



Newport Chemical Depot Reuse Plan – Public Meeting # 3

Newport
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Authority

Vermillion
County,
Indiana

NEWPORT CHEMICAL DEPOT REUSE MASTER PLAN

Preferred Reuse Plan





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► Tonight's Agenda

- *Introductions*
- *Project Overview, Goals, Milestones*
- *Public Engagement*
- *Public Visioning Survey Summary*
- *Land Planning Process Review*
- *Reuse Plan Concepts*
- *Preferred Reuse Plan*
- *Public Questions and Comments*





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► NeCDRA Board Members / Staff

- *Jack Fenoglio, President – Clinton*
- *Tom Milligan, Vice President – Dana*
- *Robert Rendaci, Treasurer – Clinton*
- *Albert Clark – Cayuga*
- *Arden Kilgore – Cayuga*
- *Susie Jones – Executive Assistant*
- *Bill Laubernds – Executive Director*





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► Consultant Team

- *Matrix Design Group*
 - Program Director / Project Manager
 - Community Engagement and Programming
 - Reuse Master Planning
 - Land Use, Facility, Environmental Assessments
- *Burns & McDonnell*
 - Utility / Infrastructure Assessments
 - Potential Developer Site Requirements
 - Environmental Regulatory Issues
- *Economics Research Associates*
 - Regional / Western Indiana Market Conditions
 - Market Demand and Land Use Programming
 - Fiscal Impact / Financial Feasibility Analysis
- *Garrity & Knisely*
 - Homeless Assistance / Legally Binding Agreements
 - Property Disposition and Transfer Strategies
 - Army Negotiations





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▶ Project Goals and Objectives

- *Acquire the property at little or no cost to NeCDRA*
- *Develop a reuse plan for business and agricultural uses*
- *Ensure preservation of natural resources*
- *Maximize local jobs and investment for the region*

▶ Notices of Interest Received from:

- *Indiana Department of Natural Resources*
- *Wabash River Heritage Corridor*
- *Sycamore Trails Resource Conservation & Development*
- *The Vermillion County Parks and Recreation Board*





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► Project Schedule and Milestones

- *Existing Conditions Assessment (February – May 2009)*
 - Land Use & Facilities
 - Natural Resources
 - Infrastructure
 - Environmental
 - Market / Economic
- *Public Visioning (May 2009)*
- *Reuse Plan Concepts (July – August 2009)*
- ***Preferred Reuse Plan (September 2009)***
- *Final Reuse Plan (October 2009)*
- *Business Plan, Infrastructure Master Plan, Other Implementation Plans and Studies (2010)*





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▶ Public Engagement Commitment

- *The Newport Chemical Depot Reuse Authority is committed to an open and transparent planning process in which citizen comments and ideas are actively solicited at every stage*

▶ Web Site Development – www.NeCDRA.com

- *Public Feedback (email, comment forms, etc.)*
- *Project News and Updates*
- *Event Notices*
- *Project Data / Downloads*





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▶ Stakeholder Interviews (February 2009)

- *Local residents, property owners and business owners*
- *Local elected officials and government staff*
- *Representatives from major employers in the area*
- *Representatives from regional utility providers*
- *Representatives from local, regional, and state economic development organizations*
- *Representatives from local Chamber of Commerce and other civic organizations*
- *Local school district representatives*





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► Focus Groups and Workshops (March - August 2009)

- *Land Use and Natural Resources*
- *Transportation, Facilities and Utilities*
- *Economic Development*
- *Development Site Requirements*





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► Teen Workshop (May 2009)

- *North Vermillion High School*
- *South Vermillion High School*
- *Depot Bus Tour*
- *Visioning Exercise and Discussion*





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▶ Public Meeting #1 (February 2009)

- *Project Introduction and Goals*
- *Public Comment and Questions*

▶ Public Meeting #2 (May 2009)

- *Existing Conditions*
- *Public Visioning Survey*
- *Public Comment and Questions*

▶ Public Meeting #3 (September 2009)

- *Alternative Concept Plans Review*
- *Preferred Reuse Plan*
- *Public Comment and Questions*





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► Public Visioning Survey Summary

Public Meeting 2: Visioning Exercise Newport Chemical Depot Reuse Authority
Vermillion County, Indiana

SECTION 1: AGRICULTURE AND FORESTRY
Listed below are several AGRICULTURE AND FORESTRY uses that may be viable as future activities at the Depot. Please consider each use separately and provide your preferences by answering the following questions.

