeopardized over disagreements on other issues.

Thank you for the information about plutonium in soil. I agree that plutonium can be harmful. That is why I believe we should be vigilant with DOE about an initial cleanup for which there is money and technology today. I am not willing to tolerate high levels of plutonium in the water and soil just because they cannot currently be remediated to background levels. I agree that the federal government must have a long term obligation for stewardship of this land, including additional cleanup when this is possible. However, I am not willing to hold the citizens' health and safety hostage in the meantime.

Sincerely,

**COPY**

Emily Holiday  
Co-Chair

Industrial Area Transition Task Force

cc: Industrial Area Transition Task Force  
Future Site Use Working Group members

(303) 469-2534

(303) 469-1873



Fax: (303) 469-4293

March 24, 1998

Ms. DeAnne Butterfield  
Rocky Flats Local Impacts Initiative  
5460 Ward Road  
Suite 205  
Arvada, CO 80002

RE: Rocky Flats Buffer Zone

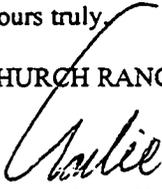
Dear DeAnne:

Just a note to follow-up on your March 20, 1998 informative report to the Jefferson Economic Council.

During the future site use meetings, you will recall that we discussed all mineral rights ownership's at the 6,000 acre Rocky Flats facility. We discussed that those mineral ownership's are property rights and need to be respected, or purchased outright. We discussed these by using the Army Corps of Engineers Mineral Ownership Map specifically designed for the Rocky Flats Facility. We discussed future mineral recovery potentials such as: sand, gravel, clay, rock, gas, oil, and even coal. We discussed the positive residual benefits of sand, gravel and clay mining to provide water reservoir storage wild life refuge etc....

The purpose for this letter is to follow up with you to make sure this does not fall through the cracks.

Yours truly,  
CHURCH RANCH

  
Charles C. McKay

CCM/kma

cc: Perry McKay  
Siri Olsen

## INDUSTRIAL AREA TRANSITION PROJECT PUBLIC COMMENT LOG

2/25/98

Ida Mae Walters, former 10-year RF employee, requests that the Industrial Area be left as open space. Her opinion is derived from her concern about future developers unearthing contamination. Phone: 988-0665.

3/24/98

Anne Beers requests that the Industrial Area be left as open space and/or wildlife preserve. She would prefer an aggressive community approach toward management and preservation. Address: 4070 Argonne St., Denver 80249



Post Office Box 741376 Arvada, CO 80006 (303) 966-9680 Fax (303) 966-5713

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March 25, 1998

Industrial Area Transition Task Force  
Rocky Flats Local Impacts Initiative  
5460 Ward Road, Suite 205  
Arvada, CO 80004

Subject: Future Use of the Rocky Flats Site.

Reference: Notice of an Open House and request for input on the Subject matter.

The present surge in construction activity along the Front Range serves notice that the present Rocky Flats industrial site will be a precious commodity in another 20 years. Responsible public officials and community leaders should take actions now to preserve the potential to use this land to generate tax revenue for local communities and thereby reduce the future tax burden on individuals. This benefit is due the local citizenry for accommodating the presence of this important but troublesome plant for 40 years.

The fact that this land was used for 40 years for industrial purposes without creating substantive harm to the surrounding communities is a strong indication that future industrial use can also be accommodated. It also demonstrates to prospective industries that the land can function as an industrial site, although certain improvements to the infrastructure will be required.

In order to properly develop the potential of this site for industrial use a "Rocky Flats Regional Industrial Commission" should be established, probably by the State Legislature. Its principal mission would be to bring about all the conditions precedent to the establishment of an Industrial District on the present site. This Commission could be a successor to the Rocky Flats Local Impacts Initiative, which is due to terminate soon, and fulfill the functions of the Community Reuse Organization that the Department of Energy supports around its major US sites.

A suggested founding premise of the Commission is to offer local communities the opportunity to participate and benefit in proportion to their population as a function of distance from Rocky Flats. For example, the population within a 15 mile radius of the site could be totaled and the percentage of that total represented by individual cities and counties would dictate their level of participation and benefit from any future disbursements from the District. Voters in these cities and counties could authorize or reject their respective participation. Commissioners would be appointed proportionately.

The Commission would serve many purposes, some of which are listed below:

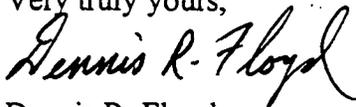
1. Keep attention and pressure on site officials to complete site cleanup and do so in a way that preserves the future industrial use potential.
2. Interface with the State and Federal Government to effect land transfer and negotiate liability issues with respect to residual contaminants from prior use.
3. Develop the industrial site, including provision of infrastructure, identification of client industries, execution of leases, sale of property, landlord functions, etc.
4. Assure effective environmental controls both for past contaminants and for new industries.
5. Provide an interface between the new industrial activities and any remaining cleanup activities as well as buffer zone access and activity.

The Commission and the District should be established and become engaged as soon as possible. The land and buildings within the present industrial site that were never used for weapons manufacturing and are no longer needed by the DOE could be ceded to the district immediately. Funding for the District would be provided by the participating cities and counties in proportion to their representation. DOE would fund any CRO activities it requests.

This suggestion is made by a local small business person who is a third-generation Coloradoan and whose fourth and fifth generation offspring also live in the Front Range. It is made from a desire to preserve the opportunity for these future generations to continue to live in our beautiful state as a result of the jobs that would result, and to do so economically as a result of the tax avoidance that will be possible if industries are here to contribute to the tax base.

The suggestion is intended to stimulate both discussion and action. If others desire to accomplish the suggested outcome, the below signed is willing to volunteer time to work with them to further develop the concept.

Very truly yours,



Dennis R. Floyd  
President

.....

# Leland and Perditta Gillan

March 25, 1998

Re: Rocky Flats Future Industry Development

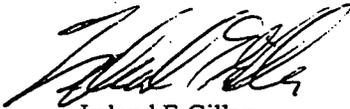
To those that can hopefully make a rational decision:

We have a real difficult time trying to figure out why anyone would want to make Rocky Flats into an grassy field again. The Department of Defense has spent a tremendous amount of money putting in roads, sewer, water, electrical, telephone and who knows what else the DOD might have put in. Its a perfect industrial site.

Then there is the fact that burying the place takes a lower level off cleanup of radio active material. Why would we let DOD off the hook.

It seems to us we need the tax revenue that a strong industry will bring to pay for more open space, parks, etc. in areas that people will use.

Sincerely,



Leland E Gillan



Perditta C. Gillan

March 25, 1998

Dear Task Force Members:

My comments on scenarios (uses of the Industrial Area after completion of cleanup and plutonium removal) are:

Eco industrial park + Univ./Lab/R+D  
Center -

My comments on implementation strategies (timing) of reuse of the Industrial Area, 1) slow "hands-off", 2) medium "preserving options", 3) fast "aggressive and timely reuse":

My other comments:

Keeping buffer zone as open space  
good idea -

Thank you for All of your work  
on the Task Force

Sincerely,

  
Your Name (optional)

Thank you for taking the time to provide us with your input. You can either leave your comments in the suggestion box on your way out tonight, or aml them to RFLII at: 5460 Ward Road, Suite 205, Arvada, CO 80002, or fax it to RFLII at 303/940-6088.

March 25, 1998

Dear Task Force Members:

My comments on scenarios (uses of the Industrial Area after completion of cleanup and plutonium removal) are:

- 1) There will be no cleanup - standards and revisionist history are being rewritten to allow contamination to remain in place.
- 2) Since there will NOT be a bona fide cleanup, the rest is irrelevant and inappropriate. Whatever cleanup that can take place should, the site should be capped & left as restricted use open space - no redevelopment, public tours, etc.

My comments on implementation strategies (timing) of reuse of the Industrial Area, 1) slow "hands-off", 2) medium "preserving options", 3) fast "aggressive and timely reuse":

- 1) Option C - Hands-Off policy is a start.
- 2) Options A & B are inappropriate.

My other comments:

Rocky Flats is currently a very active site, especially with the MOX program of converting plutonium product into  $\text{PuO}_2$  (oxide) to be shipped to another site for mixing = uranium for "selling" for the new plutonium economy for breeder reactor MOX fuel use. Vaporized  $\text{Pu}$  from this process is NOT stopped by any filters & is recontaminating the area. Remedialization & migration in the environment is occurring, & makes it inappropriate to use it for public tours, redevelopment, Your Name (optional) or development too close to this facility. (Some foreseeable)

Thank you for taking the time to provide us with your input. You can either leave your comments in the suggestion box on your way out tonight, or aml them to RFLII at: 5460 Ward Road, Suite 205, Arvada, CO 80002, or fax it to RFLII at 303/940-6088.

March 25, 1998

Dear Task Force Members:

My comments on scenarios (uses of the Industrial Area after completion of cleanup and plutonium removal) are:

I have heard about the massive development the Jefferson Center has in mind in conjunction with the City of Arvada. I believe all of the area west of Highway 93 and some of the area east of Highway 93 should be preserved as it is now because of the uniqueness of the area. It appears Jefferson Center and Arvada plan to use Rocky Flats and possible federal infrastructure funding to further their massive development aspirations. Maybe the Future Site Use Working Group wanted an employment center, but if you would let the taxpayers vote, I think you would find a very different result which opposes sprawl. Consequently, I vote for Option 6

My comments on implementation strategies (timing) of reuse of the Industrial Area, 1) slow "hands-off", 2) medium "preserving options", 3) fast "aggressive and timely reuse":

I am not in favor of any of the three strategies. You mention market force in "C." With the explosive growth in the area, the biggest desire of taxpayers will be to preserve the vanishing vistas that we have here.

My other comments:

Arvada and Jefferson Center want to bring utilities along Highway 72 and then north along Highway 93 and hope to get federal money to help. Bringing utilities in from the east would be O.K. Westerly utilities (Hwy 93) will only spur development of all of the pristine mountain backdrop and plains to the east.

Sincerely,

---

Your Name (optional)

Thank you for taking the time to provide us with your input. You can either leave your comments in the suggestion box on your way out tonight, or amil them to RFLII at: 5460 Ward Road, Suite 205, Arvada, CO 80002, or fax it to RFLII at 303/940-6088.

March 25, 1998

Dear Task Force Members:

My comments on scenarios (uses of the Industrial Area after completion of cleanup and plutonium removal) are:

The entire area, buffer zone and industrial area, should be cleaned to industrial standards and used only as open space, as the Rocky Mountain Arsenal has been reclaimed.

My comments on implementation strategies (timing) of reuse of the Industrial Area, 1) slow "hands-off", 2) medium "preserving options", 3) fast "aggressive and timely reuse":

None of the strategies really fits the goal of preserving the area in a natural state, coordinating with the larger goal expressed by many citizens of the region to preserve this northern area of the county in a natural state. Wildlife, rare native grasses, scenic vistas, etc., should be saved. Encouraging development and using federal funds to help fuel development on-site will in turn fuel development in the surrounding area.

My other comments:

Do not rush the cleanup; do it carefully and thoroughly. Preserve the entire site as open space.

Sincerely,

---

Your Name (optional)

Thank you for taking the time to provide us with your input. You can either leave your comments in the suggestion box on your way out tonight, or aml them to RFLII at: 5460 Ward Road, Suite 205, Arvada, CO 80002, or fax it to RFLII at 303/940-6088.

March 25, 1998

Dear Task Force Members:

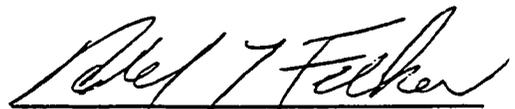
My comments on scenarios (uses of the Industrial Area after completion of cleanup and plutonium removal) are: Number 1 option best. It seems to me that this might generate some private money to aid in cleanup. It would be good if a part of the infrastructure could be preserved and maintained. Options 2 and 3 would not necessarily be precluded. #4 is too uncertain. #5 would be a continuing "black hole" for public money. #6 a waste.

My comments on implementation strategies (timing) of reuse of the Industrial Area, 1) slow "hands-off", 2) medium "preserving options", 3) fast "aggressive and timely reuse": #3 for some of the same reasons stated above.

This would not necessarily eliminate #2 as a possibility for part of the area.

My other comments: This would be a near perfect for industrial use by virtue of the large surrounding buffer. A lot of "NIMBY" problems for similar development in other places would be automatically eliminated.

Sincerely,



Your Name (optional)  
11005 Ralston Rd.

Thank you for taking the time to provide us with your input. You can either leave your comments in the suggestion box on your way out tonight, or email them to RFLII at: 5460 Ward Road, Suite 205, Arvada, CO 80002, or fax it to RFLII at 303/940-6088.

501 Aurora Avenue  
Boulder, Colorado 80302  
March 29, 1998

Mr. Will Neff  
RFLII Program Coordinator  
5460 Ward Road, Suite 205  
Arvada, Colorado 80002

Dear Mr. Neff:

Thank you for soliciting public comment on the Rocky Flats Reuse Planning process. Recently I attended a very informative presentation by DeAnne Butterfield at which she distributed copies of the Industrial Area Transition Task Force's Public Information Packet. My comments follow.

Your Public Information Packet of 2-26-98 includes "A Word About Open Space." This recommendation, to locate economic activity elsewhere and to utilize the entire Rocky Flats area as open space, has my wholehearted support. We know that preservation of the mountain backdrop and extensive open space in the plains of Boulder County have been key to the economic vitality of the region. We also know that without immediately adjacent residential and retail land uses, with requisite schools and other public services, a 300 acre employment "island" surrounded by open space would exacerbate traffic and air quality problems region-wide. This would be the case with or without new roads. All workers would have to commute; they would have no other option.

All scenarios and options, save that for open space, imply one or another kind of isolated development which could better occur elsewhere, closer to existing urban services and facilities, and to residential opportunities for employees.

Finally, preserving Rocky Flats artifacts and documents in a museum and archive is an excellent idea. Such a collection should be in an easily accessible central location, perhaps in downtown Denver near public transit and other popular destinations.

You and the Task Force have my best wishes in your endeavors to plan the best future for Rocky Flats.

Sincerely yours,



Sara Michl

(303) 469-2534

(303) 469-1873



Fax: (303) 469-4293

March 31, 1998

Ms. DeAnne Butterfield  
Rocky Flats Local Impacts Initiative  
5460 Ward Road  
Suite 205  
Arvada, CO 80002

RE: Potable Water/ Rocky Flats

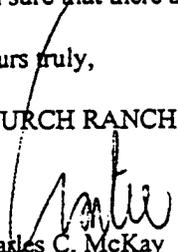
Dear DeAnne:

As you discuss present and future utilities problems and opportunities with the folks at Rocky Flats, please note one of the following agreements between Rocky Flats and McKay's. In a Federal Court a supervised settlement agreement was signed, in which Rocky Flats agreed to furnish McKay's 20,000 gallons per day of potable water for their development on Highway 93. This 20,000 gallons per day commitment has no end date on it.

I'm sure that there are creative ways this problem can be solved down the line.

Yours truly,

CHURCH RANCH

  
Charles C. McKay

CCM/kma

2832 S. Vrain St.  
Denver, CO 80236-2115  
April 1, 1998

Rocky Flats Local Impacts Initiative  
5460 Ward Rd., Suite 205  
Arvada, CO 80002

Dear Friends,

Thank you for your careful research on the possible re-use of Rocky Flats. I was impressed with the exhibits and the presentations at your March 25 meeting, which I attended at the invitation of Joseph Dunn.

I have one comment regarding Option #5, which I didn't have the opportunity to make last week.

While I did not sense any great enthusiasm for a possible Cold War Museum and Archive, I do wish to register a negative response in case any such enthusiasm should arise! I would raise the question: Who would be responsible for "interpreting the Cold War"? As one who was greatly involved in protesting nuclear weapons production at Rocky Flats, I would respond very warily to the Pentagon as interpreter!

Of course, I realize that your role is only to recommend possible site uses; but perhaps you would be handing on citizens' comments to those responsible for carrying out any of the options.

Some time ago, I heard that the University of Colorado at Boulder had requested the holdings of the American Friends Service Committee regarding peace activities opposing Rocky Flats and related weapons development. In my opinion, C.U. would be a better repository for documentation on Rocky Flats vis-à-vis the peace movement than a Cold War Museum would be.

All the best to you as you continue your work.

Sincerely,

*Cecily Jones, S. L.*  
Cecily Jones, S. L.

Return-Path: <SAICEPD@aol.com>  
From: SAICEPD <SAICEPD@aol.com>  
Date: Thu, 2 Apr 1998 17:47:29 EST  
To: will@rflii.org  
Cc: roger.l.davenport@cpmx.saic.com, ed-t@ci.arvada.co.us,  
wsk@ix.netcom.com  
Subject: Rocky Flats Infrastructure

From: Roger Davenport  
President, Apple Meadows Coalition

The Apple Meadows Coalition represents the 476 households of the Apple Meadows Subdivision just North of North Table Mountain. We oppose the development of further infrastructure to Rocky Flats. We think that the best interests of the Denver Metro Area would be best served if the entire Rocky Flats plant and buffer zone is left as open space. Heavy industrial development on the Rocky Flats mesa would result in unacceptable traffic and pollution, and would encourage sprawl. Development in that area would also lead to disturbance of already contaminated land on the mesa which could present a health hazard to our community and others downwind from the site.

The Rocky Flats site is unique. Not only is it a significant wildlife habitat, but also some of the only remaining tall-grass prairie in the entire area. It forms a unique visual foreground to the mountains and serves as a buffer between Boulder and Arvada.

We feel that it is inappropriate for federal funds to be used to develop infrastructure that would only lead to the destruction of this unique and valuable resource. Instead, we would urge the U.S. government to preserve this area for the enjoyment of future generations.

Sincerely,

Roger Davenport  
roger.l.davenport@cpmx.saic.com

FAX TRANSMITTAL COVER SHEET

**CARRON A. MEANEY, Ph.D.**  
**777 Juniper Avenue**  
**Boulder, Colorado 80304**  
**Phone 444-2299**  
**FAX 442-0387**

TO: 940-6088

FROM: Carron Meaney

DATE: 4/2/98

NUMBER OF PAGES: 1

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To Whom it May Concern:

I have worked out at Rocky Flats conducting biological work, and consider it to be outstanding wildlife habitat. There is high biodiversity, not to mention the presence of a rare mammal, Preble's meadow jumping mouse.

At the same time development is occurring so rapidly all along the Front Range and people are clamoring for open spaces.

Please register my strong feelings and opinion that both the industrial core and the buffer zone at RFETS should be preserved for open space.

Sincerely,

*Carron Meaney*

Carron Meaney,  
Research Associate, Denver Museum of Natural History and  
University of Colorado Museum

Rocky Flats Local Impact Initiative  
5460 Ward Rd., Suite 205  
Arvada CO 80002  
FAX: 940-6088

Gentlemen;

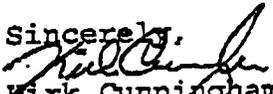
I am most concerned about any plans by Arvada to expand its "sphere of influence" and developed area either inside the current Federal Reservation at Rocky Flats or anywhere along SH 93 north of its intersection with SH 72. The City Government of Arvada has demonstrated its aggressive arrogance by annexing land far west of its present service area in the foothills along SH 72, but joining into the horrendous, sprawl-inducing concept of the Jefferson Center, and by threatening, over vociferous local objections, to push 72nd St. west through an area that is a much loved park. As a Boulder residents, these actions are threatening to my vision of the mountain backdrop west of Rocky Flats, to my access to western Denver over SH 93, and to the businesses that I frequent here in Boulder, which already suffer competition from enormous new malls and commercial developments along Highway 36. The Jefferson Center will make SH 93 into another 36, and that is an environmental and esthetic disaster of the first magnitude!

If the Federal Government decides to allow industrial development to occur either within the present industrialized zone of the Rocky Flats Plant or on the western boundary of it, Arvada would be the provider of water and sewer and that provision will easily set the stage for further annexations and development within the Jefferson Center, which is today stymied by the costs of providing such service without an assured clientele. There is no doubt in my mind that this is Arvada's preferred scenario. The Federal Government should not be, as it would, in the position of subsidizing this sort of development. In addition, it isn't clear to me that the clean-up of the highly contaminated ground around the Flats Plant can take place in any reasonable time or to a level of cleanliness that most rational people would consider adequate for the long-term health of those working there.

Instead of development, I believe that the Rocky Flats Plant area and its surrounding buffer zone should be allowed to remain as open space, de facto or legislated. I understand that this is the position of the governments of Broomfield and Westminster. No arrangement must be made that would allow or subsidize the extension of services from Arvada to the parts of the Rocky Flats reservation in question.

Thanks for your consideration of this opinion.

Sincerely,

  
Kirk Cunningham  
1842 Canyon Blvd. #204  
Boulder CO 80302

939-8519  
cc: Congressman David Skaggs.

**Mary C. Hill**  
6532 Flagstaff Rd.  
Boulder, CO 80302

April 2, 1998

Rocky Flats Local Impact initiative

Dear Sir or Madam:

As a resident of Boulder County, I would like to register my preference that Rocky Flats be renovated to an undeveloped wildlife preserve, and that no sewer lines be extended to serve the property.

Sincerely,

Mary C. Hill

April 3, 1998

Rocky Flats Local Impacts Initiative  
5460 Ward Road, Suite 205  
Arvada, CO 80002

via fax 940-6088

Ladies and Gentlemen:

We are pleased to have the opportunity to comment on the report of the Industrial Transition Task Force and its suggested Implementation Strategies. Our homes and communities are located close to Rocky Flats - to the west and southwest. What occurs in this area has a significant impact not only on our quality of life and the enjoyment of our property, but also on other nearby communities and the larger Denver metropolitan area as well. The scenic open space in and around Rocky Flats is of regional importance. It is enjoyed by many metro-area residents driving along Indiana, Highways 72 and 128, and the Foothills Highway (SH 93). Both the plains around Rocky Flats and the Mountain Backdrop are visible from many sections of the metro area, even as far away as DIA.

