

North Moab Valley Gateway Area

After the Pile

Initial Community Vision for Future Uses of the UMTRA Project Site *

Results of a Public Input Process Conducted by the Site Futures Committee
Subcommittee of Grand County's Moab Tailings Project Steering Committee

January 2014

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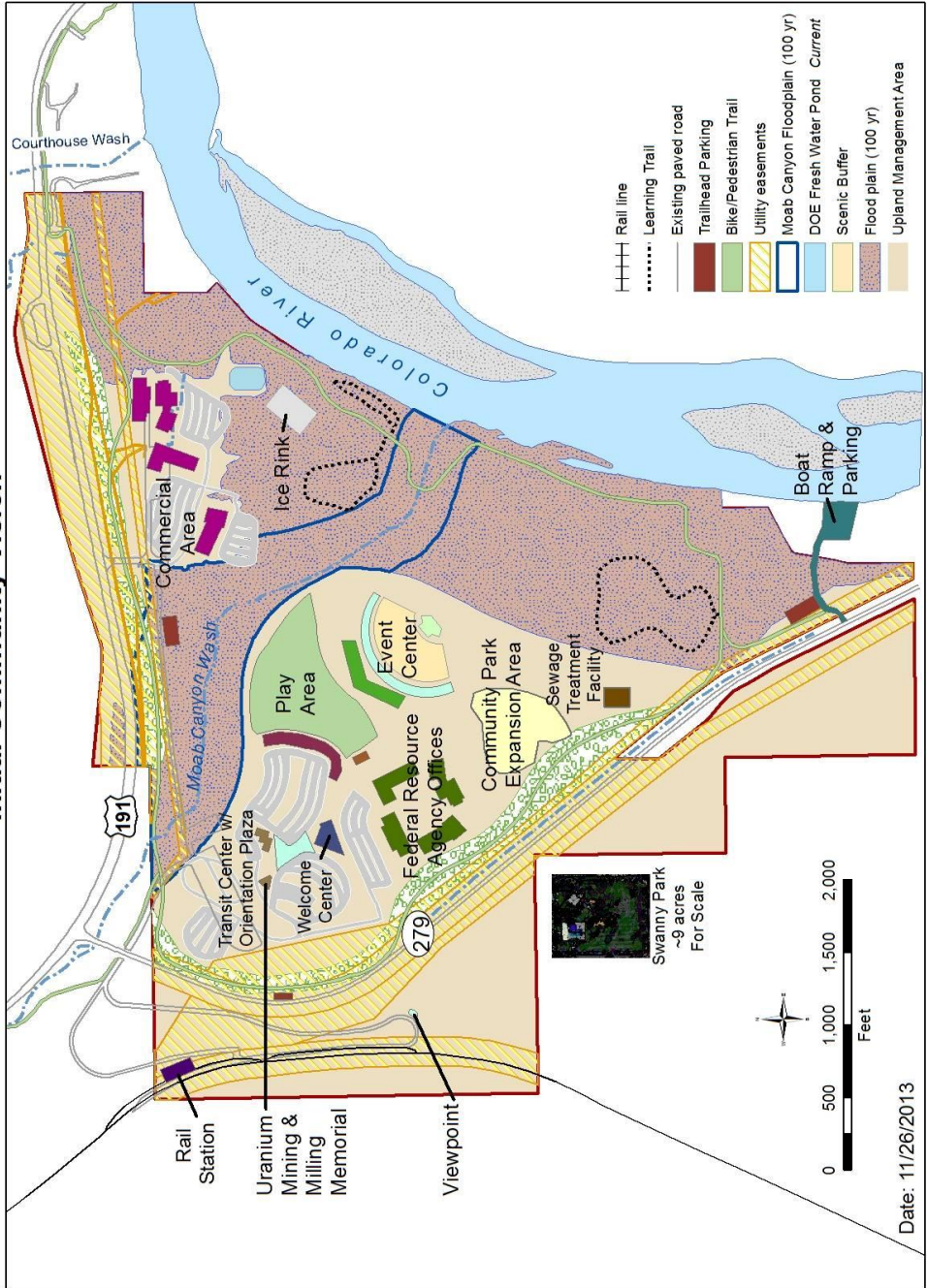
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- Uranium Mill Tailings Remedial Action, former Atlas Mill site

Initial Community Vision



Under the Grand County Land Use Code, the UMTRA Project site is designated as a Specially Planned Area where further planning is necessary before future uses may take place. The Initial Community Vision Map provides a concept of how the various uses derived through the Site Futures planning process might be located on the property. Considerable further planning and feasibility studies will be necessary prior to development.