Conventional Crops How do you feel about this as a future use at the Depot? (check one):
 Strongly Support Mildly Support Mildly Oppose Strongly Oppose

What are some of the potentially positive impacts of this as a future land use at the Depot?
What are some of the potentially negative impacts of this as a future land use at the Depot?

Use Description: Planting and harvesting of crops such as corn, soybeans, etc.

Specialty Crops How do you feel about this as a future use at the Depot? (check one):
 Strongly Support Mildly Support Mildly Oppose Strongly Oppose

What are some of the potentially positive impacts of this as a future land use at the Depot?
What are some of the potentially negative impacts of this as a future land use at the Depot?

Use Description: High agricultural products such as organic produce, mushrooms, floriculture, etc. grown in fields or inside greenhouses or other facilities.

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► Public Visioning Survey Summary

- 26 Potential Market Sectors in 4 Land Use Categories
(Agriculture & Forestry, Business & Industry, Energy-Related, Institutional)
- 24 of 26 supported – all except for Hazardous Waste Storage and Sanitary Landfill

| | | | | | | | | | |
|---|---|--|---|---|---|---|---|---|--|
|  <p>University Research</p> <p>Use description: Research and development of new products, processes, and services.</p> <p>Area Required: 200-500 acres</p> <p>Land Use Category: Business & Industry</p> |  <p>Food Production</p> <p>Use description: Production of food and food products.</p> <p>Area Required: 200-500 acres</p> <p>Land Use Category: Agriculture & Forestry</p> |  <p>Coal-Fired Power Plant</p> <p>Use description: Generation of electricity from coal.</p> <p>Area Required: 200-500 acres</p> <p>Land Use Category: Energy-Related</p> |  <p>Wind Turbine/Blade Mfg.</p> <p>Use description: Manufacturing of wind turbine blades.</p> <p>Area Required: 200-500 acres</p> <p>Land Use Category: Business & Industry</p> |  <p>Cell Refabrication Plant</p> <p>Use description: Refabrication of spent cellulosic fibers.</p> <p>Area Required: 200-500 acres</p> <p>Land Use Category: Business & Industry</p> |  <p>Pulp Storage Center</p> <p>Use description: Storage of pulp and paper products.</p> <p>Area Required: 200-500 acres</p> <p>Land Use Category: Business & Industry</p> |  <p>Alternative Energy Facility</p> <p>Use description: Production of alternative energy.</p> <p>Area Required: 200-500 acres</p> <p>Land Use Category: Energy-Related</p> |  <p>Chemicals Manufacturing</p> <p>Use description: Production of chemicals.</p> <p>Area Required: 200-500 acres</p> <p>Land Use Category: Business & Industry</p> |  <p>Sanitary Landfill</p> <p>Use description: Landfill for sanitary waste.</p> <p>Area Required: 200-500 acres</p> <p>Land Use Category: Institutional</p> |  <p>Hazardous Waste Storage</p> <p>Use description: Storage of hazardous waste.</p> <p>Area Required: 200-500 acres</p> <p>Land Use Category: Institutional</p> |