As a result, our communities have become very concerned about the public and private stewardship of the lands in and around Rocky Flats. For example, we have been working with Jefferson County and the City of Arvada to replace the current unbalanced Jefferson Center Plan with a more balanced and appropriate plan for the area. As you probably know, the Jefferson Center Plan covers some 18,000 acres wrapping around the west, south, and portions of the east boundaries of the Rocky Flats federal site.

The principles guiding our recommendations are as follows.

1. All land use and transportation planning for this entire area should be coordinated among the jurisdictions and communities surrounding Rocky Flats, and our communities should be involved in the decisionmaking.
2. Care should be taken not to approve individual elements or actions in this area in isolation; otherwise the future of the entire area could be adversely affected.
3. When considering the entire area (federal lands, state lands, and private lands), a balanced approach to economic development and preservation of valuable natural heritage lands is essential in meeting our joint stewardship responsibilities.
4. Public funds should not be used to finance private interests or to promote economic development in competition with open space and natural heritage preservation efforts.

5. Arvada, Jefferson County, and other entities in the region need to seek balanced and innovative solutions to their perceived economic needs - solutions that do not involve sacrificing the natural heritage values of the area. There are sufficient undeveloped lands and economic development opportunities throughout our Front Range jurisdictions such that our communities and government agencies do not have to ignore their stewardship responsibilities for the lands, vistas, and wildlife habitat in the Rocky Flats area.

Our comments and recommendations are attached. Please note that each of your Implementation Strategies A, B, and C involves using federal financing or contracting to bring infrastructure to the Rocky Flats site (indeed to the westernmost portions of the site). Because sufficient open space has not been protected in this area, we do not believe that any of these Implementation Strategies serves the best long-term needs of the area or the best interests of federal taxpayers. For the same reason, we do not believe promoting new industrial development on portions of the buffer zone to the west is wise. Rather, we believe that the economic vitality of the region can best be maintained by preserving both the Rocky Flats industrial area and the surrounding buffer zone as open space (together with mountain backdrop areas to the west and open space corridors linking the backdrop to the buffer zone). This approach would still leave thousands of acres south of Rocky Flats for appropriate development.

Our comments also point to some errors in your documentation, errors which could be misleading to other commenters and which, if uncorrected, could provide an incorrect basis for analyzing the costs of implementation strategies and for the decisions of federal, state, or local officials who may not have detailed knowledge of local infrastructure.

We would be glad to work with you on implementation and/or to further discuss our recommendations. Our phone numbers, which double as fax numbers, are listed below.

Sincerely:

Tom Hoffman, Intergovernmental Liaison, Coal Creek Canyon Improvement Association (642-1233)  
Doris DePenning, Concerned Citizens of Blue Mountain (642-3153)  
Gloria Barrick, Plainview Concerned Citizens (642-3154)

Attachment

## Comments on the Summary Report of the Industrial Area Transition Task Force and Implementation Strategies

Because of our proximity to Rocky Flats, our homeowner and community organizations will be significantly affected by the future land uses at the Rocky Flats site, which are linked to offsite uses as well. Both on and off site, these impacts could include (a) loss of open space and wildlife habitat, (b) obstruction of vistas to the east and to the mountain backdrop, and (c) increased traffic and traffic congestion.

Whereas limited commercial use of the existing buildings within the industrial site has not been a concern of our members to date, your background material on the internet voting site ([www.votelink.com/rfr](http://www.votelink.com/rfr)) indicates that any continued commercial or industrial uses on site would necessitate bringing water and sewer services from off site. The route discussed in your documentation is along State Highways 72 and 93 to the west entrance of the plant. Providing federal assistance, either through contracting for services or cost-sharing for construction, for such a five-mile westward extension of a sewer line and for full water service would undoubtedly lead to development of lands to the west and southwest of the federal site and/or would lead to an increase in land values that would make purchase and protection of the lands west of Rocky Flats much more costly and difficult (e.g., both lands in the Mountain Backdrop and lands along State Highway 93 which could link the Rocky Flats buffer zone to the Mountain Backdrop). More fundamentally, such a consequence would run counter not only to the goals of our communities and the property interests of our members (namely to live and enjoy their property in a rural or semi-rural area, with important vistas and with proximity to significant wildlife habitat), but also counter to the long-range stewardship goals for the area as expressed in existing community plans. Jefferson County's North Plains Community Plan for the same area, issued in 1990, indicates that:

"Open space purchases should not be based [only] on the needs of the North Plains area because all residents in Jefferson County and the Metropolitan Denver area benefit from the passive and active recreational opportunities that exist in this area. Purchases should be based on the goal of preserving an open character and significant natural features in the North Plains." (p. 47).

We also note that the study entitled, Natural Heritage Resources of the Rocky Flats Environmental Technology Site, dated February 21, 1996, and funded by DOE/Rocky Flats recognizes the regional and national significance of habitat extending from the Rocky Flats buffer zone across State Highways 93 and 72 to the west and southwest.

### Our recommendations

1. Given our concern about the lack of adequate open space purchases or other measures to permanently protect large quantities of open space on federal, state, and private lands in this area, we cannot, at this time, support any of the Alternatives A, B, and C, each of which involves extending infrastructure into the industrial zone from off site.

Unless it is possible to rehabilitate and utilize self-contained onsite systems (without providing utilities from off site), an alternative which is not discussed in your internet documentation, then we cannot support continued commercial or industrial uses there.

2. We generally oppose the use of any federal taxpayer moneys to provide up-front cost sharing or to guarantee future revenues (e.g., through contracting) for water and sewer lines that are not in the ground at this time. Such a use of federal funds would be particularly inappropriate since sufficient open space and other conservation protection measures have not been put in place. For example, your documentation includes the following statements:

[Under Option A]: Infrastructure brought to the site during cleanup may be financed jointly by DOE and the Redevelopment Authority so it can be useful for redevelopment.

[Under Option A:] [The DOE Cleanup Contractor] becomes a customer [Under Options B and C, "may become a customer"] for offsite infrastructure projects.

3. Rather, we can support specific sections, but not all, of what appears to be a new alternative (discussed in your internet summary under Implementation Strategies: "Other Discussion" and under Option 6, "Open Space" in your printed brochure "Rocky Flats: Reuse Planning." More specifically, we believe that after appropriate cleanup, both the buffer zone (6,065 acres) and the industrial site (385 acres) should be used as open space (primarily as view corridors and wildlife habitat), with whatever capping, fencing, security, or other means are appropriate to prevent human exposure to any portions of the site that continue to be hazardous. Provided that they do not require extensions of water and sewer lines, we are not opposed to an interpretive facility at or near the site and/or a limited number of recreational trails in safe sections of the site. We agree with the concept that this course of action would "contribute to the economic vitality of the region" and that "economic activity could be located elsewhere" [specifically off site].

4. For the same reasons, we would not support any federal money being used to support economic activity on the western portions of the buffer zone (economic activity which is discussed under your "other discussion" and "open space" options or strategies).

5. Nor do we believe, given the economic vitality of the Denver metropolitan area, that federal taxpayer moneys are needed to promote economic activity off site. This investments should be left to market forces and private funding.

6. Rather, we believe that federal staff time and available funding could be focussed in other directions - to public land uses. For one, we would encourage federal and local officials to take one or more of the following proactive steps to protect the valuable visual and wildlife open space uses at and surrounding Rocky Flats.

a. To work toward protection (as open space) of a link between the Rocky Flats buffer zone and the lands mapped as "critical preservation candidate lands" for the five-county

Front Range Mountain Backdrop Project (maps available from Jefferson County Open Space).

One step would be to work with landowner Charles McKay to exchange all or some portion of his land (approximately 160 acres) west of the buffer zone for land near the southeast corner of the Rocky Flats along Indiana. We believe that this transfer could be made in such a way as to provide him additional land contiguous to his other landholdings along Indiana.

Another step that could be considered would be to provide federal funds for cost-sharing to purchase a land link from the buffer zone to the existing Ranson/Edwards Homestead Ranch Open Space (owned by Jefferson County). This would be consistent with supporting the economic vitality of the region, which is dependent upon the vistas to the Mountain Backdrop from many places in the Denver Metro area and its suburbs.

b. To work to secure legislation authorizing an agreement for the transfer of the Rocky Flats buffer zone to an appropriate agency (such as the U.S. Fish and Wildlife Service or Jefferson County Open Space), coupled with the transfer of a perpetual conservation easement guaranteeing the permanent land-use status as open space to be held jointly by the future landowner and other jurisdictions surrounding the plant. Under this concept, although the legislation would authorize a contract for transfer to be executed in the near future, the actual transfer of management responsibilities would not take place until such time as DOE and other appropriate authorities certified cleanup to be complete.

### Errors

The following errors in your documentation could be misleading to other commenters on your documents and, if uncorrected, could provide an incorrect basis for analyzing the costs of implementation strategies and for the decisions of federal, state, or local officials who may not have detailed knowledge of local infrastructure.

a. The Arvada sewer line to which the Jefferson Center would connect to extend sewer service along SH 72 now ends at 88th and Alkire, some five miles due east of the intersection of State Highways 72 and 93. The summary information on the internet site (for the Rocky Flats Industrial Area Transition Task Force: Infrastructure Assessment Conclusions) incorrectly describes the necessary sewer link as much shorter:

This would require extension of a main to SH-93 where it could tie into a main extending to the existing main [underlining added] in 72nd Avenue.

b. This and other statements in the internet documents mistakenly use "72nd Avenue" for "State Highway 72," which is the routing shown on the Service Plans of the Jefferson Center Metro District for a sewer line in this area. Any alignment along the 72nd Avenue alignment (a nonexistent roadway as far west as SH 93) would be south of the Leyden Valley, a destination impractical for a gravity sewer system.

Rocky Flats Local Impact Initiative  
5460 Ward Road, Suite 205  
Arvada, Co. 80002  
Fax # 940-6088

4/3/98

Jane Angulo  
1080 69th Street  
Boulder, Co. 80303-3106

Re: Future Use of Rocky Flats.

To whom It May Concern:

I strongly support preserving Rocky Flats property as Open Space, and oppose using it for commercial development.

Using Federal money to bring in utilities such as sewer systems from Arvada, will only subsidize the construction of the Jefferson Center - a proposed city to be built West of Rocky Flats. A city of this size will not only destroy significant habitat and scenery, but will also significantly increase traffic along Highways 72 and 93.

We don't want to further degrade the quality of life in this region with more development along the front range.

Preservation of this area after clean-up will also help mitigate the harm done to the environment at Rocky Flats. Perhaps something that was very negative can be turned around into something very positive.

Please help to preserve Rocky Flats as Open Space.

Thank you.

Sincerely,

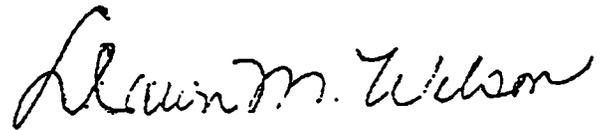
  
Jane Angulo

Rocky Flats Local Impact Initiative (RFLII)  
5460 Ward Road  
Suite 205  
Arvada, Colorado 80002

3 April, 1998

To Whomever,

I am absolutely opposed to spending federal funds for the rehabilitation of Rocky Flats or to even allow the opportunity for anyone to create an industrial complex for on the Site. Rocky Flats should become open space and should remain open space.



Dawn M. Wilson  
16519 West 55 Drive  
Golden, Colorado 80403

## INDUSTRIAL AREA TRANSITION PROJECT PUBLIC COMMENT LOG

4/3/98

Mike O'Brien requests that the Industrial Area be left as open space. Does not want to see public funds going toward redevelopment at the site. 303/443-7207

4/3/98

Marge Rust, President of the Blue Mountain Land and Homeowner's Association, has stated that the association's membership supports open space reuse of the Industrial Area. (303) 642-3362

Return-Path: <j\_teter@hotmail.com>  
X-Originating-IP: [204.144.235.36]  
From: "Joni Teter" <j\_teter@hotmail.com>  
To: will@rflii.org  
Subject: RFP Scenarios  
Date: Sat, 04 Apr 1998 18:04:47 MST

I would like to register strong support for maintaining as much of the reservation as possible as undeveloped open space. Our Front Range prairie/transition habitat is rapidly disappearing as metro area suburbs

explode. The Rocky Flats reservation presents an opportunity to preserve an especially pristine area, virtually untouched by human beings for at least fifty years. (Bomb production wasn't all bad for the environment!)

In addition, I strongly object to the idea of extending/expanding urban

services around the reservation and and into the plant area. The economic analyses that have been performed for RFP demonstrate that increasing industrialization at the plant will be a tough sale - few people will be excited about the idea of investing money or working in an area once/still residually contaminated by plutonium (as well as assorted hazardous wastes). Extending services would simply hasten

the spread of western suburban sprawl - and the suburbs don't need any help!

It would be a mis-use of federal money to spend DOE dollars on expanded services when the primary beneficiaries would be local governments seeking to reduce their costs of providing local infrastructure.

Please keep the buffer zone as open space, and keep as much as possible of the industrial core undeveloped as well.

Thank you.

Joni Teter  
200 Pawnee Drive  
Boulder, Colorado 80303

Get Your Private, Free Email at <http://www.hotmail.com>

# Rocky Mountain Peace and Justice Center

P.O. Box 1156, Boulder, CO 80306 U.S.A. (303)444-6981 FAX(303)444-6523

April 10, 1998

Ms. Emily Holiday  
Co-Chair, Industrial Area Transition Task Force  
Rocky Flats Local Impact Initiative  
5460 Ward Road, Suite 205  
Arvada, CO 80002

Dear Emily:

Thank you for your letter of March 30 responding to my comments on the proposals of the Industrial Area Transition Task Force. Your letter suggests that my comments must have been on some points very unclear. I'll try here to be clearer.

First, I agree completely with your interpretation of the FSUWG recommendation regarding cleanup, namely, that there should be a phased approach. This means that cleanup should begin immediately and move step by step toward the ultimate goal of average background levels as technology and finances permit this to be done in an environmentally responsible manner. I never intended to say that no action should be taken until the site can be cleaned to background. But the action should be oriented to the cleanup goal.

Second, I also agree that the FSUWG did not set a standard of background as a prerequisite to reuse. But reuse isn't a wide open matter. As stated in my earlier comments, "Rocky Flats could become a laboratory for studying the characteristics of a site contaminated with plutonium and other radionuclides and a setting for the development of technologies to remediate these very conditions." This would provide site reuse with opportunities for employment in ways wedded to the long-range cleanup goal. This approach recognizes that the site is too contaminated to allow uses not related to site remediation. Only as the site becomes considerably cleaner should other uses be allowed, so there would be a phased approach to reuse as well as to cleanup. Since some day institutional controls will fail, site remediation and pertinent technological development should prepare for the eventuality when the site will become available for unrestricted use, including residential. Having activities on the site not related to remediation would not only needlessly expose unwitting people but would also interfere with needed remediation.

Third, I agree with you that we should keep pressing for implementation of the recommendations of the FSUWG. I do not think the "community" rejected these recommendations, but DOE and the regulators as well as Kaiser-Hill did, not only by explicit remarks regarding the FSUWG cleanup recommendation in the Cleanup Agreement, but also by certain actions, of which I mention only three:

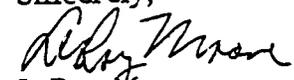
- planning on-site radioactive waste disposal (Kaiser-Hill came in proposing this);
- adopting Radionuclide Soil Action Levels that for the buffer zone permit up to the equivalent of 1429 picocuries of plutonium per gram of soil, which is 37,605 times the average background level for plutonium along the Front Range of 0.038 picocuries per gram of soil, and for the industrial zone the equivalent of up to 1088 picocuries of plutonium per gram of soil, or 28,632 times average background level;
- failing to establish an aggressive program of technological development geared to the specific conditions of a plutonium-contaminated site.

In response to public pressure, the agencies have moved closer to the public on the three above-mentioned matters. On the first, Al Alm promised several times that there would be no on-site nuclear waste disposal; however, he also admitted that this promise was based on the Soil Action Levels as adopted and that more stringent cleanup might lead to a reversal of this promise. Second, DOE consented to an independent review of the calculations (not the dose aspect) used in setting the current Radionuclide Soil Action Levels, for which an Oversight Panel was created. We do not yet know the outcome from this; Panel members do know that they have had to wrestle with DOE to maintain the requisite independence. Panel members also know that a closely related project, the Actinide Migration Study, is being conducted with little public participation and no public oversight. Regarding the third point above, if the agencies can mandate cleanup and closure in accord with their adopted Soil Action Levels, technological development becomes less urgent. Hence, it hasn't been a major priority. For example, Iggy Litaor, who was dismissed from the site soon after discovering significant migration of plutonium in the soil, proposed innovative technology for measuring radionuclides in the soil; his innovations were dismissed as readily as he was.

DeAnne Butterfield recently shared a response from headquarters to comments on the 2006 Plan, to the effect that cleanup can move over time in increasingly stringent directions – that is, beyond what is anticipated for meeting the 2006 goal. While I find this encouraging, it isn't the same as an explicit commitment to work toward the FSUWG recommendation of eventual cleanup to average background level. So, here as in other areas, I believe we must remain vigilant to move DOE even further in the direction of long-term responsible cleanup. But we're not there yet.

I hope this clears up any misunderstanding of my earlier comments. Please share this letter with members of the Industrial Area Transition Task Force and the Future Site Use Working Group. Thank you.

Sincerely,

  
LeRoy Moore

FAX to: RFLII  
940-6088

From: LeRoy Moore  
phone 444-6981

Re: Comment on Industrial Area Reuse

Of the six options considered by the Task Force, I could support only open space.

1

1

A. SAUNDRA EBERHARD - VITALIANO  
for *JEFFERSON COUNTY COMMISSIONER*  
7797 S. Crestone Peak, Littleton, CO 80127  
303/979-2916

July 10, 1998

Rocky Flats Local Impact Initiative  
5460 Ward Road, Suite 205  
Arvada, CO 80002

Dear Editor:

As a Colorado native I have been aware of the many concerns regarding Rocky Flats.

Unfortunately, during the reality and the threat of war, and due to the newness of the technology required, no one was critically aware of the future implications and the danger to residents that the land under and around Rocky Flats now imposes.

At this point, any recommendation for development other than open space on Rocky Flats is potentially more dangerous than building a house on shifting soil. The Rocky Flats Local Impacts Initiative, as reported by the Denver Post on July 9, identifies that the clean-up process can cost up to \$7.3 billion dollars before it is done. That may prove to be a conservative estimate.

At that, there will continue to be questions about how safe the land is to live, or work there. Love Canal was thought to be safe, until we discovered that the chemicals in the ground caused cancer and birth defects. How good are the assurances of safety for potential houses and businesses at Rocky Flats? That may be a question we cannot answer for a long time.

Simply put, there are too many unknowns, and the lives and health of the residents and the workers, of the whole region, rest on thoughtful, wise decisions made by committed citizens and others who will be directly impacted.

Given today's technology, the exploding costs and the potential dangers of allowing development on Rocky Flats land, any recommendation other than allowing the land to be used as open space is fraught with unknowns, unexplainables and high costs both in the immediate and long term.

Sincerely,



A. Sandra Eberhard-Vitaliano  
for *Jefferson County Commissioner*

375 Majestic View Drive  
Boulder, CO 80303  
July 11, 1998

Mr. William Neff  
Rocky Flats Local Impacts Initiative  
5460 Ward Road, Suite 205  
Arvada, CO 80002

Dear Mr. Neff:

Background info: I volunteered to be laid off in 1996, having already begun a masters program at UCD in Urban and Regional Planning. I graduated in May.

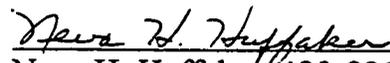
I believe the future of the Rocky Flats site would be enhanced if a class A or B office building were to be built adjacent to the north side or south side of the site on private property. This wonderful building with impressive architecture and amenities would escape most of the stigma of the site, and once the building is viewed favorably by the citizenry, new buildings next to that one on the Rocky Flats site would be more acceptable.

Think about a first class restaurant on the west side of the top floor with beautiful mountain views - better than the views at Flagstaff Restaurant! Rocky Flats' infamous winds would prohibit outdoor eating areas on the west side, but the building could wrap around a courtyard open to the north with knock-your-socks-off landscaping (water fountain? waterfall?) and outside tables on the patio for a more informal sandwich/coffee shop for lunch.

Rocky Flats employees would enjoy having a nice nearby eating place.

Office space could be used by the many subcontractors. The office buildings in the Denver-Boulder corridor are very expensive; vacancies are quite low.

Wonder if the area around Rocky Flats would qualify as an Enterprise Zone or other subsidies so the food prices, and the rental rates for the restaurant and the office space could be made too affordable to be turned down?

  
\_\_\_\_\_  
Neva H. Huffaker, 499-8217

July 13, 1998

Dear Task Force,

My opinion is that Rocky Flats should be cleaned up to the level that it can be left as open space. I do not wish for the area to be used as an industrial park, which would require more money and effort for that level of cleanup. It seems much more fitting for this land to be retired as open space that can be enjoyed by the public and serve as a safe haven for many types of wildlife.

Sincerely,

*Nena Warren-Felsher*

Nena Warren-Felsher  
Superior, CO

1721 Cottonwood Pt. Dr.  
Ft. Collins, CO. 80524  
1-970-495-1751

RFLII  
5460 Ward Road  
Suite 205  
Arvada, CO 80002

**Rocky Flats Local Impacts Initiative:**

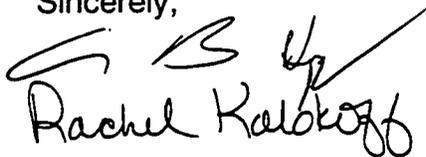
The native grasslands, animal populations, (including the endangered Preble's meadow jumping mouse), and the significant vistas that open to the mountains at Rocky Flats must be preserved. As indicated by the resolution recently passed by the Rocky Flats Citizens Advisory Board, the 6,000-acre buffer zone and the 130-acre industrial core must remain as open space after cleanup.