Initial Community Vision for Future Uses of the UMTRA Project Site

Introduction: The recommended Initial Community Vision for the Moab UMTRA Project site is a conceptual guide for future site development. It includes a range of potential uses that would benefit both residents and visitors. Visualized features include transportation and public information facilities, community park-type uses with an event center, a prominent location for commercial visitor-related facilities, research and educational facilities and space for future, unobtrusive natural resource agency offices. The intent of the vision is to create a mix of uses that provide substantial economic, social and community benefits.

The Initial Community Vision includes a map showing the various potential uses recommended by the Site Futures Committee as the result of the year-long public input process that concluded in December 2013. The map is supported by a summary of the potential uses and management policies recommended by the Committee.

The Vision is not a detailed site plan. Future planning will be necessary under Grand County's Land Use Code for this Specially Planned Area.

Transportation and Informational Facilities: Reserve space for a transit center near the junction of US 191 and SR 279. The transit center would serve visitors to Arches National Park, Bar M recreation area, downtown Moab and as far south as the campgrounds south of Moab. Parking would be shared by the transit and event centers. Space would also be reserved for long distance bus and van services.

Reserve space at the UMTRA train loading facility for a future Moab Rail Station to provide for a future passenger rail connection to Moab. Pending rail development, manage the existing road to the future rail station as access to an interpretive view area to be built outside of the existing railroad right-of-way.

Reserve space for a staffed welcome center / orientation plaza (similar to that at Zion National Park) co-located with the Transit Center to provide information to visitors through outdoor exhibits about the site's history and present uses. Exhibits at the outdoor orientation plaza would also cover nearby recreation opportunities and available services.

Integrate a uranium memorial, dedicated to those individuals and families affected by the mining and milling of uranium on the Colorado Plateau, with outdoor displays in the orientation plaza.

Community Park: Reserve space for a multi-purpose outdoor Event Center southeast of the Transit Center to provide facilities for a wide variety of existing and new events such as car shows, non-motorized races, and outdoor concerts. Facilities typically associated with such venues include a performance stage, lawn seating, parking, and an event service area with restrooms, commercial kitchen, ticket office, entry area, administrative office, and a concession area for food, equipment rental and memorabilia. A "snack shack" could serve both community park users and event attendees.

Provide for enhancement of public non-motorized access by extending the Mill Site Riverside Trail to form a loop around the property, construction of two trail connector routes with the North Moab Canyon Trail, development of three trailheads with parking, and installation of picnic sites and benches.

Construct "learning" trails and areas to portray the site's history, resources, and values. Develop other non-motorized trails to connect the various use areas and to provide for public recreation.

Reserve space for an informal multi-purpose play area (e.g., giant chessboard, frisbee golf, etc.) adjacent to the event center. This area could also be used for community celebrations and events.

Reserve space for a boat ramp and parking area sited along the southern section of the property. This project would be in cooperation with the Utah Division of Fire, Forestry, and State Lands (additional study necessary to determine the feasibility and best location for the ramp).

Reserve space for a shallow fresh water skating pond for winter use near the existing fresh water pond.

Commercial and Office Use: Lease the present UMTRA administrative area along US 191 for development of visitor-related commercial uses (e.g., lodging, in-house shopping, a convention center, golf course, mountain bike park and other similar uses). Revenue from partnership arrangements with the commercial developers, e.g., through a long term land lease or sale, could be used to help offset the costs for the public uses outside of the commercial development area.

Reserve space for an unobtrusive federal resource agency office complex and natural resource teaching and research facility south of the Welcome Center in the western section of the present tailings pile, freeing up several buildings closer to Moab for possible commercial use.

Establish scenic buffers between site facilities and highways US 191 and SR 279 to separate these transportation corridors from the developed areas of the site and provide shade along the sections of the Millsite Riverside Trail adjacent to the highways.

Parking: Provide parking and related facilities to serve the transit center, the event center, the commercial use area and the combined federal offices, the three trailheads, the boat ramp, and other site facilities. Consider parking fees as a source of site management revenue, e.g., premium covered parking under structures with rooftop solar electric cells.

Encourage use of off-site parking through development of public transit from Moab and utilization of the North Moab Bike Paths and Lions Park Transit Hub.

Utilities and Site Maintenance: Provide water and sewer service as needed to support site uses in partnership with the Arches Special Service District and / or the City of Moab.

Reserve a site on the southern end of the original DOE property for a future sewage treatment facility. Emphasize minimization of culinary water and sewer use to reduce the expense of providing these utilities.