|  <p>Specialty Livestock</p> <p>Use description: Raising specialty livestock.</p> <p>Area Required: 200-500 acres</p> <p>Land Use Category: Agriculture & Forestry</p> |  <p>Specialty Crops</p> <p>Use description: Growing specialty crops.</p> <p>Area Required: 200-500 acres</p> <p>Land Use Category: Agriculture & Forestry</p> |  <p>Tree Plantations / Logging</p> <p>Use description: Planting and logging of trees.</p> <p>Area Required: 200-500 acres</p> <p>Land Use Category: Agriculture & Forestry</p> |  <p>Law Enforcement Training</p> <p>Use description: Training for law enforcement.</p> <p>Area Required: 200-500 acres</p> <p>Land Use Category: Institutional</p> |  <p>Regional Utility Facility</p> <p>Use description: Utility facility for regional service.</p> <p>Area Required: 200-500 acres</p> <p>Land Use Category: Energy-Related</p> |  <p>Correctional Facility</p> <p>Use description: Facility for correctional purposes.</p> <p>Area Required: 200-500 acres</p> <p>Land Use Category: Institutional</p> |  <p>National Guard Training</p> <p>Use description: Training for National Guard.</p> <p>Area Required: 200-500 acres</p> <p>Land Use Category: Institutional</p> |  <p>Bio-Fuels Production</p> <p>Use description: Production of bio-fuels.</p> <p>Area Required: 200-500 acres</p> <p>Land Use Category: Energy-Related</p> | | |
|  <p>Conventional Crops</p> <p>Use description: Growing conventional crops.</p> <p>Area Required: 200-500 acres</p> <p>Land Use Category: Agriculture & Forestry</p> |  <p>Terrestrial Driving Facility</p> <p>Use description: Facility for terrestrial driving.</p> <p>Area Required: 200-500 acres</p> <p>Land Use Category: Institutional</p> |  <p>Bovine Farming</p> <p>Use description: Farming of bovine animals.</p> <p>Area Required: 200-500 acres</p> <p>Land Use Category: Agriculture & Forestry</p> |  <p>Nuclear Power Plant</p> <p>Use description: Generation of electricity from nuclear power.</p> <p>Area Required: 200-500 acres</p> <p>Land Use Category: Energy-Related</p> |  <p>Poultry Farming</p> <p>Use description: Farming of poultry.</p> <p>Area Required: 200-500 acres</p> <p>Land Use Category: Agriculture & Forestry</p> |  <p>Advanced Manufacturing</p> <p>Use description: Advanced manufacturing processes.</p> <p>Area Required: 200-500 acres</p> <p>Land Use Category: Business & Industry</p> |  <p>Livestock Farming</p> <p>Use description: Farming of livestock.</p> <p>Area Required: 200-500 acres</p> <p>Land Use Category: Agriculture & Forestry</p> |  <p>Explosives Testing / Mfg.</p> <p>Use description: Testing and manufacturing of explosives.</p> <p>Area Required: 200-500 acres</p> <p>Land Use Category: Business & Industry</p> | | |



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▶ Public Visioning Survey Summary

- *Ranking of Development Priority?*

1. *Business and Industrial*
2. *Energy-Related*
3. *Agriculture and Forestry*
4. *Institutional*





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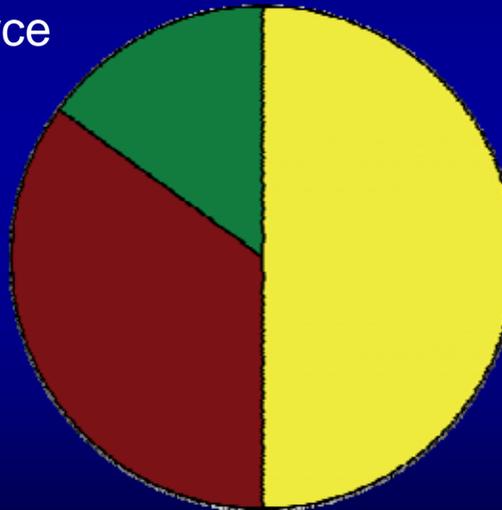
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▶ Public Visioning Survey Summary