We are totally opposed to any industrial reuse, development, or extension of any new utilities onto this site. As valuable as development is to some, preserving Colorado's land, water and wildlife will prove to be the most valuable for all.

All citizens of this state must face the urgent need to save what little is left. Do not let the opportunity slip away to preserve this land as open space. A binding agreement must be made now to insure that the future use of the Rocky Flats buffer zone and industrial core is designated as open space, whether open to public access or not.

Save Rocky Flats as open space, start saving Colorado.

Sincerely,

A handwritten signature in black ink, appearing to read "Rachel Kolokoff". The signature is written in a cursive style with a large initial "R" and "K".

Rachel Kolokoff & George Hopper

## David & Doris DePenning

9285 Blue Mountain Drive ~ Golden, Colorado 80403 ~ Phone/Fax (303) 642-3153

August 13, 1998

RFLII  
5460 Ward Road  
Arvada, CO 80002

Re: Public comment to be included with RFLII/Task Force recommendations for reuse of the Industrial Area.

We have reviewed the recommendations, and agree that there are many unknowns regarding cleanup at this time. We have heard from a number of sources that a cleanup date of 2006 is unrealistic, and that there may well be a great deal more work to do than is being acknowledged publicly at this time.

We feel the industrial area should be left as open space, cleaned up to standards to address water quality concerns of surrounding communities and assure protection of the public. Open space use would benefit the entire region.

Consistent with the long-term land use as open space, we do not believe that it would be appropriate to use federal or contractor funds to bring additional infrastructure, such as water and sewer, to the site. The maintenance of existing utilities or providing temporary services during cleanup would be more cost-effective.

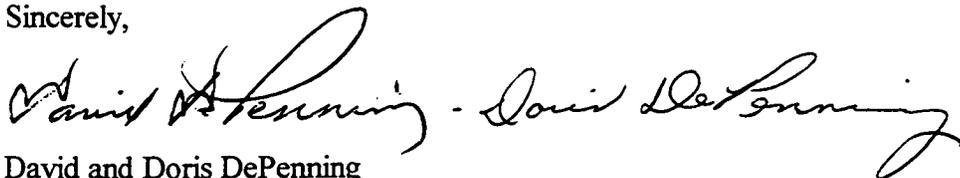
Reciprocally, it would be inappropriate for the federal government to be the catalyst for bringing new infrastructure to the west side of Rocky Flats without having a regional consensus for doing so. Such infrastructure would have the potential to fundamentally alter the land uses in that area - land uses which many communities believe ought to be worked out to preserve views to the Mountain Backdrop.

If the site is finally transferred to "local control," that should mean regional oversight or oversight by a qualified conservation group. Because of uncertainties over the time required for cleanup and what will continue to be lingering public safety concerns, we believe that federal ownership may well need to continue indefinitely. Federal management could be consistent with protecting open space and the significant wildlife and important native vegetation on the site.

As it stands, many sections of the report appear to be inconsistent with the final resolution adopted by RFLII. Accordingly, we believe the report needs to be revised. Also, it needs to be reorganized, putting the RFLII resolution first, followed by a revised executive summary, and then the full report.

Open space use of the entire property would be an appropriate gift for residents of the region who lived with the risks during the many years the plant was in operation.

Sincerely,



David and Doris DePenning

Chuck and Gloria Barrick  
11127 Plainview Road  
Golden, Co. 80403  
August 19, 1998

RFLII

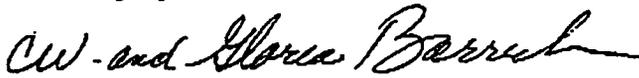
Re: Plan for Reuse of the Industrial Area

As neighbors of Rocky Flats, and Plainview Homeowner's representatives we would like to encourage RFLII to support Open Space as the preferred future use of the 130 acre Rocky Flats Industrial core.

Open Space would be the most cost effective use, and in the long term would enhance the value and development of the surrounding area.

As residents who will be significantly impacted by Rocky Flats clean up and future use plans, we appreciate this opportunity to have input on these important issues.

Sincerely yours,



C. W. Barrick  
Gloria Barrick

11/19/98 12:52  
3036423154  
BARRICK  
PAGE 01

RFLII  
5460 Ward Road  
Suite 205  
Arvada, CO 80002

Rocky Flats Local Impacts Initiative:

The native grasslands, animal populations, (including the endangered Preble's meadow jumping mouse), and the significant vistas that open to the mountains at Rocky Flats must be preserved. As indicated by the resolution recently passed by the Rocky Flats Citizens Advisory Board, the 6,000-acre buffer zone and the 130-acre industrial core must remain as open space after cleanup.

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All citizens of this state must face the urgent need to save what little is left. Do not let the opportunity slip away to preserve this land as open space. A binding agreement must be made now to insure that the future use of the Rocky Flats buffer zone and industrial core is designated as open space, whether open to public access or not.

Save Rocky Flats as open space, start saving Colorado.

*(Signatories on following pages)*

Name: Emily Michaud  
Address: PO Box 1541  
LaPorte CO 80535

Phone: Emily Michaud

---

Name: JANA THOMAS  
Address: 305 CIRCLE DR  
FT COLLINS CO 80524

Phone: Jana Thomas

---

Name: Peggy Thomas  
Address: 305 Circle Dr  
F.C. CO 80524

Phone: 970 482-4944 Peggy Thomas

---

Name: Kathy Birch  
Address: 902 Willshire Ave  
FC CO 80524

Phone: 970 482-8612 Kathy Birch

---

Name: Ellen Meyer  
Address: 1101 Oak Leaf Court  
Fort Collins, CO 80525

Phone: (970) 229-0516 Ellen Meyer

---

Name: Sarah Melby  
Address: 625 Mansfield Dr.  
Ft. Collins, CO 80525

Phone: 970-266-9502 Sarah E. Melby

---

Name: TRACEY STEPHENS  
Address: 5412 TAYLOR LANE  
FT. COLLINS, CO 80528

Phone: (970) 223-4809 Tracey Stephens

Name: Leah Werner / Craig Werner

Address: 661 Brewer Dr  
Ft Collins CO 80524

Phone: 970-407-9288

---

Name:

Address:

Phone:

Diane Fritz, 02:41 PM 8/21/98 , comments on the "Plan for the

Date: Fri, 21 Aug 1998 14:41:17 -0600  
To: will@rflii.org  
From: Diane Fritz <fritzd@terra.colorado.edu>  
Subject: comments on the "Plan for the Reuse of the Industrial Area"

Dear Mr. Neff:

I'm writing to support the preservation of the Rocky Flats land as open space. I'm sure you're familiar with the arguments so I won't babble incessantly. But I would love to see the vistas of the mountains remain as free as possible of buildings for all to experience. I sincerely hope that the decision for the use of these lands is based on what the public wants and isn't swayed by commercial ventures getting an economical foothold in the door. Industrial reuse or the extension of new utilities to the site is, in my opinion, a bad idea.

Thankyou,  
Diane

---

Diane Fritz  
Department of Geology (303)-735-4916 office  
Campus Box 399 (303)-492-2606 fax  
University of Colorado fritzd@terra.colorado.edu  
Boulder, CO 80309

August 21, 1998

To: RFLII Participants

From: Linda Lonnecker

P.O. Box 7384

Golden, CO. 80403

Phone/Fax: 642.7140

Many communities surrounding Rocky Flats have requested that this area be preserved as open space. I know one person with whom I've discussed this who believes that industrial conversion of this site is a prudent idea given the contamination risk which may be present even after clean-up. As of yet there is no regional consensus whatsoever for re-developing the Rocky Flats area.

Why not put the issue of whether to convert the site to industrial use to a public vote of all voters who live in surrounding communities?

A business-driven approach without public endorsement does not guarantee either a safe or a successful development; it is a foolhardy approach with issues such as these at stake. Business-driven approaches such as 1) extending new water and sewer services 2) obtaining lands for a pretreatment Parkway route or 3) promoting industrial re-use are recognized by the public as such and, without endorsement, are deemed to disapproval. Sincerely, Linda Lonnecker

**CITIZENS' COMMENTS ON THE  
ROCKY FLATS REUSE WEB SITE**

## ROCKY FLATS REUSE WEB SITE

Comments as of 3/2/98

*On Scenarios:*

#1 of 6: tomr (tom rudolph) Wed 25 Feb '98 (10:53 AM)

My suggestion is not only to make rocky flats open space but to also make the entire area surrounding rocky flats open space, particularly the western side all the way to top the front range peaks. If you have development on the west side it will look odd. I hope we can control the greedy Arvada council and put some sense in their heads. Who benefits from a larger Arvada? The bigger they are the more taxes they need, only politicians and developers profit. They get to run a bigger town. That's just a wonderful tradeoff for a ruined front range view. I'm for no development at rocky flats or the surrounding area.

#2 of 6: recfield (Patrick A. Vachon) Wed 25 Feb '98 (11:38 AM)

This suggestion is to make a portion of the open space outside of the existing industrial site available as open space for us by a 300 member local community non-profit organization (Arvada Associated Modelers). This group is pro-active in teaching aviation to our youth through the building and flying of miniature aircraft and has been operating in an area just east of Rocky Flats for over 17 years. They are about to lose their current facilities to the future WestPark Development just east of Indiana at Hwy #72. Here is an opportunity to preserve 100 acres of open space and provide our community with continued welcomed, wholesome family recreation.

#3 of 6: DanOHara (James D. O'Hara) Thu 26 Feb '98 (06:09 AM)

I am not normally in favor of development in an open space area, however the opportunity available now for the development for a recreation area for the infirmed or handicapped near a metropolitan area is now at our fingertips. Being a member of a model airplane club, I have had the opportunity to see first hand the good work done through miniature aircraft. The thrill of seeing your creation fly can not be felt in print. The chance for handicapped trails here and the views available from this area is exciting. Let's not let this chance to build a refreshing and invigorating area slip through our fingers because of the smell of big dollars. Life is too short to spend it encased in steel and concrete. Let those after us have the chance to see for themselves how we lived in our time. An open space time capsule if you will. Thanks for listening. Dan

(continued)

**#4 of 6: Chris Sturm (Chris P. Sturm) Fri 27 Feb '98 (12:24 AM)**

I recently became the Membership Coordinator for a model aircraft flying club and part of a new field committee. We are one of the largest clubs in the Nation. We have special Programs for the Handi-capped members of the Denver Area every year in the form of Easter seals Dreams of Flight. We are looking for a New Field close to where we are now. The Rocky Flats Buffer zone is not only close to where we are now(only one mile away) but It also would let us keep the close proximity that we have now with the metro area. We teach the Youth of the community a fun hobby and by doing so we keep our kids off the streets. It gives them not only a sense of accomplishment but also a sense of self worth in that they build the airplanes and learn about why airplanes do what they do. I feel that Rocky Flats is the perfect place for our club purpose. Its nice open space with plenty of over-fly room. Who knows we may even have one of the future Space Shuttle Pilots in our club. Thanks for listening,

Chris

**#5 of 6: Hutch (Al Hutcheson) Fri 27 Feb '98 (08:46 AM)**

I too am a member of the Arvada Associated Modelers and echo the sentiments of the others that have posted letters. Yes I have a selfish reason for wanting to see a recreational area set aside for our use, but how can I or others not. We are slowly being pushed out of vital safe areas, to enjoy our sport and hobby and promote it to others, by the continued growth of developers.

This state and area has made good strides to preserving areas for the people moving here with their families to work and play.

We have an opportunity here to preserve an area for all of us to enjoy away from the stresses of employment with family and friends. Thank you for this opportunity for our input

Al Hutcheson

**#6 of 6: George (George Coughlin) Fri 27 Feb '98 (09:08 AM)**

I firmly believe the area around Rocky Flats should be left as open space which ultimately should be linked up all the way through the Widow's Creek containment area all the way to Stanley Lake. I am constantly amazed how the cities in Jefferson County particularly Wheat Ridge and Arvada choke their open space off so it does not provide sufficient corridors for animals to migrate. Examples of this short sighted behavior include the new Church blocking the views above the Van Bibber open space, the giant Budweiser sign along I-70 near the bass lake and I-70 and 44th and my personal favorite the RV Park blocking the lakes in the Wheat Ridge Greenbelt.

(continued)

#6 of 6 (continued)

I am not strictly a conservationist, Rocky Flats should only have development within the boundaries of the current facilities. These facilities should be reserved for companies developing environmental technologies. This development should not exceed 2 stories and all contaminated sights should be entombed and unsightly towers removed.

The remainder of the sight should be developed as a conversation area and education center linking Westminster and Arvada to front range.

Finally, it does not make a whole lot of sense to move dirt around when nobody really knows what is buried there in the first place. Only a few hundred thousand people live down wind of the place these days.

George

*On Implementation Strategies:*

#1 of 1: DanOHara (James D. O'Hara) Thu 26 Feb '98 (06:27 AM)

Our dearly loved government is notorious for foolishly spending money and resources. It would make sense to me to follow a preserving option mixed with a reuse plan to maintain the currently available developed area for future use without the need to rebuild. Unless the entire area is returned to the natural state the current plant site could be used for commercial use and the surrounding land be left open for recreation. I find it is hard to argue with logic and common sense, so until I see something more logical than my view of the reuse of this land I will will not change my views. Thank you for listening. Dan

## ROCKY FLATS REUSE WEB SITE

### Discussion Group Comments for 3/3/98-3/27/98

#### *On Scenarios:*

#### **#8 of 19: hsiebenrock (Howard Siebenrock) Thu 05 Mar '98 (07:25 PM)**

Our current flying site is on a track of land owned by investors who have allowed us to use the area in exchange for maintaining the appearance and security of their land. Our impact on the natural environment has been minimum. There is a family of rabbits living under our temporary shed. Often the Red Tailed Hawks and on occasion the Bald Eagles soar over the area. When they do we land our small airplanes and give them the open sky. It is also easier to observe these masters of the air with our planes on the ground. Coyotes come through on occasion hunting for a meal. It is obvious to those who spend the time in this area, that open space is needed. The buffer zone around Rocky Flats is an ideal opportunity to maintain an open area for animals to migrate and provide substantial recreation areas. The Arvada Associated Modelers is one of the largest flying clubs in the country with 300 members. We are noted for our training program and each spring introduce many new members to the hobby. We are involved in the community through many programs including highway cleanup, Westminster Mall show, Easter Seals handicapped program, Rocky Mountain Air-show, the recent display at the Denver Museum of Natural History, etc. The requirements for a model-flying site include not only the immediate area, but a buffer zone around the area for safety and noise dissipation. With all the development in the area, including our present flying site, it is becoming apparent that we need to set aside larger areas for open space and recreation. The Rocky Flats buffer zone is an ideal opportunity to do this.

Thank you for listening, Howard Siebenrock.

#### **#9 of 19: ammuckle (Andrew Muckle) Sat 07 Mar '98 (12:06 PM)**

Just a quick note to support for the concept of keeping all of the Rocky Flats site preserved for open space. Hope it is not too late.

#### **#10 of 19: rmuckle (robert muckle) Sun 08 Mar '98 (10:27 PM)**

I want to add support for leaving the entire rocky flats area as open space. With development occurring on almost all sides this is a rare opportunity to leave a large unrestricted open area for outdoor recreation and wildlife habitat. It provides a buffer between the towns in the area, and no municipality has to pay for it. It makes no sense to create an island of development in the middle of open space. Any development at the site would result undoubtedly in road expansion and inexorable pressure toward more development. What development is going to occur in the area ~~should occur along the 36~~

corridor. The rocky flats site should be left alone to remind us in the front range what the unspoiled mountain-plain transition zone once looked like.

Thanks for soliciting input. Please pay heed.

**#11 of 19: alexia (Alexia Parks) Mon 09 Mar '98 (06:21 AM)**

This public hearing on Rocky Flats Reuse will continue until the end of May. If there is sufficient interest, a decision will be made to extend this public forum until the end of the year.

Members of the Rocky Flats Local Impacts Initiative staff will continue to report your comments – as part of the public record – at upcoming meetings. Where expert opinion is requested, they will seek to provide that response, online and in this forum, as well.

**#12 of 19: beetle (dcbailey) Sat 21 Mar '98 (04:15 PM)**

My name is Dennis Bailey. I worked at the Rocky Flats Plant for 12 years, from 1982 through 1984. I was the Production Manager of Building 771 when I was discharged by EG&G on exaggerated charges of safety violations.

I believe that a HUGE monument should be erected on this site to forever remind the human race of the gross ineptitude and the massive governmental waste of taxpayers money that took place here. In keeping with the DOE economic policy, this monument should at least cost 30 to 40 Million dollars! The citizens of the United States should be outraged at what crime was committed here.

Just the very existence of this committee is testimony of the acts of the Department of Energy; funding of a group to discuss what to do with a piece of land with taxpayer moneys of 1.8 MILLION dollars a year!!!

The monument needs to be extremely LARGE indeed.

**#13 of 19: willneff (Will Neff) Mon 23 Mar '98 (10:38 AM)**

Dear Beetle-

Thank you for your input. The Task Force is interested in the views of ex-Rocky Flats workers.

One point you made regarding the project budget for the Industrial Area Transition Task Force is incorrect. The Transition Project budget is approximately \$145,000 for nine months of intensive technical research, including building assessments, infrastructure

assessments, regional market research, and environmental conditions in the Industrial Area. This budget also supports master planning activities, monthly Task Force meetings, a six-week public engagement period, outreach publications, and a Public Open House. This amounts to less than 10% of RFLII's annual funding. In addition to the Transition Project, RFLII also maintains several successful community transition programs, an equipment resale program, funds several programs that assist local small businesses, and tracks numerous issues related to cleanup and site management for its membership of over 800 and the RFLII Board of Directors.

I also note a bit of irony in your complaint about the Task Force's existence: the public forum that you assert is a waste of taxpayer money is the soapbox that you happen to be standing on...

**#14 of 19: willneff (Will Neff) Mon 23 Mar '98 (10:42 AM)**

Comments from 3/3/98 to 3/23/98 have been submitted to the Task Force for consideration.

**#15 of 19: ironhart (Collin Isenhart) Wed 25 Mar '98 (10:05 AM)**

I think we are all kidding ourselves if we believe that in 10 to 20 years the government will have this land "clean" And ready for us to build day care centers on.

We need to accept the fact that we have saturated this land with incredibly dangerous toxins. This goes far beyond what we can expect to simply call in uncle Sam to fix for us. Nature must do it.

I vote open space or forest service something that will protect the historic Indian grounds & animal populations and will keep us off of it for a while.

**#16 of 19: ironhart (Collin Isenhart) Wed 25 Mar '98 (10:30 AM)**

I am sick and tired of hearing about water shortages and then seeing hundreds of new houses being built all around us.

If we don't have enough water for the front range why should we even consider developing Rocky Flats.

**#17 of 19: ironhart (Collin Isenhart) Wed 25 Mar '98 (10:37 AM)**

Mr Neff

In your reply to Beetle you mention a Public Open House.

Can you tell me more about it? (*Response emailed to "ironhart"*).

**#18 of 19: jay (John von Plutzner) Thu 26 Mar '98 (10:53 PM)**

Thank for providing this forum in which to express an opinion on the use of Rocky Flats. In reading the research which was commissioned by the Task Force I realized many thing through a soldier's perspective, one returning from overseas duty. Your visions are mostly intent on development of the Flats and economic revitalization of the area. Much of this is dependent on the growth of Denver and subsequent need of office space. What if the citizens of the foothills communities do not want expansion of the Denver in their own back yards. What if most people with common sense would say that Denver and the projected need of urban growth has expansion capabilities to the east and very little to the west without sacrificing the quality of life for those already living within the "foothills region"? Another simple question that was not factored into the statistical presentation is "What happen to the quality of life factor in relation to each of the proposed plans?" Does any of these plans increase the quality of life of the people already existing in the in the front range? If the answer is that the quality of life is lessened, than you can remove from the current and projected positive values "desirable quality of life."

I fully understand that the forum is focused on Rocky Flats, but I am stating the obvious when I write that the ramifications of these decisions go far beyond the gates of the flats. My last question for this evening revolves around the total impact of implied development.

Can you measure the impact of on the communities of the flight from development? When the people feel powerless to control factors detrimental to their existence, they leave if they can. Just turn on the evening news or if any of you have been on duty "overseas" you can see or have seen this effect very clearly. With a tearing of the social fabric comes "dis ease." And with "disease" comes an unhealthy community. Many, many, people whom I've spoken with are unhappy because of we are using the very resources which we originally chose to live in harmony with and value. Some are ready to leave. These opinions come from people holding occupations such as neurologists, psychiatrists, engineers, computer technicians, ministers, shippers and clerks to name a few from the broad spectrum. Once the collective of the Task Force opens the door for a handful of the people to affect the lives of many in a negative fashion, you have changed the community permanently. That is the responsibility which you bear.

**#19 of 19: willneff (Will Neff) Fri 27 Mar '98 (09:29 AM)**

John-

Thank you for your thoughtful words. Though the Task Force's recommendations will not be the final word in this debate, they carry a great responsibility in setting the tone for future discussions on reuse.

The inherent difficulty of measuring effects of land use on "quality of life" is the sheer diversity of opinions regarding what is beneficial versus detrimental. Do you have any thoughts on how each of the scenarios will affect quality of life for nearby residents?

Will Neff  
Industrial Area Transition Project Manager

*On Implementation Strategies:*

**#3 of 6: hsiebenrock (Howard Siebenrock) Thu 05 Mar '98 (07:15 PM)**

Most of the land around the Rocky Flats buffer zone is planned for development in the near future. I feel a timely and aggressive cleanup and reuse of the land for recreation is in order.