Utilize dual water system to reduce the volume of culinary water needed on the site (i.e., fully-treated water for culinary purposes and partially-treated river water for sewage and irrigation purposes).

Reserve space for a site maintenance facility that would include a small building for storage of equipment and tools, parking, and material storage.

Management Policies: Assign the existing Colorado River water rights held for the UMTRA project to a future management entity for on-site uses. Determine long-term on-site water needs. If supply exceeds projected on-site demand, consider transfer for local beneficial use.

Create the Moab Canyon / Colorado River Floodplain Management Area (100 year flood plain levels), and the Upland Management Area to provide general guidance for the planning area. Limit use of lands

within the 100 year flood plain to flood-resistant or easily replaceable facilities. Manage the upland area for scenic and restoration purposes.

Limit major facilities and structures to areas above the 100 year flood plain. Consider special construction methods within the probable maximum flood area (300,000 cfs).

Review adequacy of existing land use code provisions for safeguarding life and property within the 100 year flood plain as applicable to the project's site along the Colorado River. Prohibit residential use within both the 100 year flood plain and the probable maximum flood area.

Develop a flood evacuation plan to secure facilities and protect public safety. Monitor flood risk as the site is developed.

Integrate low profile on-site solar electric generation, and energy and water conservation measures, into buildings and parking structures to provide for on-site energy needs.

Install recycling collection facilities on-site to reduce overall energy use and encourage site users to reduce, reuse, and recycle to minimize land fill use.

Supplemental Information

Moab UMTRA Project: The U.S. Department of Energy's Office of Environmental Management ("EM") is conducting remediation and reclamation of the site of the former Atlas Minerals uranium mill and tailings. The 480 acre site is 3 miles north of Moab on the banks of the Colorado River and adjacent to Arches National Park. This project is a Uranium Mill Tailings Remedial Action ("UMTRA") authorized by Congress and funded by annual appropriations. EM expects to complete this work around 2025. The site might then be transferred to another governmental entity or perhaps a local government.

Initial Community Vision: A 2013 collaborative effort with representatives of stakeholders Grand County, City of Moab, National Park Service, Bureau of Land Management, Utah's Division of Forestry, Fire and State Lands, and three appointed citizens "at large" resulted in an Initial Community Vision for beneficial future uses of the Moab Mill Site. The Initial Vision is expected to be reviewed and updated several times before the remediation is complete.

How Was This Initial Vision Developed? The Moab Tailings Project Steering Committee ("MTPSC") is delegated responsibility in Grand County Resolution 2992 to "discuss and develop strategies for the future use of the Moab Site." In early-2013, MTPSC established a subcommittee, the Site Futures Committee ("SFC"), to develop and conduct a public input process for creation of a shared community vision of future uses of the Moab Mill Site. SFC hosted a public workshop on May 15, 2013 to educate the public and held a public comment period to generate suggestions for future site uses. SFC integrated the public and agency suggestions into four alternative concepts for the site and then held a second public workshop on September 18, 2013 to introduce the four alternatives followed by a second public comment period on the alternatives. The Initial Community Vision incorporates citizen and agency input from the entire process to provide a conceptual guide for future development of the site. The recommended Vision includes transportation and public information facilities, community park-type uses with an event center, a prominent location for commercial visitor-related facilities, and leased space for future natural resource

agency offices with attached research and educational facilities. The Initial Community Vision was recommended to the MTPSC and unanimously approved at their public meeting on November 13, 2013. MTPSC presented the recommended concept as an Initial Community Vision on November 21, 2013 at a joint meeting of County and City Councils.

Why Now? There is no guarantee that DOE will transfer the site to another entity, or that the Moab UMTRA Project will be complete by 2025. However, a conceptual vision for future uses of the site provides several benefits before remediation is complete:

- A. A demonstrated interest in future uses of the site provides justification for continued funding of the Moab UMTRA Project at a level adequate to support year-round operations. Winter operations at the Project were curtailed in 2012 and 2013 due to funding constraints.
- B. The vision may allow EM to accommodate future uses if they can do so within their approved scope of work, and particularly if EM can reduce costs. For example, UMTRA project scope might include de-commissioning of the paved haul road to the railroad loading area (constructed in 2010) to “restore the site to original condition.” However, the Initial Community Vision includes use of these facilities as a route between a passenger rail terminal and a transit center plus an additional trail connection with the Moab Canyon non-motorized trail.
- C. A community vision shared with potential stakeholders can be used by all parties to guide planning for future management of the site, and provides justification for transfer of the site from DOE.

What Happens Next? The Councils may then consider endorsing this initial vision at their respective following meetings.

For further information see Grand County’s website Moabtailings.org/sfc.html.