- *Prioritize development or natural resource conservation?*

15% - Emphasis on
natural resource
conservation



50% - Emphasis on
economic development

35% - Equal balance
between the two



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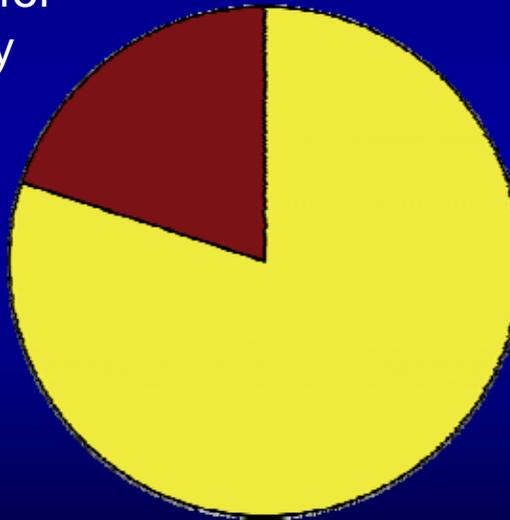
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▶ Public Visioning Survey Summary

▪ Prime Farmland Soils?

20% - Use areas of prime farmland soils for agriculture only



80% - Use areas of prime farmland soils for business or other types of non-agricultural development



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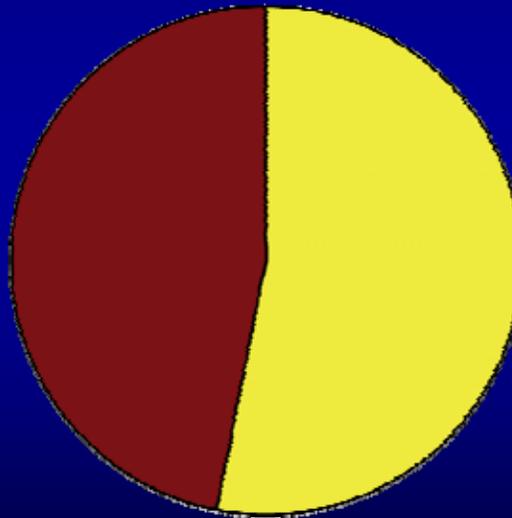
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► Public Visioning Survey Summary

▪ *Prairie Restoration Area?*

47% - Maintain as prairie
restoration area



53% - Use prairie
restoration areas for
agricultural, business,
or other types of
development



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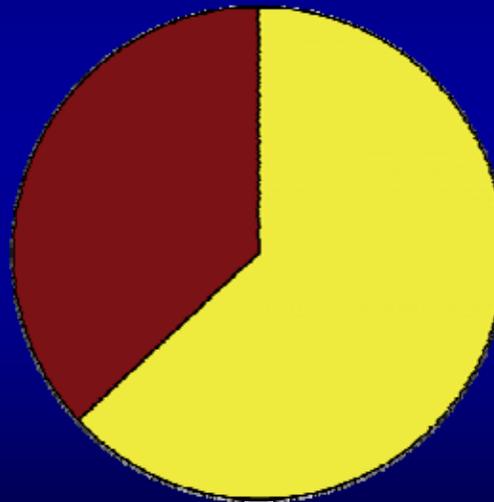
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► Public Visioning Survey Summary

■ *Unfragmented Forests?*

37% - Use unfragmented forest areas for agricultural, business, or other types of development



63% - Maintain unfragmented forest areas, with a balance between forestry and conservation / recreation within them