**#4 of 6: rmuckle (robert muckle) Sun 08 Mar '98 (10:32 PM)**

I think the decision should be made now to leave the land as unbroken open space and then let DOE finish the cleanup with minimal need for local government time or money.

**#5 of 6: willneff (Will Neff) Mon 23 Mar '98 (10:44 AM)**

Comments from 3/3/98 to 3/23/98 have been submitted to the Task Force for consideration.

**#6 of 6: ironhart (Collin Isenhardt) Wed 25 Mar '98 (09:58 AM)**

I think we are all kidding ourselves if we believe that in 10 to 20 years the government will have this land "clean" And ready for us to build day care centers on.

We need to accept the fact that we have saturated this land with incredibly dangerous toxins. This goes far beyond what we can expect to simply call in uncle Sam to fix for us. Nature must do it.

I vote open space or forest service something that will protect the historic Indian grounds & animal populations and will keep us off of it for a while.

## ROCKY FLATS REUSE WEB SITE

### Discussion Group Comments for 3/27/98-4/5/98

#### *On Scenarios:*

**#20 of 41: jay (John von Plutzner) Fri 27 Mar '98 (07:54 PM)**

Will,

You must have some criteria within the task force agenda...the opening to this web site indicates post clean-up commitment to revitalizing the economy and ...quality of life.

**#21 of 41: Repost: Homer Page (Editorial) (Alexia Parks) Sun 29 Mar '98 (11:48 AM)**

The following article appeared in the Boulder Daily Camera, March 29, 1998 edition. Page 3D. It is by Homer Page. Homer Page is a Democratic candidate for U.S. Congress in the 2nd Congressional District. He is former County Commissioner, City Council member and executive director of the Rocky Mountain Center for the Blind.

Homer Page wrote:

Much effort has gone into developing a vision for future use of the Rocky Flats nuclear facility, so near the Denver / Boulder metropolitan area. I spent two years representing Boulder County on a citizens task force set up to develop a long-range use plan for the Rocky Flats area. Now, all the work we did to reach consensus and to show the federal government that we are united behind a plan for Rocky Flats is in jeopardy.

The Rocky Flats Future Site Use Task Force comprised representatives of local governments, environmental groups, surrounding land owners, the peace community and workers at Rocky Flats. This group met often during 1994 and 1995 to find common ground and to set forth a shared vision for the use of the land and facilities. The Task Force agreed that the existing buffer area, which encompasses over 6,000 acres, will be preserved a open space.

Other components of the plan are: 1) A roadway corridor near the northwest corner for the facility will be reserved; 2) Existing mineral rights on the facility will be honored; 3) A small portion of land on the northeast corner will be potentially available to Superior for development, provided that an arrangement can be negotiated with the property's neighbors; and 4) The existing developed area can have future use if it can be demonstrated that it is safe.

Today, those entities interested in pursuing the development allowable under the agreement are at work to determine what future use might be made of the existing developed area. The Rocky Flats Industrial Area Task Force, a new and different task force, has come

together to consider a variety of options. Among these options are industrial redevelopment, open space, an eco-industrial park, an government research and development center, a cold war museum and a single tenant to be selected by the community.

We must avoid the trap of confusing the Industrial Area Task Force with the Future Site Use Task Force. If we do not, we may lose sight of the most important aspect of the long range plan, the preservation of the open space surrounding the Rocky Flats property. This is crucial for Boulder County. The open space area on the Rocky Flats property connects the County and the City of Boulder's open space programs to create a 15,000-acre natural shield against the sprawl of the metropolitan area into southern Boulder county.

There are forces who want to re-open this long-range plan for additional negotiations. Some see Rocky Flats as an uncluttered blue print for development. Some other groups wish to completely prohibit any future development on the entire property. I am concerned that as the Industrial Task Force does its work, these interests will clash and perhaps destabilize the long-range plan. I am personally committed to ensuring that the Department of Energy (DOE) recognizes and respects the Future Site Use Task Force agreement, especially its open space component. I feel strongly that our changes of securing the DOE's acceptance of this agreement hinge on our continued commitment to the long-range plan. If we in our community cannot agree on the future of Rocky Flats, the future will be left in the hands of the DOE. We know this is very dangerous.

I am also committed to ensuring the safety of those who work at Rocky Flats and of all of us who live in its vicinity. All nuclear and non-nuclear hazardous waste must be removed from the area before we can feel secure. While the danger of transporting these materials must be recognized, the need to contain them in the safest possible location is the overriding concern. Where they reside now, they present a danger to a populated area that will last for tens of thousands of years, a risk that may well outlast the existence of the metropolitan area.

-HOMER PAGE

#22 of 41: techapps (Robert Pressey) Mon 30 Mar '98 (11:12 PM)

Homer Page cites that a component of the Future Site Use Task Force includes 4) The existing developed area can have future use if it can be demonstrated that it is safe. I believe that this the issue being addressed by the Rocky Flats Industrial Area Task Force.

Demonstrating that the site is "safe" will extend well beyond the Ten Year Plan, (Accelerating Cleanup Focus on 2006)end date. Indeterminate factors include available funding, attainment of cleanup goals, use restrictions imposed by remaining contaminants, objections to highway transport of waste through Denver, and vulnerability of disposal sites.

The time frame imposed by these uncertainties may require technical and support infrastructure for many years beyond 2006. The current infrastructure is scheduled for cleanup and removal. It could be replaced by a smaller infrastructure to support long range monitoring and close out operations. Social, political, and technical considerations may include rail vs. truck transport of waste, on-site long term storage of waste, risk associated with extensive excavation of low level waste.

Budgetary limitations may result in capping of some areas thus requiring indefinite monitoring.

These activities do not preclude open space preservation of the 6,000 acres mentioned by Page nor integration with surrounding open space. However, increased highway use (planned North West Parkway), rapid growth (Superior), and planned development (Jefferson Center) impact the "island" of Rocky Flats.

Are the Oak Ridge, Bechtel Jacobs Development Corporation and the Nevada Test Site, Bechtel NTS Development Corporation appropriate models for a public private Rocky Flats Development Corporation? Such a corporation could provide the continuity necessary to develop and integrate the site within a cohesive regional plan which includes environmental safeguards, economic development, and recreational opportunities.

**#23 of 41: Mich (Michelle Brandstetter) Tue 31 Mar '98 (06:30 PM)**

I am very concerned at the aggressive behavior of certain government officials to redevelop the Rocky Flats area. At this time the options presented to me that would be most acceptable are preserving the entire area as a wildlife refuge or to do land swapping. Land swapping the usable 300 acres at the heart of the Flats for acreage that could help ensure the preservation of the Mountain Backdrop and leaving the rest of the buffer zone and other areas protected as a wildlife refuge would, I think, be ideal.

**#24 of 41: greg (Greg Haarburger) Thu 02 Apr '98 (07:06 AM)**

I just finished reading the brief editorial in the Daily Camera (4/2/98). It suggested posting any opinions here.

Having lived in the Boulder area for a long time, I must say that I am overjoyed that the plant was closed and that clean up is under way. It's been so many years that the Boulder & surrounding communities have been complaining.

Now, there is nothing that makes me more sad than driving 36 back from Denver or the Airport and seeing Rock Creek. What a eyesore. I only remember how it used to be when that stretch of open space between Broomfield and Denver reminded you that you were almost home. The views were spectacular and it reminded one why you were living in Boulder and not Denver.

Hwy 93 still has that feeling (with the exception of the entry to Golden which has been filled with tacky tack houses). I hope that building along this remaining stretch of open space will not be allowed. But, frankly considering the way growth and development in the Boulder/Denver area has gone I have little faith that a citizen such as myself could actually truly impact any real decisions on this matter. I'd much rather see development go up downtown than sprawl. Further given the lack of descent alternative transportation options we'll be adding more cars/pollution to an already heavily polluted city. Perhaps someday we'll make the choice to leave this area though I've lived here my whole life because the area no longer offers the beauty and lifestyle that it once did.

**#25 of 41: mz (Martha Zimmers) Thu 02 Apr '98 (08:12 AM)**

With the increasing development at Interlocken as well as between East Boulder and I-25, there are few remaining places where one can drive more than 5 miles without seeing a row of "cookie cutter" homes. It would be, in my opinion, an irreversible tragedy to develop the corridor between South Boulder and Golden.

My vote is a resounding "open space park" for that property. It will be enjoyed by generations for years to come, and is the gateway to the beautiful mountains that are at least one reason that many of us have chosen to live here.

We've already crossed the line into "overdeveloped", what we definitely do not need is one more "Highlands Ranch" or "Rock Creek" and I have little faith that a new development could be done more tastefully without being so exclusive that you would essentially convert the land into one more space that only the wealthy will be able to enjoy.

**#26 of 41: ed (Ed Talbot) Thu 02 Apr '98 (09:49 AM)**

Residents of the Metro area are increasingly becoming concerned and frustrated with the pattern, pace, and nature of the urban growth that is overtaking the Denver Metro area and indeed the Front Range. Traffic, sprawl, leap frog development, etc. tend to characterize development on the outskirts of our communities and within Metro counties such as Jefferson County.

Two major efforts to attempt to provide some very modest order and pacing to this growth are the establishment of a DRCOG Growth Boundary and the preservation of the Mountain Backdrop. The course of action determined for Rocky Flats should be subordinate to those efforts and serve these two major and vital efforts. As such, future development of Rocky Flats (the primary effort should be focused on clean up and removal of hazards) should not require activities that would encourage sprawl or development beyond the DRCOG recommended growth boundary or within the Mountain Backdrop.

The extension of urban infrastructure to serve urban development and urban development itself on Rocky Flats would create development

pressures to undermine the Growth Boundary and Mountain Backdrop. Thus, the wisest use of the land should be limited to open space or habitat for natural species that does not require the extension of urban infrastructure such as sewers, roads, water lines, etc.

We have an opportunity to try to provide for a more compact and phased pace and location of urban growth that will serve practical future development of transit lines (trying to avoid auto traffic gridlock) in logical phases next to existing urbanized areas rather than through leap frog development. Rocky Flats is oriented to access west of the Plant gates and is not on any practical transit corridors. Intensive development on site would lead to residential and commercial development pressures off site along or related to SR 93 that would be solely automobile related. Those same development pressures would lead to infringement into the Mountain Backdrop and violation of the DRCOG Growth Boundary. As a result, it is not suitable for intensive urban use or development.

#27 of 41: willneff (Will Neff) Thu 02 Apr '98 (10:34 AM)

The next Task Force meeting will be held at the Arvada Center on April 14. They will be developing their final recommendations during this meeting. All comments registered on this web site will be reported to the Task Force prior to the meeting. Thanks to everyone who has participated in this process. If you have not yet provided your comments or would like to elucidate, please do so.

#28 of 41: ardave (Allison Davis) Thu 02 Apr '98 (11:32 AM)

The best thing for the communities surrounding Rocky Flats would be to continue with the status quo and keep the property off limits to development. A healthy economy should not depend on ceaseless land devouring "growth", but revitalizing internal growth; land runs out eventually and then towns are nothing but ugly seas of development with overshot economies and ruined habitats. Colorado is really at a crossroads right now.

Let's learn from California: every time Los Angeles found new ways to accommodate the population growth stretching its resources -- by diverting rivers for water, building new huge highways and housing projects -- more people and businesses were attracted to move there than each project could sustain, and it became a nasty wasteful cycle. You can't solve long-term water problems by damming more lakes, and you can't fix traffic congestion with new highways. People will continue to come, and will always maximize consumption and use if the economy allows it. No problem is solved until a community simply says "STOP, we don't want all this." The economy will work itself out - a little pain now is worth the mountain backdrop, pristine environment, and the sustained character of Boulder and Golden for our grandchildren.

As far as I can tell, the front range should have said "stop" years and years ago. I've never seen uglier developments anywhere. How often does Rock Creek have to be featured as an example of the problems

with rampant suburban sprawl on national newspapers and magazines before someone admits it was a mistake? It's like developers look at the open land as a competition in which the prize goes to the most garish, space-wasting, and conquer-the-West huge. Enough is enough.

**PLEASE DO NOT USE FEDERAL SUBSIDIES TO EXTEND WATER AND SEWER SERVICE FOR MILES TO BENEFIT ARVADA'S PROPOSED JEFFERSON CENTER**

**#29 of 41: rogerd (roger davenport) Thu 02 Apr '98 (02:46 PM)**

I agree completely with those who would preserve the ENTIRE Rocky Flats area as open space. We cannot continue to fill every open acre with houses and industry, or we WILL BECOME another Los Angeles. And no one here wants that for the future of the Denver Metro area, no matter how much money it would bring. There isn't that much open land left in the area, and it would be a shame to ruin this nearly pristine area. The Rocky Flats area is unique due to its prairie characteristics and its proximity to the mountains. We, the residents of the area, neither need nor desire to have another Denver Tech Center, with its traffic, congestion, and pollution in our area of town.

The Rocky Flats site is also unique in that it poses a significant public health danger if we start stirring up topsoil containing contamination in order to develop it.

Finally, development of this area is in contradiction to the DRCOG 2020 Vision and Jefferson County Comprehensive Plans, and the expressed desires in those documents to reduce sprawl and promote infill development and limit expansion of the urbanized area. Only Arvada, (the postor child for sprawl, which would flag-pole annex to the continental divide if it could), and Howard Lacy (whose Jefferson Center can't get financing to develop itself and so is trying to get all of us - the public - to support it by providing infrastructure) are in favor of this development.

**#30 of 41: juliajp (Julia Portmore) Thu 02 Apr '98 (03:41 PM)**

Please further investigate the option of using the entire Rocky Flats property as open space -with so much office and industrial development in the area, we all need a place to breathe! The quality of life which encourages the "economic vitality" of an area can be far better served in this way, rather than by more development, people, cars and pollution. This is a unique opportunity for the Front Range community-let's not blow it!

**#31 of 41: jay (John von Plutzner) Thu 02 Apr '98 (08:57 PM)**

Well Will,

By the responses that have been registered as of late, I'd say a pretty concrete set of values for the quality of life can derived.

1) Open space - please do not force development on a community, a majority of people, who do not want it.

2) Preserve the environment - please do not assist any surrounding community develop any land west of SH 93 by using federal funds to provide infrastructure to the region.

3) Avoid grid-lock - do not support in any way a North West Parkway which will only increase air, water, and noise pollution and promote overdevelopment. I feel most people will agree that the beauty of the mountain backdrop has more value than anything a person could possible build.

One additional note comes from those who have dedicated decades to employment at Rocky Flats. Two of them have registered over 50 years at the Flats. OPEN SPACE is the only option they feel is valid. And their point is that they have watched litigation take place between many Rocky Flats employees and the government over the years. Juries have opted for the employee more times than not over health related issues and "we the people" have paid their loss whether their claim was truly valid or not.

Rocky will never be totally clean. Say the impossible happens and Rocky Flats is cleaned without any additional radiation added to the site, uranium deposits in the mountains to the west, Coal Creek Canyon and beyond will always keep the ground water which runs through the Flats some degree of "hot."

With this fact in mind and given that some people are less honorable in character than others, if you try developing even close to capped sites, you are inviting more litigation. With a plan of open space future litigation involving health related issues is kept in check for the time being.

#32 of 41: willneff (Will Neff) Fri 03 Apr '98 (08:25 AM)

John-

The Task Force has neither the objective or the authority to "develop" the site. The purpose of the Task Force is to develop recommendations for the DOE, EPA, and CDPHE regarding future use in the Industrial Area. These agencies will ultimately make the decisions regarding site reuse. The Task Force process is meant to focus community preferences through stakeholder representation (i.e. the Task Force) and public participation (i.e. this forum and others), and will not be the final opportunity for citizens to express their views regarding site reuse.

Once again, thank you for your insightful comments.

Will Neff  
RFLII Project Manager

#33 of 41: kbonetti (Ken Bonetti) Fri 03 Apr '98 (08:32 AM)

I am writing to state my support for designation of lands on and around the Rocky Flats Plant for open space. I am opposed to the extension of water and sewer service to areas west of the Plant and especially to areas proposed for the so called Jefferson Center (JC).

Westward extension of utility service will perpetuate urban sprawl with all of its unhealthy consequences. Such an extension would constitute a public subsidy to the private interests involved in the JC and other private developments. Such subsidies accelerate growth and sprawl at taxpayer expense and to the benefit of a few mostly well heeled special interests. Forget the revenue recapture arguments developers and sympathetic public officials like to offer as justification. Rarely do these infrastructure improvements pay for themselves without general tax rate increases down the road. Public funds should be used for projects that benefit the public at large and enhance the quality of public life, e.g. open space, social services, education, urban infrastructure maintenance, etc. The jobs argument that often attends proposals like the JC can be made for any expenditure of money. The real issue is what the public gets for those expenditures besides the inevitable creation of jobs. Repeatedly, local polls suggest that citizens are most worried about the erosion of community assets such as environmental quality and the community ambience that are important to the overall quality of life. If you are uncertain of public opinion why not spend some taskforce money on a Metro area poll that clearly spells out the issues and options.

The biggest problem in most minds is the subsidized and mostly unregulated sprawl that has marred the Front Range, spread traffic congestion and pollution, and raised the cost of providing basic public services. A unique opportunity to preserve environmental quality and enhance quality of life on the Front Range, particularly in those areas close to the foothills is available. Do not screw it up by spending tax dollars to extend utility service westward, further metastasizing the blight. I hope this comment and others like it influence the Task Forces decision.

#34 of 41: hector (Galbraith) Fri 03 Apr '98 (12:09 PM)

I am writing to articulate my support for preserving the Rocky Flats site as open space. As a professional ecologist and as someone who values the environment, I feel it would be a tragedy of the highest order if this land were developed. It would blow a gaping hole in current efforts to preserve the mountain backdrop and would bring the existence of the Jefferson Center one step closer. Why should we spend millions of dollars cleaning up one ecological disaster, Rocky Flats, only to replace it with another - the Jefferson Center? Does that make any sense?

#35 of 41: kossack (William Kossack) Fri 03 Apr '98 (12:52 PM)

I personally have toured the buffer zone surrounding the Rocky Flats Facility. This area contains totally unique habitat to the state of Colorado. All efforts should be made to preserve Colorado's only Big Blue Stem prairie.

The total concept of extending urban infrastructure into this mostly untouched habitat is counter to good sense and concern for the future. The environmental diversity loss resulting from the destruction of this area would be significant to the front range.

William Kossack  
Acting CO Chair Rachel Carson Group  
Rocky Mountain Chapter of the Sierra Club

#36 of 41: Rand (Randy G. Connell) Fri 03 Apr '98 (01:35 PM)

As Front Range citizens, elected representatives, land owners, and as business developers, we have the opportunity right now to prevent replication of the very nightmare that is forcing a mass exodus of California's residents, many of which choose to live in the beautiful state of Colorado for the very quality of life that apparently some of us have taken entirely for granted, or are shamelessly willing to exploit for personal gains.

As planetary citizens, we have long since passed an acceptable level of "progress" and yet continue to steamroll blindly into the future, pouring asphalt and concrete upon that which we have just deforested and stripped all value from in our short-sighted greed, apparently entirely unaware that as we mercilessly rape the earth, we make it increasingly more difficult for Her to sustain the life that She initially gave to us.

As care-takers of the only planet in this solar system capable of sustaining life as we know it, we must begin to adopt the attitude that "enough is enough" and consider the true and long term benefits of slapping yet another strip mall, McDonald's, 7-11 and Texaco onto a piece of land that means so very much more to the diverse eco-system that thrives at the base of Coal Creek Canyon, and ultimately contributes to our ability to simply exist as human beings.

I realize that there are far more egregious environmental tragedies taking place at this very moment, and that in the scale of things, developing land at and around Rocky Flats is perhaps meaningless in comparison. But we have to stop/start somewhere. We, as a species, have taken far more from our home planet than it is truly capable of giving. Long overdue is our commitment to begin giving back, to start reclaiming nature. Before we can even start that long process, however, we must first draw the line and stop the destruction.

Together, we can draw that line and make that commitment right here and right now. Enough is enough.

#37 of 41: richwahl (Richard Wahl) Fri 03 Apr '98 (01:39 PM)

My professional training is in economics. I do not believe that federal funds should be utilized to bring infrastructure (water and sewer) to the Rocky Flats industrial zone or the buffer zone. Any such costs should be borne entirely by private interests that may want to utilize that area. The federal responsibility in that respect should end with providing adequate cleanup to protect down-wind and down-stream communities. If the market for such a site is sufficient, then private interests can finance the infrastructure.

Federal, state, or local governments would be better focused on public benefits of the site - such as the protection of open space, wildlife habitat, etc. Protecting these unique assets of the site and the surrounding areas should be accomplished first.

#38 of 41: SWaters (S. Waters) Fri 03 Apr '98 (09:24 PM)

As a long-time Jeffco resident, I am aware how many people here want no more distortion of facts by government bodies. Please correct any and all wrong statements and implications sponsored or transmitted by RFLII regarding development opportunities at Rocky Flats.

A very serious case in point deals with utilities. The consultant to RFLII, Leland, issued a report (in background on this web site) that names "lower cost utilities" as one of the few attractions for companies to seek an Industrial Area future site.

The DOE Pathway to Closure (Feb 98 document available on DOE and Rocky Flats Citizens Advisory Board web sites, e.g., [www.rfcab.org](http://www.rfcab.org)) demonstrates how false that claim is. No money will be spent on fixing the in ground utilities. In fact, they will be sealed off. A vital reason is that the location and condition of old pipes, vaults, and conduits is unknown and a high liability for contamination if disturbed. This will make future excavation for new, replacement facilities extremely expensive and obvious for pass-along costing (to new and existing utility customers).

Even if developers were willing to take on that liability, there is no fair justification for the federal government to spend scarce cleanup dollars on subsidizing new construction of utilities for the 10-16 mile gap from the end of existing lines.

The process for deciding what should happen at Rocky Flats has to be public and cannot allow for special interest deals. A number of local governments and citizens have been asking for open space uses. These would be very compatible, fiscally responsible, and scientifically smart for the whole property.

#39 of 41: richwahl (Richard Wahl) Sat 04 Apr '98 (06:56 AM)

I am pleased to see that your site software registered my comment Friday afternoon - the impression that the screens gave me at the time was that the comment could not be posted since someone else

had logged in between the time I started writing it and the time I finished. All of the succeeding screens indicated my comment could not be posted and said I could return to edit, but then again posting led to the same circle of screen. This may be something you want the site managers to change.

The site managers have posted a few comments and may want to consider additional factual corrections or pointing people to source material.

Regarding what is described as the Homer Page letter, I believe it is incorrect that the Future Site Work Group recommended a transportation corridor across the Northwest Corner. The map in the report shows one, but I believe the map and the text explain that this was one item on WHICH THE GROUP FAILED TO REACH CONSENSUS.

I don't have that report close at hand, but someone may want to check and post the correct information on this and other items from that letter, which is posted as a restatement of the conclusions of the report.

An error in the background material on the site itself regards infrastructure extension, and by implication, cost. The statement under Infrastructure Assessment Conclusions incorrectly describes the necessary sewer link as much shorter than what it would actually be at present:

This would require extension of a main to SH-93 where it could go into a main extending to the EXISTING MAIN [emphasis added] in 72nd Avenue [read State Highway 72, as that is what the Jefferson Center Plans show - there is no 72nd Avenue reaching as far west as SH 93. The Arvada sewer to which the Jefferson Center would connect currently stops at 88th and Alkire - about 5 miles due east of the Intersection of State Highways 72 and 93. The actual distance into the plant would be longer - SH 72 runs west and north, the western entrance off SH 93 is about 1.5 miles north of the intersection and it would be another 1.5 miles or so back east into the Industrial Site. This might add up to a total of 8.5 miles or so from the existing sewer.

**#40 of 41: richwahl (Richard Wahl) Sat 04 Apr '98 (06:59 AM)**

I am pleased to see that your site software registered my comment Friday afternoon - the impression that the screens gave me at the time was that the comment could not be posted since someone else had logged in between the time I started writing it and the time I finished. All of the succeeding screens indicated my comment could not be posted and said [?]

**#41 of 41: willneff (Will Neff) Mon 06 Apr '98 (09:05 AM)**

The infrastructure issue has been a difficult one to nail down, even with the help of on-site and off-site engineers. The available infrastructure data for the Industrial Area is dated, limited, and sometimes classified (inaccessible). The general professional

opinion is that reuse of on-site infrastructure would be limited at best. Site managers/regulators have committed in the Rocky Flats Cleanup Agreement (RFCA) to try to accommodate the desires of the public in terms of building and infrastructure reuse. And I emphasize, if it is the community's desire. Under the present RFCA, if the community does not desire reuse of these resources, uncontaminated underground utilities (pipelines, storage tanks, etc.) will be abandoned in situ.

As for off-site infrastructure, the Task Force has recognized that significant improvements would be required to connect the site to existing municipal systems.

As for the FSUWG and transportation corridors, Rich Wahl is correct. The group did not reach consensus on a transportation corridor "however the working group recognizes the importance of transportation infrastructure for the area's future". That is as close as the group got to advocating any sort of transportation system expansion in the vicinity of Rocky Flats. The Task Force has specifically avoided this issue because any reuse concept (development or open space) for the Industrial Area is not fully contingent on off-site transportation improvements.

Even though the comment period for the Task Force process has officially closed, please continue to monitor this site and provide comments. Community dialogue is crucial.

*On Implementation Strategies:*

#7 of 9: Cheater (Jay) Tue 31 Mar '98 (10:28 AM)

Isn't this fun.

#8 of 9: jlake (Jennifer Lake) Thu 02 Apr '98 (07:46 PM)

It is short-sighted and unconscionable to think that this land can be used for anything other than what the land is inherently for-to be left on its own. Wildlife is more important than humans, and certainly more important than development...

#9 of 9: kbonetti (Ken Bonetti) Fri 03 Apr '98 (08:42 AM)

I am in favor of protecting and enhancing local quality of life by using public resources to preserve open space, and provide needed public services, not by subsidizing private development and profits at the expense of the environment and the community. I therefore oppose any extension of water and sewer service to areas west of RFP, particularly to areas proposed for the so called Jefferson Center. These areas should be designated for open space.

*Other Comments:*

**#38 of 41: tschida (ellen tschida) Thu 02 Apr '98 (04:33 PM)**

I feel the Rocky Flats area is an important open space to prevent complete auto dependent development from forming between Golden and Boulder. Maintaining an open prairie at the base of the foot hills should have priority over increased sprawl.

**#39 of 41: Cecilia Sherry (Cecilia Sherry) Fri 03 Apr '98 (07:16 AM)**

Rocky Flats needs to remain as open space. I've lived within 4 miles of Rocky Flats for over 20 years. I've seen the wildlife devastation due to the uncontrolled, seemingly unending growth. I used to see a lot of wildlife, then a lot of roadkill, now I see almost neither. I had eagles and hawks flying over my backyard. Not anymore. I've had pheasant, fox, coyote, deer, bear, owls and otters to name a few, on or near my property over the years. Not anymore. We need to preserve as much wildlife habitat as possible. If we keep making the same mistakes about land use and wildlife preservation we will end up destroying the very thing that bring people to Colorado. Open space is priceless. I'm sick of seeing everything covered up with endless rows of cookie cutter shaped houses, asphalt and heavy traffic. A few weeks ago I was at 92 nd and Sheridan. As I looked towards the mountains I saw for the first time in twenty years an ugly orange brown cloud that hung over Highway 93 from Boulder to Golden. How incredibly sad! I know that money and greed are great and powerful motivators to do the wrong thing for short term gain. We have the opportunity to do the right thing, right now. Don't do something future generations will regret. What do you want to be remembered for most?

**#41 of 41: jxsharp (Jane Sharp) Fri 03 Apr '98 (10:14 AM)**

I have lived in Boulder county for 38 years. I think it is in our best interests to preserve Rocky Flats and its surrounding buffer zone as open space.

It is both in the interest of public safety and the wildlife to maintain this area as development free. We could even go so far as designating it as a peace park!

## ROCKY FLATS REUSE WEB SITE

### Discussion Group Comments for 4/5/98-5/5/98

#### *On Scenarios:*

#43 of 43: jay (John von Plutzner) Fri 17 Apr '98 (09:44 PM)

Will-

I wish to share one comment from a person who attended the forum held on April 14th to discuss the task force's findings. "Yes, they (the task force) took into account the overwhelming response of 'the public' to preserve Rocky Flats as open space. Then the bottom line was that 'the public' truly didn't understand the proposed development and that 'the public' didn't understand that the proposed reutilization of the existing Rocky Flats site would be surrounded by a 6000+ acre open space buffer zone...and if they (the public) understood this, there would not be such an overwhelming response in favor of open space usage."

I understand that the task force as put a lot of time and effort into developing and proposing various plans for redevelopment/revitalization of the Rocky Flats site. The vast majority of your material presented at this web site details plans focused on development. Full utilization of the site as open space is given very little focus. I have to give the above statement some credibility then use it as a mirror for the task force to view itself.

Perhaps the task force has narrowed its scope to the point to not be able to view with true understanding that most people, people who are well-equipped to understand the complexities of the issues involved, want to limit growth in Jefferson County starting with the restoration and preservation of all of Rocky Flats to open space.

If you do not hold proportional representation of this popular view, your forum is not valid.

John.



## Online Government Magazine

covering government politics  
& citizenship on the net

### winners

04.19.98

Silicon Valley, CA. The Online Online Government Magazine has awarded the prestigious "Digital Government Award of Excellence" to two outstanding sites. Each site is summarized below:

#### Votelink - CDOT

<http://www.votelink.com/nfr>

This on-line public hearing on transportation alternatives for Colorado's North Front Range is sponsored by the Colorado Department of Transportation (CDOT). It offers a "hands on" opportunity for the public, living in a region 80-miles long by 50-miles wide, to easily and conveniently interact with the government's transportation planners. Through on-going interaction with experts in discussion forums, the public learns what goes into decision-making and can see their role in the process. CDOT's Myron Swisher is project manager.

#### Votelink - Rocky Flats

<http://www.votelink.com/rfr>

This US Department of Energy sponsored Citizen Dialog is designed to both educate the public and engage them in an on-going dialog about the future of Rocky Flats. The issue is a \*hot\* one. The comments of citizens living in the Denver Metro area are being used to guide the Rocky Flats Local Impacts Initiative (RFLII) Transition Task Force on how the 6500 acre Rocky Flats Site, after cleanup, can best contribute to the region's economic vitality and quality of life. This web site showcases how conflict resolution can work in real time to move people past anger to discussions and ultimately, resolution. RFLII's Will Neff is project manager.

For more information on these efforts, contact [Alexia Parks](#), President, [Votelink](#), Inc.

## COMMENTARY

# Online hearings: a good idea from Boulder

**B**OULDER, Colo. — Here's an experiment in electronic democracy, small as a mustard seed today, almost certain to spread rapidly in the emerging Age of the Internet.

The idea: Supplement traditional public hearings with a 24-hour-a-day, facilitated, open-to-all-comers, online version.

As the Internet transforms government, driving it increasingly online, this may be one of the most ingenious, citizen-friendly applications yet.

Two pilot runs at official government online hearings, apparently the nation's first, have taken place just this year, both in Colorado and both administered by Alexia Parks, president of Digital Government Inc. in Boulder.

Just think about hearings via Internet and the dividends become apparent. Instead of having to show up at some set hour at a sometimes distant or inconvenient location, citizens are able, from their homes or offices (or maybe the local library), to drop in on the electronic hearing site at the hour of their choice. Hundreds, even thousands, can participate.

They have a chance to review, in peace, what others have said. They don't have to sit waiting for hours on hard seats while paid consultants try to slant the record for their clients.

Electronically there is no peril of being shouted down by some ideological zealot. You can make your input, thoughtfully, and have it consid-

ered on its merits—not on how well you're dressed, or your age, race or level of rhetorical skill.

What citizens must be guaranteed, says Parks, is that the responsible government officials, just as in regular hearings, will review every comment received.

The first online hearing was commissioned by the Colorado Department of Transportation, anxious to get more public input from commuters and residents on a 20-mile-by-80-mile swath of territory on the front range of the Rockies, running north from Denver to the Wyoming border. The area is threatened with gridlock in the next 15 years.

A second online hearing, potentially even more controversial, was posted for the U.S. Department of Energy. The issue: How to recycle, after cleanup, the 6,500-acre Rocky Flats site, a deactivated nuclear weapons facility 15 miles northwest of Denver?

Alexia Parks actively facilitated each discussion, reviewing, within hours, all comments received. When citizens raised fresh questions, she quickly queried the appropriate experts inside or outside

of government and then posted their replies for all to see.

In the four-month transportation hearing, for example, city officials in Westminster noted that they had four station stops appropriate for commuter rail. That prompted Parks to contact the head of government affairs at Burlington Northern, which has tracks running through the area. The railroad submitted a reply so strongly positive about rail service that serious public support started to build.

The two online sites included objective, clear documentation on the issues at hand—a way for anyone considering comments to understand the context of his or her electronic testimony. Parks kept adding new information, newspaper editorials or other relevant items.

The sites were also well-organized: Check out the transportation hearing site—still online, although the comment period's ended, at [www.votelink.com/nfr/](http://www.votelink.com/nfr/)—and you don't find just one big discussion. Instead, comments were invited under such specific topics as new freeways, growth/urban sprawl, commuter rail, biking and dangerous road conditions.

The Rocky Flats discussion ([www.votelink.com/rfr/](http://www.votelink.com/rfr/)) offered a crisply written F.A.Q. — frequently asked questions — section running from "Why did they stop making bomb parts?" to "Does it matter what the community wants?"

Citizens coming online at either

site were invited to (but not required) to give their e-mail addresses — a way they can be re-contacted if hearings are reopened. And they had a choice of signing their comments or remaining anonymous.

Parks' toughest moment came when an anonymous participant posted a comment potentially libelous of Colorado Gov. Roy Romer. Her project manager in the state government wanted the item deleted. Parks hesitated just long enough to send urgent e-mails to a half dozen confidants around America.

Within three hours they'd replied and she'd devised a solution: remove the offending message, delete its potentially libelous language, then put it back online with a note that all opinions are welcome — but *not* potentially libelous material.

That incident was a real exception, says Parks. She's found that the overwhelming majority of electronic hearing participants appreciate the right to express their ideas and are civil and courteous — quite unlike the "flaming" seen on some Internet "chat" lines.

Online hearings will likely never replace regular ones altogether. But you can imagine them applied from zoning questions to big policy issues, from the community level up to interstate concerns like the future of shared watersheds. With their reasoned tone in a decade of angry rhetoric and extremist talk shows, Internet hearings qualify both as elixir and a bright signal for the future.



**NEAL R. PEIRCE**  
*Washington Post*

**NEWSPAPERS AND MAGAZINES**

# City opposed to future development at Rocky Flats

by Nancy Bachlet

Rocky Flats Industrial Area Transition Task Force members were caught off guard Tuesday by Westminster Rocky Flats Coordinator Mary Harlow's announcement that the Westminster City Council passed a resolution calling for open space use for all areas of Rocky Flats.

"They were surprised when I made the announcement," Harlow said. "Members of the task force may even think we're grandstanding. But the council wanted to make this resolution and take it to Washington with us. We want to let the people in Washington know how we feel."

Harlow's announcement came at the tail end of a press conference and was not the official position of the task force.

DeAnne Butterfield, executive director of the Rocky Flats Local Impacts Initiative, had just finished announcing the task force was not actively pursuing an open space scenario for the industrial core area because the task force desires to honor the recommendations of the Future Site Use Working Group."

Six future use scenarios were developed by the task force to il-

lustrate the types of uses for the Rocky Flats Industrial Area once remediation is completed, sometime between 2010 and 2015.

A 6,065-acre buffer zone surrounding the industrial area has already been designated as open space. The area in question is the 385-acre industrial core.

Harlow said she has been the only member of the task force fighting for total open space since its inception in July.

"The task force's focus was reuse," she said.

Concern over the possibility of re-use is what prompted the Westminster City Council to adopt a resolution Monday.

"The city is concerned that any excavation work, such as is required for foundations or installing utilities, would bring contaminated soil to the surface where rain or snow could carry the contamination into Woman Creek or Walnut Creek.

There is also concern that any contaminated soil brought to the surface by construction work could be picked up by the prevailing winds which blow directly across Rocky Flats and through Westminster. Airborne contaminants might be deposited in the city's water sup-

ply at Standley Lake or directly into the community.

"Our people and our city are directly affected by the winds coming across Rocky Flats. When you run utility lines like that it disturbs the dirt that might be contaminated," City Councillor Sam Dixon said.

"Or, it can go into the runoff to Walnut Creek. It runs through our city. What if our kids are playing in those ditches when it does? That stuff is not treated."

In addition to supporting the open space scenario, the proclamation states that capping of part of the contaminated area is not an acceptable solution and calls for cleanup to as low as reasonably achievable standards. Capping of solar ponds and a landfill is currently called for in the cleanup plan.

The councillors plan to present signed copies of the proclamation to congressmen, Department of Energy representatives and staff of the House Appropriations Committee the week of March 9. The councillors and key city staff people will be in Washington, D.C., participating in the National League of Cities Legislative Visit.

"We hope it will start them thinking that the best way to go is open space. We hope the fed-

## Flats use scenarios

Six future use scenarios were developed by the Rocky Flats Industrial Area Transition Task Force for the Rocky Flats Industrial Area once remediation is completed.

The Industrial Redevelopment scenario involves redeveloping the area for manufacturing, technology and office and commercial support uses to maximize employment. Some buildings would be revised although the majority of the development would be new construction.

The Eco-Industrial Park scenario is based in the proximity of the site to ecological resources in open space and as a former environmental remediation site. The development would be master planned to attract environmental services and technology companies.

The University/Federal Laboratory and Development scenario focuses on the site's potential as a research and development center.

Dixon expects Broomfield and Boulder will support the open space scenario.

The new city resolution on Rocky Flats updates one made in 1995 when the city was a participating member of the Rocky Flats Local Impacts Initiative-sponsored Rocky Flats Future Site Use Working Group. At that time the city supported the site being used for environmental technology and interpretive open space.

The 1995 resolution was made prior to the Rocky Flats Cleanup Agreement and the Accelerated Cleanup and

Marla Vanderkolk, assistant to the Arvada city manager, said she expects the Arvada City Council will pass a resolution on March 7 in support of a job

proximity to research and remediation companies, universities and federal agencies as well as private, nonprofit and public organizations. The site would be used for research and collaboration on global warming, environmental remediation, pollution prevention, renewable energy and related topics.

The single-tenant scenario holds the site open until a single major tenant who would utilize the entirety of the site.

The Cold War museum and archive scenario converts the industrial area into a museum interpreting the cold war, retaining some buildings and equipment as historical artifacts.

The open space scenario places the industrial core in the same category as the surrounding 6,065 acres which are already designated as open spaces.

eral government will designate it that way," Dixon said.

Dixon and Harlow will also be attending a meeting of the Energy Community Alliance, a national organization of people associated with nuclear cleanup sites. Dixon serves on the board of the organization.

Westminster is the first city to issue a proclamation based on the updated Rocky Flats Cleanup Plan issued in December 1997.

Marla Vanderkolk, assistant to the Arvada city manager, said she expects the Arvada City Council will pass a resolution on March 7 in support of a job

Westminster Mall Home Show

Final statement...

Page 4 A — February 26, 1998 — Westminster Window

## opinions

### May be best to clear the deck

**W**estminster City Council cast its votes Tuesday to have Rocky Flats become open space once the work to remove waste at the site is completed. The council plans to carry its message to Washington D.C., next week.

#### editorial

The vote comes amidst scenarios to have a single tenant utilize the site or to put a Cold War museum on the grounds. Council raised concerns that excavation

work required in these scenarios could release contaminated soil to the winds. The soil could fall into the creeks that run through the city. Certainly the list of concerns for these two scenarios will grow as the discussion evolves.

Leaving the land open may be less likely to invite future problems, and it will make it easier to address any problems if there are no tenants on the property. And given the history of the site and the incredible numbers of hours and dollars expended, it seems fitting to leave the beat-up land alone. Let the land join the open space around it. Let the stained land regain a semblance of what it once was years ago.

*Westminster Window*

*2/26/98*

# Figuring out Flats' future

By Mark Eddy

Denver Post Environment Writer

Over its 46-year history, Rocky Flats has been embroiled in controversy over what it was and what it was doing. But as the site is gradually being cleaned up and closed down, the emphasis is turning to what it should be.

The Rocky Flats Local Impacts Initiative unveiled six ideas Tuesday for what the core area of the former nuclear weapons plants should become — and the public will have until April 3 to comment on those ideas.

One suggestion is to turn it into a large office and industrial area. The others:

## Impacts panel offers six ideas

Build an eco-industrial park focusing on environmental technologies; make it a hub for research with partners such as universities, the National Renewable Resources Lab and other federal laboratories that specialize in ecological, environmental remediation, and renewable energy research and demonstrations; wait for a single large tenant; create a Cold War museum with artifacts; or leave it as open space.

"These are not recommendations," em-

phasized DeAnne Butterfield, executive director of the Rocky Flats group. "These are tools to help the community identify preferences and concerns."

The Rocky Flats initiative group was formed in 1991 by 12 cities and counties affected by the downsizing of the Rocky Flats plant. The plant once employed 8,000 workers and contributed millions of dollars to the local economy. Now, about 4,000 people are working to clean up and

dismantle the buildings on the site, a process that may be completed as early as 2010.

The entire site covers 6,500 acres. However, except for a gravel mill and wind farm, all but 400 acres are open space and are slated to remain so.

The plans detailed Tuesday deal with that 400-acre core area, where plutonium triggers for nuclear weapons actually were built.

The 20-member board is made up of representatives from local governments, labor unions, neighbors, economic develop-

Please see **FLATS** on 7B

## Offices, museum, open space among ideas for Flats site

FLATS from Page 1B

ment organizations, small business and community groups.

The public will have a big say in what happens on the site, Butterfield said.

"The task force is presenting our range (of ideas) because it wants to get input on whether any of these are worth preserving the site for," she said.

At least one municipality wants the entire area left as open space. The Westminster City Council this week approved a resolution op-

posing any development at Rocky Flats.

The resolution, which passed on a 6-1 vote, said Rocky Flats should be preserved as open space and that "all buildings and foundations be demolished and removed."

Westminster is downwind and downstream from the plant and has a keen interest in what happens on the site, Mayor Nancy Heil said.

"Westminster would be the most directly affected by any disturbance of (contaminated soil), and our citizens' health and well-being

is our No. 1 priority," she said.

The total open space option would be the best for surrounding communities, Westminster City Manager Bill Christopher said.

"While development will have an appeal to some, creating a wildlife preserve/open space area similar to the Rocky Mountain Arsenal makes a lot more sense," he said.

The task force is in the process of scheduling meetings to gather public comment, said Will Neff, program manager for the group. People wanting more information or wishing to comment may call

Neff at 940-6090.

An open house is scheduled from 6:30 to 9:30 p.m. March 25 at the Arvada Center for the Performing Arts, 6901 Wadsworth Blvd. The consultants, initiative committee members and experts who helped formulate the ideas will be available to answer questions.

Drafts of the committee's report are available and comments may be made at the group's Web site, <http://www.votelink.com/rfr>.