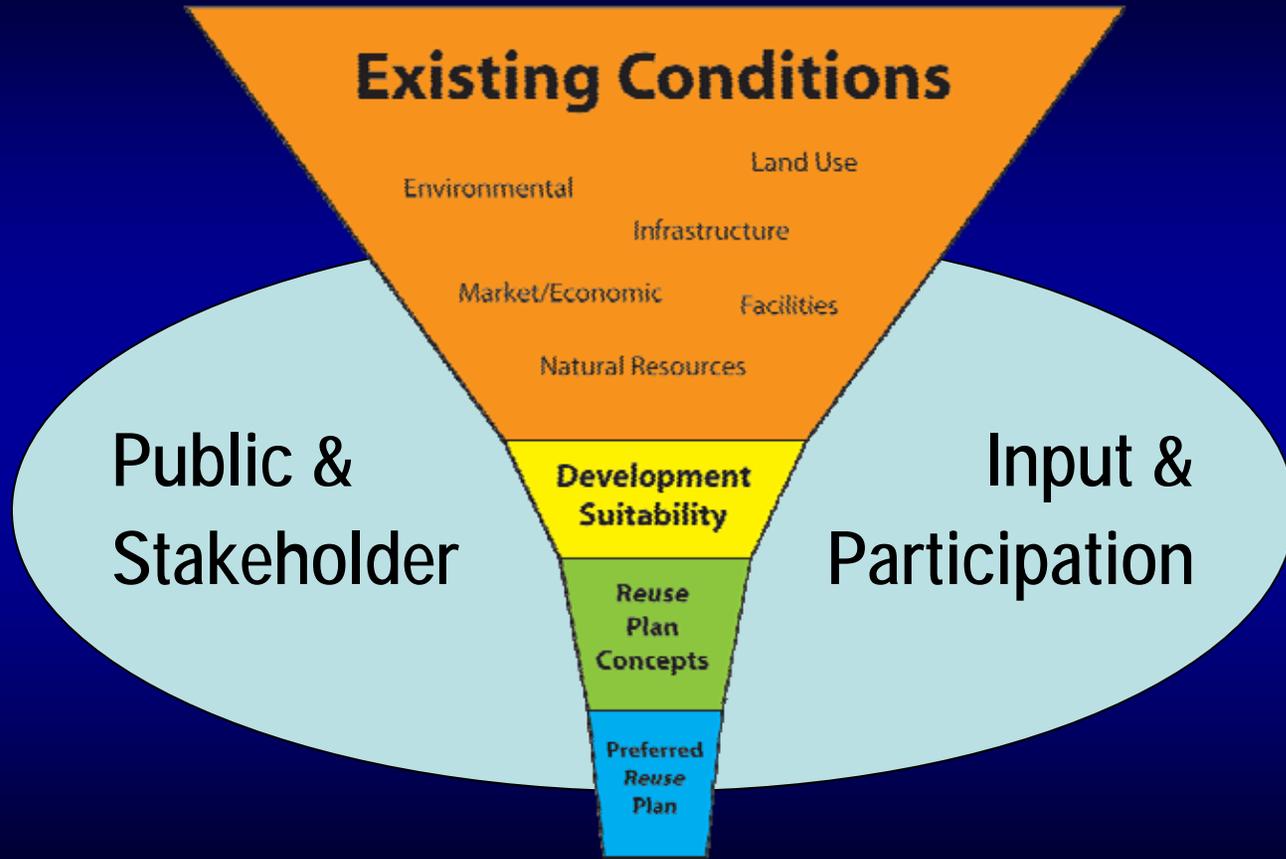


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► Reuse Master Planning Process