The final report on reusing Rocky Flats is scheduled for release May 29.

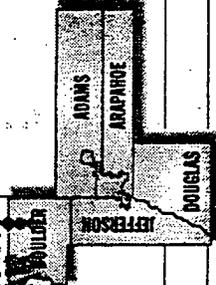
Denver Post

2/25/98

Rocky Mountain News 2/25/98

Rocky Mountain News Wed., Feb. 25, 1998

# Mile High Suburbs



Steve Krizman, Suburban Editor — 892-2783 • e-mail — suburban@denver-rmn.com

## Planning Rocky Flats' future

Westminster jousts with Arvada over use of 6,500-acre site

By **Betsy Morson**  
*Rocky Mountain News Staff Writer*

Area officials are at odds about what to do with Rocky Flats after its scheduled demolition in about eight years.

The Westminster City Council wants the area to become open space, but the Arvada council would prefer to see industrial development.

The disagreement was apparent Tuesday as a committee unveiled a

set of options for the 6,500-acre site, where nuclear weapons were manufactured during the Cold War.

The panel was appointed by the Rocky Flats Local Impacts Initiative, a community group funded by the U.S. Department of Energy to study ways the area will be affected by closing the plant. Westminster and Arvada are among a score of public and private groups that make up the group.

The alternatives released Tuesday include industrial redevelopment; an office park dedicated to environmental firms; a university campus or a federal research center; a Cold War museum; or open space.

The public will have an opportunity to comment during a meeting March 25 at 6:30 p.m. at the Arvada Center, 6901 Wadsworth Blvd.

Among factors that will affect a decision is the level of soil contamination workers find once the buildings are torn down, said DeAnne Butterfield, a former Boulder City councilwoman who heads the group. Health officials fear radioactive material slipped through cracks in the foundation.

Westminster's Rocky Flats coordinator, Mary Harlow, noted that the City Council passed a resolution Monday calling for the area to become open space. Harlow

said plenty of other land exists for redevelopment.

But Arvada has been "terribly impacted by the loss of jobs" since production stopped at Rocky Flats in 1989, said Maria VanderKolk, an assistant to the city manager. While the City Council has not yet passed a resolution on the subject, the consensus is for a job center, she said.

Boulder city and county officials were not at the press conference Tuesday, but said later they are following the issue.

Both governments backed a 1995 regional agreement that would include some open space and some industrial development.

## Flats seeks direction advice

The Jefferson Sentinel Newspapers

**H**ave an opinion about what should be done with Rocky Flats?

A new request for public ideas about the future of Rocky Flats has been made by the Industrial Area Transition Task Force, a committee convened by the Rocky Flats Local Impacts Initiative and the U.S. Department of Energy.

Comments will be taken until April 3 on three proposed implementation strategies that could be used to prepare the site for reuse.

These options range from "Aggressive and Timely Reuse," a high-cost strategy to rapidly redevelop the industrialized

Arvada Sentinel 2/26/98

## Make comments on Net

CONTINUED from page 4

area at its center. A public forum Internet site has been established at the web address <http://www.voteLink.com/rfr>. An Open House dealing with the three implementation options is scheduled for March 25, at a location to be announced.

Additional information is also available by calling Will Neff, RFLI program manager, at 940-6090.

- a single, "jewel" quality industrial or scientific tenant;
- a Cold War museum and archive;
- Open Space use of the entire site. Open Space and wildlife habitat has already been recommended for the 6,000-acre buffer zone around the plant, but this option would add the 400-acre industrialized

core of the site; "Preserving Options," delaying decisions about reuse for several years until cleanup is almost complete; and a "Hands-Off" option in which no work is done to prepare the site for reuse until cleanup is completed, late in the next decade.

A previous committee outlined six ultimate outcomes for the Rocky Flats site:

- industrial redevelopment, using new and decontaminated buildings;
- industrial uses, focusing on environmental technologies;
- a research and development center for federal and university use;

CONTINUED on page 6

# The Energy Daily

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Wednesday, February 25, 1998

ED Volume 26, Number 36

## Planning For The Future At Rocky Flats

BY GEORGE LOBSENZ

**What do you do with an old plutonium plant?**

That was the question a Colorado community group began to address Tuesday with the release of scenarios for possible re-use of the Energy Department's Rocky Flats plant following its cleanup.

The scenarios include recasting the nuclear weapons facility as an industrial/office park, an "eco-industrial park" focusing on environmental technologies, a research center, a Cold War museum and archive or, alternatively, knocking down all the existing buildings and preserving the site as open space.

The options were presented for public comment by the Rocky Flats Local Impacts Initiative, a community re-use group that is trying to see beyond the 10- to 15-year cleanup now under way at Rocky Flats, which for decades produced plutonium components for the nation's nuclear arsenal.

In outlining its proposals, the group noted that many uncertainties remain about when the site will become available for re-use and how much contamination will remain on site. For example, DOE currently plans to cap

and fence off some heavily contaminated areas of the site, and timetables for removal of all plutonium from Rocky Flats are not final.

Further, the group said there are no obvious candidates in terms of businesses that might be a good fit for existing Rocky Flats buildings. And perhaps most importantly, the group said there is no community consensus about what should be done with Rocky Flats, which has been the focus of controversy due to its nuclear weapons mission and contamination releases. In that regard, the task force suggested local communities might need some sort of "healing process" to overcome bad perceptions of Rocky Flats and clear the way for redevelopment.

"[P]recise decisions about reuse of the industrial area at Rocky Flats can only be made several years in the future when more is known about the nature, extent and timing of cleanup and waste removal," said the Industrial Area Transition Task Force, a study group set up by the Rocky Flats Local Impacts Initiative.

"These scenarios were developed to illustrate the types of uses the task force believes should be reserved as choices for the future. They are not recommendations per

(Continued on page 2)

# Planning For The Future...

(Continued from page one)

se.... They do serve to narrow the future choices by, for example, precluding residential development. The task force recommends that the cleanup be done in a way to preserve these options for the decisionmakers of the future—whether that is 2010 or 2050."

The task force will take public comment on its options until April 3. It plans to come out with final recommendations at the end of May. Ultimately, the board of directors of the Rocky Flats Local Impacts Initiative will make recommendations to DOE about whether to cut water and sewer lines and tear down buildings at the site or maintain those facilities for redevelopment.

The task force proposed three general approaches for site redevelopment:

- "Aggressive and timely re-use." This would entail the quick establishment of a redevelopment authority to take over and upgrade buildings and site services and recruit businesses as tenants for a mixed-use industrial/office park. Redevelopment would proceed immediately, with buildings being refurbished for lease within two years of DOE release or new buildings being constructed.

- "Preserving options." This option would delay specific reuse decisions and establishment of a redevelopment authority until cleanup nears completion. Phased development would be avoided and some industrial uses could be deemed unsuitable.

- "Hands-off." The community would basically stay out of DOE's way until cleanup is effectively complete and then assess the best uses for the site. Commercial reuse might be deemed unsuitable due to contaminated areas that are capped, surrounded by barbed wire and left at the site by DOE.

The task force's recommendations follow a study done in 1994 by a previous community re-use study group, known as the Future Site Use Working Group, also formed by the Rocky Flats Local Impacts Initiative. The 1994 study recommended the 385-acre industrial area of Rocky Flats be converted into an environmental technology center and that the existing, much larger buffer zone now surrounding the industrial area be maintained as open space. That recommendation has been incorporated into current site planning.

# City



## Council retreat scheduled for April

City Council will be holding an annual goal setting retreat on April 4. The meeting will focus on Council priorities for the next year. These priority areas will then guide the preparation of the recommended 1999-2000 City budget.

March 3, 1998

[www.ci.westminster.co.us](http://www.ci.westminster.co.us)

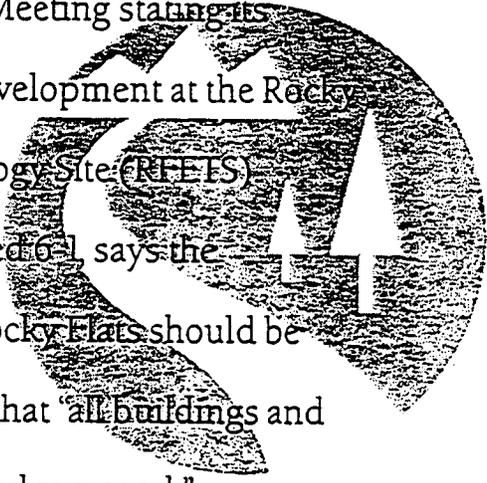
THE CITIZEN'S LINK TO INFORMATION ABOUT THE CITY OF WESTMINSTER

## City backs open space at Flats

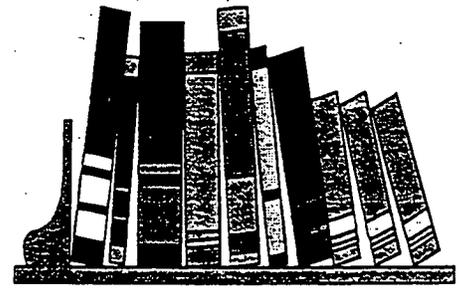
The Westminster City Council passed a resolution at the Feb. 23 Council Meeting stating its opposition to future development at the Rocky Flats Environmental Technology Site (RFETS).

The resolution, which passed 6-1, says the undeveloped areas around Rocky Flats should be preserved as open space and that "all buildings and foundations be demolished and removed."

The resolution also says that capping part of the contaminated protected area or other site areas is not an acceptable means to achieve cleanup and early



## College Hill Library opens this spring



The big book move has begun. On Monday, staff members from the City and Front Range Community College (FRCC) started moving in more than 80,000 books and other materials into the new College Hill Library near 112th Avenue just east of Sheridan Boulevard.

The 76,000-square-foot facility is a joint project of the City and the college.

When the college transports its collection of more than 50,000 books, a wide array of reference materials and services will be available to students, faculty, and area residents this spring.

The March 16 issue of *City Edition* will focus on the new library, its floorplan, services, the children's area and grand opening activities.



## Water conservation project begins

Boulder Energy Conservation Center (BECC) is conducting a water conservation project in the City. BECC will produce and mail an educational brochure to 50 selected high-water-using homes and evaluate its effectiveness.

## Health and safety number one priority at Flats, Heil says

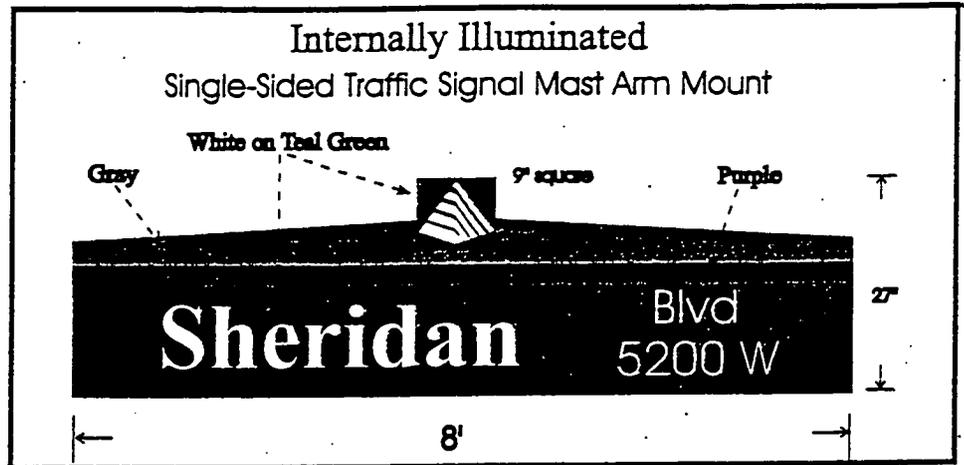
(continued from page 1)

closure. The resolution states that protective standards for cleaning-up contamination should be tougher than those set for other industrial sites.

Westminster Mayor Nancy Heil pointed out that Westminster is down wind and down stream from the 6,000 acre plant and buffer area. "Westminster would be the most directly affected by any disturbance of soil contamination activity and our citizen health and well-being is our number one priority," she said.

The RFETS is scheduled for cleanup and closure between the years 2006 and 2010. The Rocky Flats Impacts Initiative formed a Rocky Flats Facility and Infrastructure Reuse Task Force in July, 1997, to develop and communicate a plan and implementation/transition strategy to convert the industrial area after cleanup into uses that would contribute to the economic vitality of the region. With the help of a consultant, several options for future use were identified including the "Total Open Space" option supported by Westminster City Council.

"While redevelopment will have an appeal to some, creating a wildlife preservation/open space area similar to the Rocky Mountain Arsenal makes a lot more sense," said City Manager Bill Christopher.



## Illuminated street signs to light up the night

Finding an address in the City soon will get a whole lot easier. At the Feb. 23 meeting, City Council awarded a contract to Rocky Mountain Signal to install internally illuminated street signs at key intersections throughout Westminster.

"The signs will provide enhanced community identity and be easier to read at night," Transportation Engineer Mike Normandin said.

A total of 127 signs will be installed at 33 signalized intersections within the Westminster Center (92nd Avenue and Sheridan Boulevard), Westminster Plaza (72nd Avenue and Federal Boulevard) and Westminster Promenade (104th Avenue and U.S. 36) areas.

Last summer, City staff implemented a pilot program of internally illuminated street signs by installing four different versions on traffic signal mast arms at 92nd Avenue and Sheridan Boulevard. After a formal evaluation process, the version illustrated above was selected as the final design.

Installation should begin this summer with completion scheduled for September.

## Council hires design team for new fire station

In an effort to reallocate fire rescue resources more toward the center of the City along the 92nd Avenue corridor, City Council has awarded a design contract to Dauer Haswell Architecture for the construction of a new fire station to replace Fire Station 2 currently located at 9099 Lowell Blvd.

The new station 2 will be built at 9150 Lowell Blvd., near Mesa Elementary School.

A computer study of fire station locations indicated that the current locations provided optimal response times to nearly all sections of the City. The study also indicated a need for more resources near the center of the City. With this in mind, Fire Station 3 at 7702 West 90th Ave., was expanded.

The City looked at the possibility of also expanding Fire Station 2, but it was determined that it would be impossible to expand at the current location.

## *Flats debate heads to Washington*

Arvada and Westminster officials are in Washington, D.C., this week lobbying for cleanup of Rocky Flats Environmental Technology Site.

The two cities agree: Cleanup at Rocky Flats must be done swiftly and to the highest standards.

Where city leaders in Arvada and Westminster differ is the extent of the site's reuse.

Arvada wants an industrial park on 300 acres. Westminster fears stirring up contaminants. It wants open space only.

# Scrape Rocky Flats buildings, says study

By JOHN McMILLIN  
The Jefferson Sentinel Newspaper

LAKESWOOD

Ever since the early 1980s, when protesters' buttons urged, "Convert Rocky Flats," citizens have looked for ways to turn over Jefferson County's sprawling nuclear weapons components plant to peacetime commercial uses.

But billions of federal budget dollars spent there over four decades have left Rocky Flats with almost no buildings or other infrastructure worth saving for reuse, a recent study has determined.

Local leaders have suggested that the 360-acre developed core of the Rocky Flats site become a magnet for new industries, and high-paying jobs. But the consultants suggest that the best decision might be to wipe the site clean of all buildings and let it sit fallow for years.

Those conclusions were part of a consultant's report on the site's potential for commercial reuse. The findings will be discussed at an Open House meeting Wednesday, March 25, from 6-9 p.m. at the Arvada Center, 6901 Wadsworth Blvd.

The Rocky Flats Industrial Area Task Force, a citizens subcommittee of the Rocky Flats Local Impacts Initiative, en-

gaged local engineering consultants Post, Buckley, Schuh & Jernigan Inc. to do the study last fall.

Among the key points of their findings:

- existing facilities at Rocky Flats are aging and worn. DOE's policy for such plants has been to "operate systems to failure";

- portions of land beneath existing plutonium-handling buildings might have to be paved and fenced off from public access for over 1,000 years, if contamination cannot be removed;

- industries most likely to locate at Rocky Flats include light manufacturing, and research and development for high-tech industries. Those industries typically require custom facilities, built to suit their specific needs;

- saving existing Rocky Flats buildings may hinder reuse of the site by reminding people of previous weapons-building activities there.

Uncertainties over when the site's cleanup will be complete, now scheduled for some time between 2006 and 2010, add to the difficulty of planning for industrial reuse, said the report.

CONTINUED on page 6

CONTINUED from page 5

"Mothballing" buildings to be saved brings additional costs for heat, security and maintenance while they await their fate.

Several factors would work in favor of industrial use of the site, said the report. It is close to a growing high-tech community along the Denver-Boulder turnpike, and would benefit from completion of the proposed Northwest Parkway, the consultants predicted.

But most of the present buildings at the site are either too contaminated, too old or too specialized to attract new industries, said Dee Ann Butterfield, executive director of RFLII. "By 2010, three or four buildings might be in fair condition, but they're nothing to write home about."

By then, the best-functioning

structure on the site might be the water tower, said Butterfield.

While planning activities continue, workers are making significant progress in cleaning up the site, officials told the Lakewood City Council during a Monday night study session. All the plutonium solutions have been drained from old storage tanks, eliminating the greatest threat of a nuclear accident, said Bob Card, CEO of prime contractor Kaiser-Hill.

But Card said that unforeseen problems are encountered often, along with higher-than-expected levels of contamination. Now, as workers map, clean and disassemble miles of plutonium-laden piping, high background radiation in the buildings sometimes prevents them from measuring the radioactive contents of the pipes themselves, said Card.

Denver Post 3-20-98 10B

## Crossroads on plutonium

**R**apid progress on the Rocky Flats cleanup soon will compel the U.S. government to make a pivotal decision about how to handle waste plutonium. The choice could mean significant cost to taxpayers in security measures — or expose the world to a new terrorism threat.

The U.S. Department of Energy already has said how it will dispose of many wastes from the shuttered nuclear bomb factory north of Golden. For example, some nuclear garbage will go the Waste Isolation Pilot Plant in New Mexico, while weapons-grade plutonium is headed to secure storage at other DOE facilities around the country.

However, it's unclear what DOE will do with small quantities of plutonium leftovers that are intermixed with uranium wastes. Since rules about storing these materials were written more than a generation ago, they may not make sense today.

The issue is urgent because of plutonium's uniquely pernicious character. It takes only a few ounces of the stuff to make a sizable nuclear weapon, so the element is a prime target for theft by terrorists and renegade regimes. Thus, most plutonium is kept under tight security, including armed guards and sensitive alarm systems. These procedures, though, cost taxpayers a lot of money.

It therefore would be less expensive if DOE allowed small bits of

waste plutonium to be stored at WIPP along with other nuclear trash. What's more, burying the material at WIPP would eliminate the need to separate the plutonium from other atomic leftovers, so the WIPP option wouldn't risk exposing workers to plutonium's dangers.

However, WIPP isn't as secure as places where weapons-grade plutonium is being sent, so there's a worry that DOE would create a terrorism risk by storing plutonium at that site.

Under this scenario, it would be safer for the whole world if DOE maintained strict security measures even for small amounts of plutonium wastes. The question is, at what concentration is plutonium so weak that it no longer presents a terrorism target, and so doesn't need tight security. Plutonium leftovers at Rocky Flats vary in purity from one-tenth of 1 percent to about 80 percent.

Whatever DOE decides will set an international precedent, because the Russians and other nuclear powers eventually will confront the same choices. If the United States doesn't stringently guard its plutonium leftovers, it won't be able to demand that the Russians do so, either.

Given how dangerous it would be for international security if any plutonium — no matter how small a quantity — fell into the wrong hands, DOE would be wise to maintain the strictest standards practicable for all plutonium wastes.

## Seize the day at Flats

**T**he event that once seemed far in the future is fast creeping up on metro Denver: Rocky Flats likely will be cleaned up soon after the turn of the century. It's time for Front Range cities to be talking about what they want to do with this large, open property once the mop-up is finished.

That welcomed day still depends, of course, on several other pieces falling into place. Among them are the opening of the Waste Isolation Pilot Plant in New Mexico for uranium-based wastes; completion of shipments of weapons-grade plutonium to other Department of Energy facilities; and most important, on continued funding from Congress.

About 50 acres of the Rocky Flats property likely won't be usable by humans for centuries, if ever.

Another 200 to 300 acres could be transformed into an industrial park, making a useful locale for manufacturers who now have trouble finding pieces that are affordable and where they are welcomed.

Still, as much as 6,000 acres may be available for open space.

North metro area communities should grab this opportunity.

Open space is a precious commodity in the fast-growing northern urban corridor. It would make sense, then,

for the Front Range to preserve such a public amenity where it still exists.

A similar decision turned touch of the Rocky Mountain Arsenal, a former chemical weapons factory north of Denver, into a wildlife refuge.

There are several ways that north metro communities might approach the issue. Most directly, they could leave the Rocky Flats property itself as open space.

In addition, they could work with DOE on land swaps with private property owners along Colorado 98. In this way the communities might affordably acquire open space along or in view of the foothill.

In turn, developers and manufacturers would get valuable property in a new industrial park at Rocky Flats, without forking over big bucks for roads, sewers, and the like.

The transactions could effectively concentrate industry at the already developed Rocky Flats site, and so stop sprawl from consuming the great vistas that hallmark the drive between Boulder and Golden.

The sooner metro area communities begin a focused and dynamic dialogue on this issue, the more prepared they will be to take action when DOE gets ready to hand over the Rocky Flats property.

In this column alone is The Denver Post's opinion expressed.