Newport Chemical Depot Reuse Master Plan



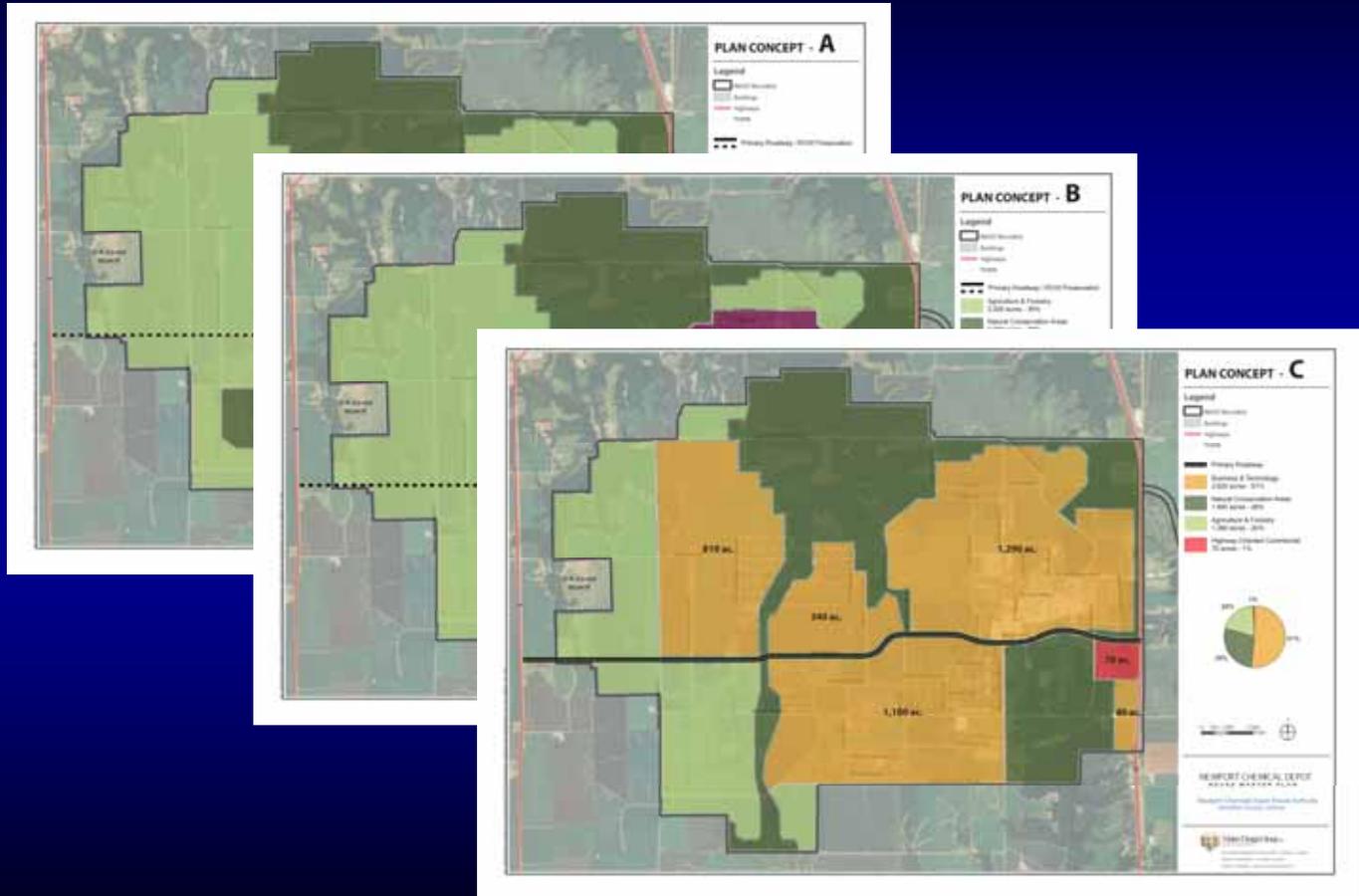


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► Reuse Plan Concepts





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▶ Reuse Plan Concepts – Overview

- *Not independent “solutions” for reuse of the Depot. Instead, they represent a collection of plan “elements” in different combinations, locations, and configurations—intentionally varied across the three concepts—to illuminate multiple reuse scenarios*
- *The concepts increase in land area devoted to non-agricultural development from A (least) to C (most).*
- *The Reuse Plan will likely be a hybrid of elements from the different plan concepts.*





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▶ Plan Concept Alternatives – Elements Common to All

- *Maintains largest blocks of unfragmented forests and major natural drainage corridors as natural areas*
- *Connects noncontiguous natural areas through “green corridors” where necessary*
- *Preserves right-of-way for a Highway 63 – Highway 71 east-west connection*
- *Concentrates agricultural uses in the areas with the best soils*
- *Provides opportunities for “mega-site” development*