MAR-NO-98 7 21 0 6 11 4 0 2

# Neighborly News

Highlighting the Quality of Life in Westminster



March

1998



Man shapes himself through decisions that shape his environment

—René Dubos

## Rocky Flats

### How Our Community is Changing a Cold War Legacy

by Chuck Hensel

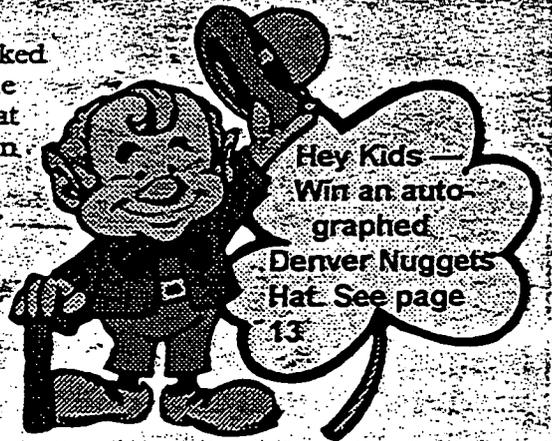
On a wind-swept day over 46 years ago, on the high plains of northern Jefferson County, a legacy was born. Today it is a legacy that is in the back of the minds of those who can remember history. It is in the back of the minds of those who drink from the community water supply, play along the community streams, and breathe the air. But for those who address the issues of the legacy called Rocky Flats, the concerns are at the forefront of all their thoughts.

For almost forty years, the production of plutonium triggers, used to detonate nuclear weapons, was cloaked in secrecy, keeping from the community the dangers that lie ahead. Today, any citizen can obtain information about the activity going on, in and around the industrial complex, now laden with over 14 tons of radioactive and hazardous waste, and its byproducts. What isn't known is exactly where

all of that waste is located.

In 1989, 70 agents from the FBI and EPA raided Rocky Flats, suspecting that Rockwell and the Department of Energy had falsified documented the illegal disposal of hazardous waste. Three years later Rockwell pleaded guilty to environmental crimes and, with nothing more than a large fine, walked away. There are still several lawsuits pending regarding the circumstances surrounding the treating

(continued on page 21)



Hey Kids — Win an autographed Denver Nuggets Hat. See page 13

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# ROCKY FLATS

*How Our Community is  
Changing a Cold War Legacy*

*Continued from page 1*

storing, and disposing of waste.

However, a community concerned is a community empowered. With voices and pens, citizens, local governments, environmental groups, and the business community came together to protect the environmental rights of the citizens of the Front Range. Born of these community efforts are several groups dedicated to specific issues regarding Rocky Flats. The Rocky Flats Local Impacts Initiative (RFLII) has been a support center for the re-employment and transition of current workers, as well as informing the community of the economic impacts of the change of mission of Rocky Flats. They also emphasize public involvement in the reuse of the site once the cleanup is complete. The Rocky Flats Citizens Advisory Board (CAB) advises local governments, the Department of Energy, the Environmental Protection Agency and other interested parties on policy issues while promoting public involvement in all the decisions that affect the cleanup.

Taking a leadership role in the activity surrounding Rocky Flats is the City of Westminster. Councillor Sam Dixon has become a tremendous resource of information regarding the cleanup process and the organizations involved. She advises City Council and several City departments on a constant basis, while attending countless meetings and conferences. Chemist Mary Harlow, originally hired by the City of Westminster as a water quality analyst, is the Rocky Flats Coordinator for the City. She works closely with Councillor Dixon as they scour the endless amount of documents that flow from a project that costs the American taxpayers over \$1 million a day to ad-

minister.

The efforts of the City and other groups involved created the construction of Woman Creek Reservoir, protecting Standley Lake from runoff from the water sheds of the 6,550 acre site. The City of Broomfield built a new water system with funds provided by the Department of Energy after it was proven Rocky Flats activity compromised the safety of their water supply. Monitoring of the air, water, and soil are as constant as the commitment of these members of our community that are monitoring everything that is being done at Rocky Flats.

The public hasn't always been welcome at Rocky Flats. The Department of Energy is still trying to come to terms with the fact that the local community has created a groundswell of political power, dictating to them what is and what isn't acceptable. An ongoing example of this is the insistence of Westminster, Broomfield, and the CAB to reduce the soil action levels, a process used to determine how much plutonium can be left in the soil after cleanup is complete. An independent review has been ordered, creating an oversight panel of 13 people from all segments of the community including local government, environmental groups, the scientific community, and a citizens group. There is no representation from the Department of Energy or its contractor, Kaiser-Hill.

The climate surrounding the history of this incredible federal complex is changing before our very eyes, although it is obvious that the process will go on for many decades to come. All parties concerned are clear about one thing - public knowledge and participation is necessary. On Monday March 16, from 9

a.m. to 5 p.m., your education can begin by visiting the parking lot of the Westminster City Park Recreation Center on the northwest corner of 104<sup>th</sup> Avenue and Sheridan Boulevard. On display will be a TRUPAC - a Transuranic Waste Pack, which is a 63½ foot-long truck that contains large barrels that will contain transuranic waste - waste material contaminated with U-233, which are certain isotopes of plutonium, and nuclides with atomic numbers greater than uranium. Experts will be on hand to explain how these barrels are lined, and how they will be transported to the WIPP Site - a designated repository for transuranic and transuranic mixed wastes, located at the Waste Isolation Pilot Plant, 2,000 feet underground, near Carlsbad, New Mexico. Inside the recreation center, a community room will display a hands-on classroom for kids and adults alike, giving everyone an idea of what has been going on at Rocky Flats all of these years.

In the April edition of *Neighborhood News*, the Rocky Flats Local Impacts Initiative will be featured. Their history, participants, and impact on cleanup and reuse activities will be explained. In May, we will feature the Citizens Advisory Board, and its participation regarding Rocky Flats. In both articles, you will be introduced to avenues of communication and information that will be provided to you just for the asking. Hey, it's your backyard!

*Editor's Note: Neighborhood News would like to thank the City of Westminster Rocky Flats Coordinator Mary Harlow for the mounds of information provided for this, and future articles. Further information regarding this article and its issues can be obtained on the Internet at [www.neighborhoodnews.com](http://www.neighborhoodnews.com).*

Boulder Weekly 3-26-98  
Pg 6

### Colorado on steroids

I have at last seen it printed in black and white! In "Growth at all costs" (March 5-11), author Patrick Crawford quoted Brian Mohr of the Sierra Club as stating in terms of Front Range development: "There are no signs right now that we are heading in a different direction from what Southern California did 25 years ago." Having grown up in the San Francisco Bay Area, which, like Southern California, underwent rampant growth steered by developer and pro-sprawl governments, I see little effort to plan and control growth along

the Front Range. The Front Range is in real danger of being built over, one town blending into the next, cookie-cutter suburbs melding together among congested avenues of single-rider automobiles stretching from Fort Collins to Pueblo. Like the droves of dreamseekers that flocked to California in the 1960s and '70s, we all want to have a home in the country, a large shiny automobile and space to be free. And as the California immigrants demonstrated through the creation of the Los Angeles, San Francisco and Sacramento metropolitan areas, this dream is fleeting and elusive, for the country and open space which they sought has been built over. Congestion, noise, stripmalls and long automobile commutes have replaced the high quality of life they had hoped for. Currently both the Los Angeles and San Francisco Metropolitan Areas cover regions equivalent to the area between Fort Collins and Pueblo. While the consumers of sprawl must certainly bear some responsibility for the paving of a region, the real villains of development are the local governments typified by the Arvada officials in favor of building the Jefferson Center. According to "Growth at all costs," Arvada City Councilman Ken Fellman feels that annexing the Rocky Flats and foothills land and building the Jefferson Center is for the good of the Arvada citizens because it brings development, is a form of planning and expands the tax base. Either Fellman wears blinders or he is under the influence of development special interests because as California has demonstrated, the quality of life declines and the cost of living increases as a result of sprawl like the Jefferson Center. Fellman also typifies greedy small-town city councilmen who attempt to increase tax bases, political power, and possibly try to reap personal gain by courting development, which ultimately has a desultory effect on the town residents. Until we can restrain pro-growth local governments and actually deal with the current trend of development, we are doomed to repeat the mistakes Southern California and the San Francisco Bay Area made 25 years ago, and continue to struggle with today.

Eric Buitry / Boulder

## SUNDAY CAMERA 30

March 29, 1998

# Rocky Flats: Preserving our plan

By Homer Page

Much effort has gone into developing a vision for future use of the Rocky Flats nuclear facility, so near the Denver/Boulder metropolitan area. I spent two years representing Boulder County on a citizen task force set up to develop a long-range use plan for the Rocky Flats area. Now, all the work we did to reach consensus and to show the federal government that we are united behind a plan for Rocky Flats is in jeopardy.

The Rocky Flats Future Site Use Task Force comprised representatives of local governments, environmental groups, surrounding land owners, the peace community and workers at Rocky Flats. This group met often during 1994 and 1995 to find common ground and to set forth a shared vision for the use of the land and facilities. The Task Force agreed that the existing buffer area, which encompasses over 6,000 acres, will be preserved as open space. Other components of the plan are: 1) A roadway corridor near the northwest corner of the facility will be reserved; 2) Existing mineral rights on the facility will be honored; 3) A small portion of land on the northeast corner will be potentially available to Superior for development, provided that an arrangement can be negotiated with the property's neighbors; and 4) The existing developed area can have future use if it can be demonstrated that it is safe.

Today, those entities interested in pursuing the development allowable under

the agreement are at work to determine what future use might be made of the existing developed area. The Rocky Flats Industrial Area Task Force, a new and different task force, has come together to consider a variety of options. Among these options are industrial redevelopment, open space, an eco-industrial park, a government research and development center, a cold war museum and a single tenant to be selected by the community.

We must avoid the trap of confusing the Industrial Area Task Force with the Future Site Use Task Force. If we do not, we may lose sight of the most important aspect of the long range plan, the preservation of the open space surrounding the Rocky Flats property. This is crucial for Boulder County. The open space area on the Rocky Flats property connects the County and the City of Boulder's open space programs to create a 15,000-acre natural shield against the sprawl of the metropolitan area into southern Boulder County.

There are forces who want to re-open this long-range plan for additional negotiations. Some see Rocky Flats as an uncluttered blue print for development. Some other groups wish to completely prohibit any future development on the entire property. I am concerned that as the Industrial Task Force does its work, these interests will clash and perhaps destabilize the long-range plan. I am personally committed to ensuring that the Department of Energy (DOE) recog-

nizes and respects the Future Site Use Task Force agreement, especially its open space component. I feel strongly that our chances of securing the DOE's acceptance of this agreement hinge on our continued commitment to the long-range plan. If we in our community cannot agree upon the future of Rocky Flats, the future will be left in the hands of the DOE. We know this is very dangerous.

I am also committed to ensuring the safety of those who work at Rocky Flats and of all of us who live in its vicinity. All nuclear and non-nuclear hazardous wastes must be removed from the area before we can feel secure. While the danger of transporting these materials must be recognized, the need to contain them in the safest possible location is the overriding concern. Where they reside now, they present a danger to a populated area that will last for tens of thousands of years, a risk that may well outlast the existence of the metropolitan area.

Rocky Flats still has short-term and long-term problems that require vigilance, but there are also opportunities if we can avoid clouding our shared vision for the property. This has to be a priority for the Congressman for the 2nd Congressional District. It will be for me.

*Homer Page is a Democratic candidate for United States Congress in the 2nd Congressional District. He is a former County Commissioner, City Council member and executive director of the Rocky Mountain Center for the Blind.*

4/2/98

10A DAILY CAMERA

## ROCKY FLATS What should happen after the cleanup?

**B**oulder residents have a key opportunity to register comment on a matter that could affect traffic congestion and open space — whether Rocky Flats should be used for commercial development or open space after cleanup. While use of a few buildings there may appear reasonable at first, that option now appears to be part of Arvada's plans to use federal money to promote development of the Jefferson Center — a new city planned west of Rocky Flats, stretching from the Boulder County line to Golden.

Rocky Flats is not planning major

## OPEN FORUM

repairs to the plant's self-contained water and sewer. Future use of even a few buildings will require bringing utilities from off-site. The route discussed is along Highways 72 and 93 to the plant's west entrance — precisely the route desired by the Jefferson Center. The Center has never had market interest sufficient to finance this infrastructure, and the Arvada sewer remains some five miles east at 88th and Alkire.

Why should federal subsidies be used to rehabilitate onsite structures and to extend water and sewer service for several miles to the benefit of Arvada? The result would be to drive up land values and complicate preservation of key wildlife habitat and vistas to the mountain backdrop. Indeed, a new consensus, supported by Westminster and Broomfield, is forming that both the industrial core, as well as the federal buffer zone at Rocky Flats, should simply be preserved as open space.

You can quickly register your views on this new alternative or the other three Industrial Transition alternatives by the April 3 deadline using the Internet site established by Rocky Flats for that purpose ([www.voteflink.com/rfr](http://www.voteflink.com/rfr)) or by commenting to the Rocky Flats Local Impact Initiative (RFLII) by fax (940-6088) or mail (5460 Ward Road, Suite 205, Arvada 80002). The Internet site contains background material on these infrastructure plans.

RICHARD WAHL  
Boulder

# Northwest Metro Chamber split on Flats' fate

by Nancy Bachlet

Northwest Metro Chamber of Commerce is divided on what to do with Rocky Flats after the cleanup is complete.

At a Westminster Issues breakfast March 27 chamber members heard a presentation by DeAnne Butterfield, executive director for the Rocky Flats Local Impacts Initiative, on six options for re-use.

An informal vote after the presentation showed seven members in favor of open space, six in favor of industrial redevelopment, six in favor of a research center, four for an environmental technologies center, two for a single "jewel" tenant, and none for a cold war museum.

"The absence of a clear bell curve is really indicative that we all need more information," Butterfield said.

John Swartout, speaking for Senator Wayne Allard, strongly encouraged the cities and businesses to come together with a unified vote, if for no other reason than to preserve their options.

"It is important for you to come to a consensus now, work out a strategy and use Allard to get your point across. Otherwise DOE (Department of Energy) or Washington may make the choice for you," Swartout said.

Westminster Mayor Nancy Heil encouraged chamber members to come to a consensus on the 385-acre weapons production area becoming open space, the city's official position.

"I think we have to take a firm position—no development," Heil said. "Don't put something out there, have people working out there and then find out later that it is not safe."

Any options presented by the task force or other agencies are dependent on when plutonium stored at the facility is shipped to Savannah River in Georgia, a plan that is not confirmed. The plutonium is slated for shipping by 2004, however there are also plans to build a new storage vault at Rocky Flats which would hold the transuranic waste until at least 2015. Which plan will be used won't be determined for three to four years.

Low-level radioactive waste,

see Flats Page 6A

## Flats' fate pondered

Flats from Page 3A

such as gloves and cotton suits, is slated for shipment to the Waste Isolation Pilot Plant in Carlsbad, N.M., which may open this spring.

Once the plutonium is gone, then buildings will be demolished, and soil and water contamination removed.

Currently, Rocky Flats is targeted for accelerated

cleanup by 2006, however realistic projections put cleanup at a much later date.

"There is a real concern that Kaiser-Hill and DOE will have to alter their plan, they are still promising cleanup by 2006 when the president has not provided adequate funding for the 2010 plan. I just want you to know all is not smooth regarding the cleanup," Butterfield said.

Thursday, April 16, 1998

## ROCKY FLATS

Response to  
Homer Page

Former County Commissioner Homer Page and I served together on the Rocky Flats Future Site Use Working Group in 1994 and 1995. I was glad to see Mr. Page's March 29 article contrasting the proposals that came out of the FSUWG and the more recently convened Rocky Flats Industrial Area Task Force.

The latter, Mr. Page rightly recognizes, seems to favor development of the Rocky Flats site in ways that counter recommendations of the FSUWG. But he confuses the issue when he suggests that the Industrial Area Task Force would eliminate open space. Both groups favor leaving the 6,000 acres of the Rocky Flats buffer zone as open space.

Mr. Page makes no reference to the very specific recommendation regarding cleanup made by the FSUWG, namely, that the site be cleaned to average background radiation level when it becomes possible to do this in an environmentally responsible manner.

The FSUWG recommendation that the industrial zone might become an employment center was predicated on the group's cleanup recommendation. The future-use recommendation therefore should not be divorced from the cleanup recommendation. From the perspective of a commitment to the long-term cleanup goal, Rocky Flats could become a laboratory for studying the characteristics of a site contaminated with plutonium and other radionuclides and a setting for the development of technologies to remediate these very conditions.

None of the future-use scenarios

proposed by the Industrial Area Transition task Force fits the combined recommendations of the FSUWG. From the standpoint of these combined recommendations, no development of the industrial area is preferable to development without long-term commitment to the thorough cleanup the group called for. If the Industrial Area Task Force ends up advocating development without this commitment, it makes a mockery of the Future Site Use Working Group. Worse yet, as Homer Page says, "the future will be left in the hands of the DOE," and "this is very dangerous."

LEROY MOORE

Rocky Mountain Peace and Justice Center  
Boulder

## The Half-Life of Patience: Rocky Flats Local Impacts Initiative

by Chuck Hensel

**S**even years ago, twelve cities and counties economically affected by the end of production at the Rocky Flats Plant formed an organization to study and find ways to ease the enormous impact of the disassembly of an industrial complex. The Rocky Flats Local Impacts Initiative (RFLII) board, funded by the Department of Energy, includes representatives of local governments, labor unions, neighbors, small business, and community-based interest groups.

Created from RFLII is the Rocky Flats Industrial Area Transition Task Force. Their goal has been to develop a strategy for the reuse of the Rocky Flats site, using economic studies, the best information available concerning the cleanup itself, and the feedback from the community at large.

Several ideas developed by the task force have been placed on the table, all having their merits. Industrial redevelopment or an "eco-industrial park," focusing on environmental technologies are two of the ideas. In both cases new construction would take place at the industrial site. A research & development center, housed by either a local university or federal research laboratory, encouraging an emphasis on environmental studies, is an option. Waiting for a large, single-tenant to build their corporate headquarters is another idea. A "Cold War Museum and Archive" could be developed to educate visitors of the impact Rocky Flats had on our community and the world. The final idea, vigorously endorsed by Westminster City Council, is to leave the entire site as open space. Studies show that the site is a natural movement corridor for many forms of wildlife.

Everyone concerned with redevelopment agrees that the 6,000-acre buffer zone surrounding the industrial complex should be left as open space,

and that residential and retail uses are not an option.

Funding for RFLII ends next year, much of their mission to ease the transition of the employee base having been completed. Other groups are sure to follow, created by concerned local governments and citizens, and funded by the Department of Energy. It is estimated that the cleanup of Rocky Flats will take another 15 to 20 years. With all that is still not known out there, time really is the unpredictable variable.

Patience. Vigilance. These are the tools local communities have been using during the process of dismantling the war machine. Although it will take a long time, your knowledge will make the tools work better. Write to: Rocky Flats Local Impacts Initiative, 5460 Ward Road, Suite 205, Arvada, CO 80002. Or call 303-940-6090. Or fax 303-940-6088. Or e-mail: [will@rflii.org](mailto:will@rflii.org). Or visit their web site at: [www.votellink.com/rfr](http://www.votellink.com/rfr). Get on their mailing list and stay abreast of all that is happening in your backyard.

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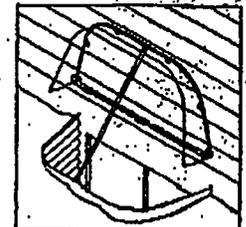
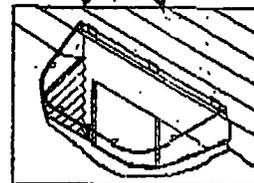
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**AT LOS ALAMOS . . . . . WESTINGHOUSE WINS CONTRACT**

Westinghouse Electric Co. has been awarded a \$3.5 million subcontract from Johnson Controls Northern New Mexico to coordinate scheduling and work control processes at Los Alamos National Laboratory. The subcontract will be managed by the Westinghouse Government Technical Services Division. Under the terms of the contract, about 65 Westinghouse engineers

and technicians will be made available to prioritize maintenance tasks at the lab by monitoring the availability of manpower and material and evaluating the safety, security, and technical requirements for each facility operations job at the lab. Company engineers also will inspect and report on facility conditions in need of repair.

**AT ROCKY FLATS . . . . . WORKERS BEGIN EXCAVATING DEPLETED URANIUM**

Workers at Rocky Flats Environmental Technology Site last week began excavating more than 100 drums of depleted uranium chips from a 250-foot-long, 15-foot-wide, 10-foot-deep trench which represents the single largest source of radioactive material in the environment at the site, officials declared last week. The drums were buried in the trench between 1954 and 1962. The trench contents were characterized using historical data, employee and retiree interviews, old photographs, and geophysical characterization including electromagnetic and ground-penetrating radar surveys. In addition to the depleted uranium, site officials expect to unearth about ten drums of cemented cyanide waste and other materials left over from depleted uranium processing. Workers will dig up only one or two drums at a time to ensure that only small amounts of material are exposed to the

environment and any one time. As a further precaution, workers will wear protective clothing and self-contained breathing apparatus, and the entire excavation will take place under a 32,000-square-foot tent built over the trench to protect workers and the work site from heavy winds, rain and excessive heat.

The excavated waste will be sent to Starmet CMI in South Carolina for treatment and/or recycling. Other wastes from the trench will be disposed of at licensed low-level and low-level mixed waste facilities in Nevada and Utah. The excavation work is being done by Rocky Mountain Remediation Services, the Kaiser-Hill team member largely responsible for environmental cleanup, waste management and decontamination activities at Rocky Flats.

↙ Begin

**AT ROCKY FLATS . . . . . TASK FORCE RECOMMENDS SITE BE USED AS BUSINESS CENTER**

The Rocky Flats Industrial Area Transition Task Force will recommend to the Department of Energy that the site's industrial area be cleaned up to a standard suitable for use as a future employment center, a more stringent standard that would be required for open-space use. The Task Force also will recommend that the site's cleanup plans preserve a range of future-use options by leaving the site free of demolition rubble, and that cleanup take into account long-term stewardship and ongoing protection of human health and the environment. The group will also suggest that existing buildings and infrastructure will not be needed in the future and should therefore

be decontaminated, demolished and removed as part of the site cleanup.

The task force is a public-private body convened by the Rocky Flats Local Impacts Initiative and DOE last summer to develop recommendations concerning the future of the core industrial area of Rocky Flats. It will officially make its recommendations to the Department at the end of a public comment period. The site's industrial area is surrounded by a 6,100-acre buffer zone which another task force has already recommended be preserved as open space.

**AT OAK RIDGE . . . . . OCAW "VICTORY" FAR FROM COMPLETE**

Although lawyers for the Oil Chemical and Atomic Workers Union considered a federal judge's ruling in the union's lawsuit against a DOE "landmark" environmental decision (*WC Monitor*, Vol. 9 No. 24), the other

parties claimed victory as well. OCAW, which filed the lawsuit last year in protest of DOE's cleanup contract with BNFL Inc., claimed there were violations of the 3161 guidelines for hiring workers and said that environ-

# Rocky Flats' future put on hold for now

The Jefferson Sentinel Newspaper

**T**he task force set up to make recommendations on the future use of Rocky Flats has decided no decisions can be made until cleanup of the site has been completed in 2006.

The Rocky Flats Industrial Area Transition Task Force was created by the Rocky Flats Local Impacts Initiative and the U.S. Department of Energy last summer to develop recommendations for the industrial area of the Rocky Flats site.

Its task was to develop a plan and transition strategy to convert the 385-acre central industrial area into an employment center or other use that would contribute to the economic health of the region.

The task force has announced that after considering a variety of uses — including open space, industrial/office redevelopment, a museum or research park — it has determined that specific decisions regarding future use of the site cannot be made until the site is safely cleaned up and other critical issues have been resolved.

They include whether plutonium at the site will be moved elsewhere or stored on-site in underground vaults, the extent of environmental remediation,

the condition of the site after cleanup, local economic conditions and public sentiment in 2006 when cleanup is supposed to be complete.

The task force says its greatest concern is the quality of the cleanup and is recommending a standard of cleanup that will make the site suitable for future employment, a more stringent standard than would be required for an open space use.

It recommended the cleanup be adequate to preserve a range of future options by leaving the site free of demolition rubble and taking into account ongoing protection of human health and the environment.

As a result it is recommending that all buildings and infrastructure be decontaminated, demolished and removed.

Arvada city officials have fought for a high standard of cleanup that will allow the site to be redeveloped as an employment center to create jobs that will help replace the thousands that are being lost due to the closure of the former nuclear weapons component facility.

City Councilman Bob Dyer, who served on the task force, believes the group's position on the cleanup is in line with the city's goals.

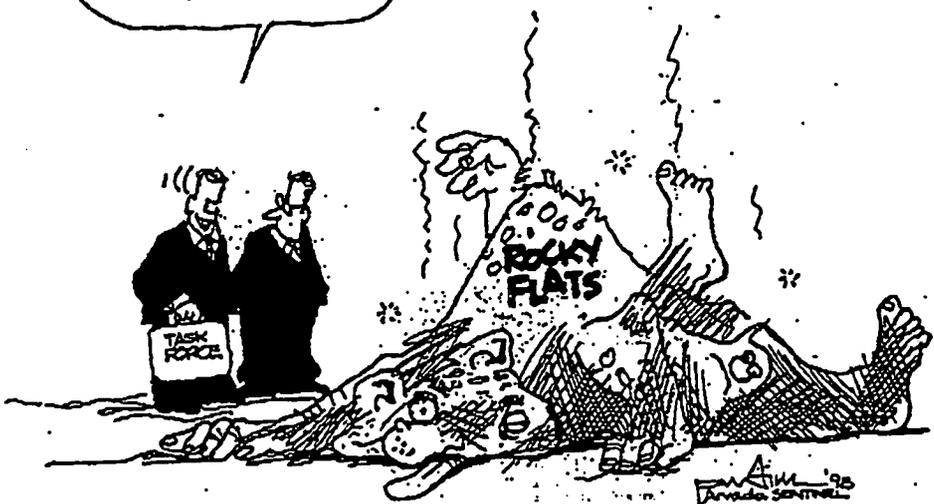
"We're OK with it," he said.

Arvada City Councilman Bob Dyer, who served on the task force, believes the group's position on the cleanup is in line with the city's goals. "We're OK with it," he said.

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POTSHOT

HEY, WHY DON'T WE LET HIM CLEAN UP BEFORE WE DECIDE WHAT HE CAN DO?



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# Cleanup comes first, plans second

Task force delays decision  
on future use for site

by Nancy Sachet

Palosa

The agency charged with identifying the best use for Rocky Flats has announced that

## Rocky Flats

decisions on the future use of the land will have to wait.

The Rocky Flats Industrial Area Transition Task Force instead is encouraging a complete cleanup of the former nuclear weapons plant so that when the time is right

for a decision, the land will be available for the chosen use.

The task force is recommending that all buildings be decontaminated, demolished and removed. The group is calling for a modification of the 2006 cleanup plan to include removal of infrastructure such as

see Rocky Flats Page 3A

## Rocky Flats future on hold

Cleanup from Page 1A

foundations, utilities, pipes, tanks and tunnels and is seeking to limit the use of caps, or concrete covers, to areas where there is insufficient technology available to remove enough contamination to reach acceptable risk levels.

Regardless of what use is selected at a later date, the group said it wants the flats cleaned up to a level suitable for use as an employment center, one of the highest levels of cleanup possible given the level of contamination.

Westminster City Councillor Sam Dixon, who sits on the Industrial Area Transition Task Force, said Tuesday that achieving consensus on the decision was extremely difficult.

"It was painful in the sense that there are those who want an employment center and others who want open space," Dixon said. "We all agreed we could live with this."

Once the decision was made in June, the task force's mission was essentially complete and now the group is looking to the public for comments to supplement the report which will be presented to the Department of Energy.

The task force is being disbanded and recommends its replacement be an entity composed of local governments and other stakeholders, such as landowners of property adjacent to the flats.

While not officially created through signed intergovernmental agreements, the replacement entity is already in place. Dixon said representatives of local governments have already been meeting to plan their stewardship of the flats site.

"Being in the hands of the local governments, at least they will know the history and it will be safeguarded to some degree," Dixon said. "I think we

*"Being in the hands of the local governments, at least they will know the history and it will be safeguarded to some degree."*

Sam Dixon  
Westminster city councillor

are the only people that have some guarantee of continuity. It has to be a long-term entity. Even activist groups come and go."

While Westminster, through Dixon's representation on the task force, has agreed to the stance, the city continues to maintain its position that the 385-acre industrial use area should become open space as is the 6,085-

acre buffer zone surrounding the site.

At one time, Westminster was opposed to the removal of building foundations and infrastructure. The opposition was primarily based on a fear that disturbing the potentially contaminated soils would pose a health hazard to area residents as the prevailing winds would carry radiation-laden dust across the city.

The concern now is that leaving the potentially contaminated infrastructure and soils in the ground poses more of a risk that the hazardous materials will migrate into the ground water.

"We hate to have them dig," said Dixon, "but we'd rather have them dig than have it left in the ground. Anything that can migrate is taboo — there are no good solutions."

Dixon said that the task force's cleanup recommendation is compatible with the city's preference.

She has faith that the passage of time, and the decision does give the city more time, will only help gain support for the open space position.

When the cleanup is complete, if it occurs on schedule, Interlocken and the Jefferson Center will not yet be built out. Dixon also sees this as being in the city's favor.

"How would you entice anyone to that land via Interlocken or the Jefferson Center. It may be some time before they ever need that," she said.

# Future of Flats debated

## Panel envisions an industrial park

By Jessica Gleich  
Special to The Denver Post

A new report suggests Rocky Flats should be cleaned up enough for use as an industrial park, not just as open space.

The report, by a task force studying future use of the nuclear weapons site closed in 1990, is already raising questions from nearby residents who favor open space.

Charles Barrick, who worked for Rocky Flats for almost 39 years and lives less than 2 miles from the site, said it's a question of how much workers can clean up the area.

"It's just a waste of money to get involved in this cleanup to uncertain standards," Barrick said. "Until somebody can say what's not unhealthy, you would never know if it is OK to have people working there in a normal industry."

The recommendations of the task force — formally called the Rocky Flats Industrial Area Transition Task Force — will have to travel a long bureaucratic trail before being accepted, including the federal Department of Energy, the state health department and the federal Environmental Protection Agency.

The report does not propose that the core 385 acres of Rocky Flats eventually be made into an industrial park. Instead, it suggests that the contaminated area be cleaned up enough to make that possible. Even more stringent cleanup would be needed to make the area acceptable for homes, while open space would require the least cleanup.

"The task force decided now is not the time to decide a specific re-use," said William Neff, program manager for the Rocky Flats Local Impacts Initiative, which will be next to review the report.

The panel's report does not address the 6,100 acres of buffer space surrounding the 385-acre core area. The entire Rocky Flats cleanup process is projected to cost \$6 billion if finished by 2006, but could cost \$7.3 billion if not finished until 2010, according to Rocky Flats spokeswoman Jennifer Thompson.

"It's very expensive because you are talking about radioactive-contaminated material. It's going to be challenging because it involves disposal of radioactive waste off-site," said Carol Lyons, the city of Arvada's Rocky Flats coordinator.

Neff said the task force wanted to leave the community with options on what should be done with the land.

The task force is again asking the community for input. Though the task force will not change its report, community input will be an appendix to the report, Neff said. Those wishing to send comments can mail them to the Rocky Flats Local Impacts Initiative, 5460 Ward Road, Suite 205, Arvada 80002. The e-mail address is <http://www.votelink.com/rfr>.

Rocky Mountain News

7-9-98

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**Ideas for Rocky Flats' future**

The Rocky Flats Local Impacts Initiative Wednesday released a report containing five "scenarios" for the site once the plutonium is removed. The options range from industrial use to a research campus to open space.

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# Task force recommends more thorough cleanup at Rocky Flats

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Associated Press

**GOLDEN** — The former Rocky Flats nuclear weapons plant should be cleaned up enough for use as an industrial park, a task force has suggested.

The group's report is raising questions among nearby residents, who prefer the site be used as

open space.

Cleanup of the defunct plant northwest of Denver would have to be more rigorous if it were used as an industrial park.

Among the critics of the task force report is Charles Barrick, who worked for Rocky Flats for nearly 39 years and lives about two miles from it.

"Until somebody can say what's not unhealthy, you would never know if it is OK to have people working there in a normal industry," Barrick said.

Rocky Flats built triggers for nuclear weapons using plutonium, uranium and other radioactive materials from 1952 to 1990.

Now, the government is overseeing cleanup of the site. Officials have said the cleanup of 12.7 metric tons of plutonium is on track for 2002.

The plant is expected to close completely by 2006, former Energy Secretary Federico Peña said in June. And the cleanup cost will be about \$6 billion, he said.

Originally the Department of Energy planned to spend \$37 billion and take 70 years to close Rocky Flats. That plan was scrapped and replaced with a \$7 billion cleanup project and a 2010 closing date.

The recommendations of the task force, formally called the Rocky Flats Industrial Area Transi-

tion Task Force, will be reviewed by the Department of Energy, the state health department and U.S. Environmental Protection Agency.

The task force report addresses the plant's 385-acre core, but not the 6,100-acre buffer area.

The group will include public comments in an appendix to the report.

File photo

Any time of the year, the Downtown Mall is a great place for people to gather and it was voted Best Place for a First Date.

### Best Place For a First Date Downtown Mall

Apparently, we're all too scared by the idea of a first date to go anyplace too private. The No. 1 first date destination is Boulder's Downtown Mall, where couples can stroll and window shop without ever exchanging so much as a "hello." Among the sights to behold are the buskers (don't miss the Zip Code guy) and ordinary pedestrians who are, in turn, watching you. Flagstaff Mountain is another favorite first date spot as is Gateway Fun Park and a bevy of restaurants. One prospective date, a history buff, no doubt, voted for the Columbia Cemetery.

### Best Use for Rocky Flats Open space



A truly broad category, this query drew nearly a hundred individual responses, only a handful of which received more than one vote. First, for those of you who took the question seriously: The overwhelming choice is to turn the place into open space (We wonder: Will dog lovers bc willing to scoop poop that might be contaminated with

plutonium? After all, less than a quarter of them pick up non-nuclear feces....) But many voters took this opportunity to offer opinions on who really needs to be nuked. Among their suggestions: A Congressional retreat center; retirement home for Republicans; parking lot for Texans; and - Pat Bowlen, are you listening? - a site for the new Denver Broncos stadium. And more: A smoking section for Boulder; "nuke it"; a spot for Rainbow Family gatherings; and a skateboard park.

### Best Boulder-Area Politician

Bob Greenlee

Hmmmm. A foreshadowing of November? By a healthy margin, Boulder Mayor and 2nd District Congressional candidate Bob Greenlee - a Republican - wins the category. His primary opponents, Larry Johnson and Hal Shroyer, weren't mentioned among more than 40 politicians. Of his four potential Democratic opponents in November, just two - CU law prof/frontrunner Gene Nichol and bartender/former state senator Paul Weissmann - were mentioned, with two votes each to Greenlee's 24. On the other hand, there also were votes for "anyone but Greenlee" and "not the mayor." Outgoing Rep. David Skaggs came in a distant second.

### Best Way to Solve the Downtown Parking Problem Build more parking garages

If we had any doubt that parking in Downtown Boulder was a divisive issue, we need look no further than the results in this category. An overwhelming majority of voters - call them the car people - say the solution to the problem is to build more parking garages, underground parking and parking lots. The also recommend free parking on Saturday, topping existing garages with another floor, replacing the 13th Street bike path with parking, "city resident parking only," "charge less" and "tear down Teahouse and build parking lot."

Nearly as many residents - call them the bike/walk people - recommend "don't drive," "more bikes," "free Skip, Hop rides," more - and more frequent - monorails, buses, trams, shuttles, trolleys and "subways," "stay out of Downtown," "increase parking fines," "triple gas prices" and "new city council."

Less than constructive answers included: "just close it," "24 megaton atomic bomb," "move to Kansas," "what problem?," and "stop complaining!"

Continued on Page 40

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## **ROCKY FLATS**

### **Task force withholds decision on Flats future**

A task force studying the future use of Rocky Flats announced Thursday it cannot make a specific recommendation until the Energy Department's former nuclear weapons production site is safely cleaned up.

The group also suggested that since no potential future users would benefit from the site's buildings, all current site infrastructure — including water, sewer, communication and electricity lines — should be decontaminated, demolished and removed.

The Rocky Flats Industrial Area Transition Task Force, convened by the Rocky Flats Local Impacts Initiative and the Department of Energy, spent the last year reviewing scenarios for reuse of Rocky Flats' industrial core, including open space, industrial development, a museum or research park.

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# City wants Rocky Flats agreement

By LINDA BLACK  
The Sentinel and Transcript Newspapers

**C**ity officials don't want to see any delays in the cleanup and removal of radioactive waste at Rocky Flats.

Arvada officials are working to establish an intergovernmental agreement with neighboring cities and counties to oversee the cleanup of the former nuclear weapons facility.

The Rocky Flats Local Impacts Initiative intergovernmental agreement, funded by the U.S. Department of Energy, will expire on Dec. 31, and city officials believe a replacement agreement is necessary, said Carol Lyons, Arvada's Rocky Flats coordinator.

City officials have had several informal discussions regarding such an agreement with nearby cities and counties bordering the plant.

Rocky Flats, which stopped production nearly 10 years ago,

is bordered by Arvada, Westminster, Broomfield, Superior, the city of Boulder open space and Jefferson and Boulder counties. Arvada has the longest contiguous border, Lyons said.

"What we're talking about establishing is an entity that will continue to be concerned with the cleanup at Rocky Flats," Lyons said.

Other cities have also expressed some interest, she said, because of various interests, including road and water projects in the area.

It's hard to imagine, Lyons said, that there would not be some kind of intergovernmental agreement to continue to oversee the cleanup of the site and determine its future use.

She said the Rocky Flats weapons site is unique in that it borders with five cities and two counties, while similar sites generally are in a single

city or county.

"So it makes it more challenging for us," she said. "But there needs to be some means to communicate with the Department of Energy and look after the interests of local residents."

The city also responded to the demonstration Saturday at Rocky Flats protesting the planned transportation of nuclear waste from the site to the Waste Isolation Pilot Plant in Carlsbad, N.M.

"It makes no sense to keep nuclear waste upwind and upstream from two million people in the Denver area when the federal government has spent millions to provide a safe and isolated storage site," City Councilwoman Lorraine Anderson said.

"The Rocky Flats site is unsuitable for storage of any kind of toxic or hazardous waste material," Lyons added.

## Start planning for Flats

**A** recent report underscores why Front Range communities soon must decide what they want to do with Rocky Flats, the former nuclear weapons factory south of Boulder.

In recent years, the U.S. Department of Energy has been scrubbing out the bomb-making equipment, packaging radioactive wastes into safer containers and shipping the atomic materials to more appropriate facilities elsewhere in the country. This cleanup work must continue, regardless of what other decisions are made about the property.

However, in the next couple of years, DOE expects to start tearing down buildings at the site.

Then what?

The Rocky Flats site stretches over more than 6,300 acres — a parcel nearly 50 percent larger than the old Stapleton Airport. The federal government plans to hold onto only about 50 acres, which are so contaminated they can't be reused.

About 6,000 acres might be used for open space, but the remaining 300 acres could be transformed into an industrial park.

However, a recent report, compiled by a citizens group called the Rocky Flats Industrial Area Transition Task Force, suggests that the 300-some acres earmarked for industrial use be cleaned up much more than current plans envision.

For example, DOE now plans to tear down the old buildings before it hands over the keys to local communities. But the feds aren't planning to tear up concrete pads on which the structures sit, nor do they intend to replace aging water lines or other infrastructure.

But the citizens' group has argued that the property should be transformed enough to preserve the most reuse options. Therefore, the task force suggests a much more thorough decommissioning process than is now on the drawing board.

The recommendations still must pass through many more stages before DOE will say yes or no.

Still, DOE isn't apt to do more than it now plans unless nearby communities can show a compelling reason for doing so. If communities agree with the task force's recommendation, they can convince the feds to expand the decommissioning plan only if they can tell DOE exactly what they're going to do with the 300 acres.

The feds want to be largely moved out of Rocky Flats in less than six years. That means the nearby communities must do some serious planning, and soon — for in the next couple of years, the question of what to do with the huge mothballed atomic bomb factory site will loom as one of the most important public policy issues facing the Front Range.

that determination and two, to give us feedback if they think parameters should have been different than were used in the modeling. But the actual final cleanup levels would not be addressed until the Record of Decision itself, with EPA. That's not different today than it was a year ago. What we have now are action levels that all of the regulatory agencies have agreed are protective of public health and the environment, but the regulatory final cleanup levels will be addressed in the Record of Decision for the site, for the cleanup of the site itself.

And when is that scheduled for release?

That would be around 2006. Somewhere in the 2005 to 2006 timeframe.

So that will be one of the final things that will be done. Is that because you have to get the buildings down first?

Exactly. You need to have the buildings down, and you need to have been able to do a validation of the cleanup—and the cleanup would be based on the future land-use scenario for the site which was agreed to with the communities two, maybe three, years ago now. So what the soil action levels target are the cleanup levels that were determined in conjunction with the communities. We think that those are going to be acceptable in the long term based on current land-use plans, but the actual regulatory decision and document that make them final is the Record of Decision itself.

Begin

Now, the Rocky Flats Local Impacts Initiative just released some recommendations for future site use, are those different than the future land-use recommendations?

Those are different, and actually, it wasn't specifically the RFLII that made those recommendations, it was a task force that was administratively managed by RFLII, but involved representatives from every city and community affected by the site. Their specific task was to look at facility reuse, not land reuse, to determine if there were any facilities on the property that the communities would like to see maintained and remain for longer term use. They brought in expert surveyors and others who have a career in determining reuse and redevelopment and what just came out for public comment was a set of recommendations that included dispositioning all of the facilities at the site.

the communities are recommending tearing down every building at Rocky Flats?

They determined it would be more economic to actually rebuild than to try to maintain and bring up to code some of the facilities that exist out there now. There were other parts of the recommendation, that was the core, though.

Getting back to the 2006 cleanup plan, there are some buildings out there that are going to be pretty challenging to clean up, specifically some of those plutonium buildings where you have Infinity Room issues and things of that nature. What sort of contingencies do you have in the cleanup plan for things that come up that you might not expect that would affect schedule and budget and things like that?

Well, the amount of contingency varies from project to project based on how we have assessed the complexity of the project or some of the unknowns of the project. We're certainly not short of surprises on every project we take on at Rocky Flats, but each one also provides an increased level of learning and knowledge that makes the next one just that much "easier", I won't say easier in itself but easier to take on. But the amount of contingency differs from project to project.

At the plutonium buildings, the project baseline itself may include specific rooms in Building 707 that have a higher amount of contingency for both schedule and cost relative to others, so it's very hard to say how we've taken care of it...it's been applied to the specific activities and the complexity of the specific activities.

What about moving nuclear materials off the site? And the TRU waste inventory? I mean, it looks like WIPP might open, but...

Well, we're expecting WIPP to open.

Well, yes, but you can't be sure about these things. And moving plutonium to Savannah River, you know, the folks down there haven't signed off on that yet. Is that something the site management is concerned about?

Well, we're very concerned and if you look through the management plan you'll see there are four key areas that the management plan is specifically focussed on—those are two of them... So those areas of shipment are key areas in the management plan that involve multiple programs in Washington, so it's one of the general focusses of that plan.

And those would be areas where the plan would include specific contingencies?