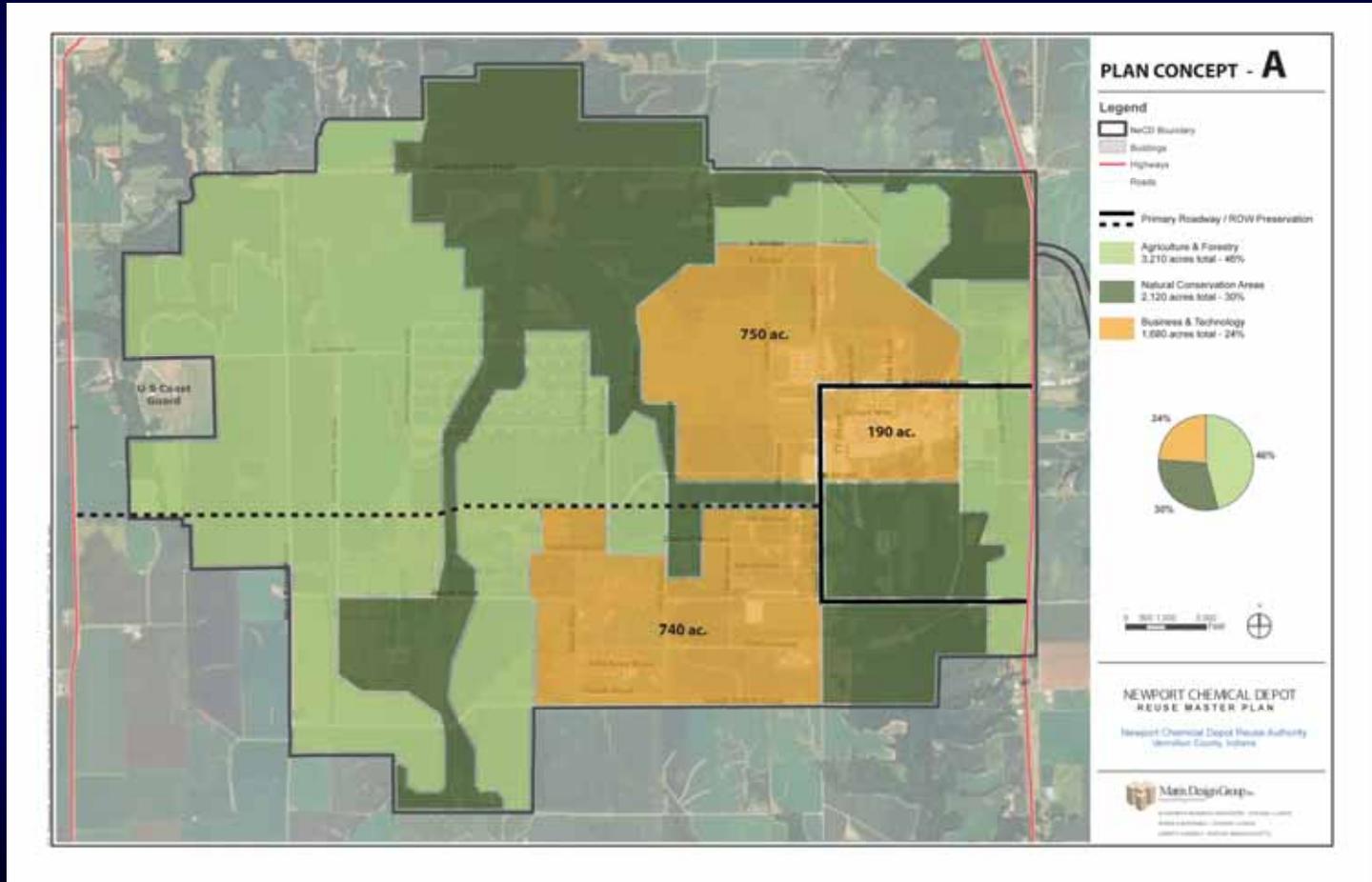


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► Plan Concept “A”



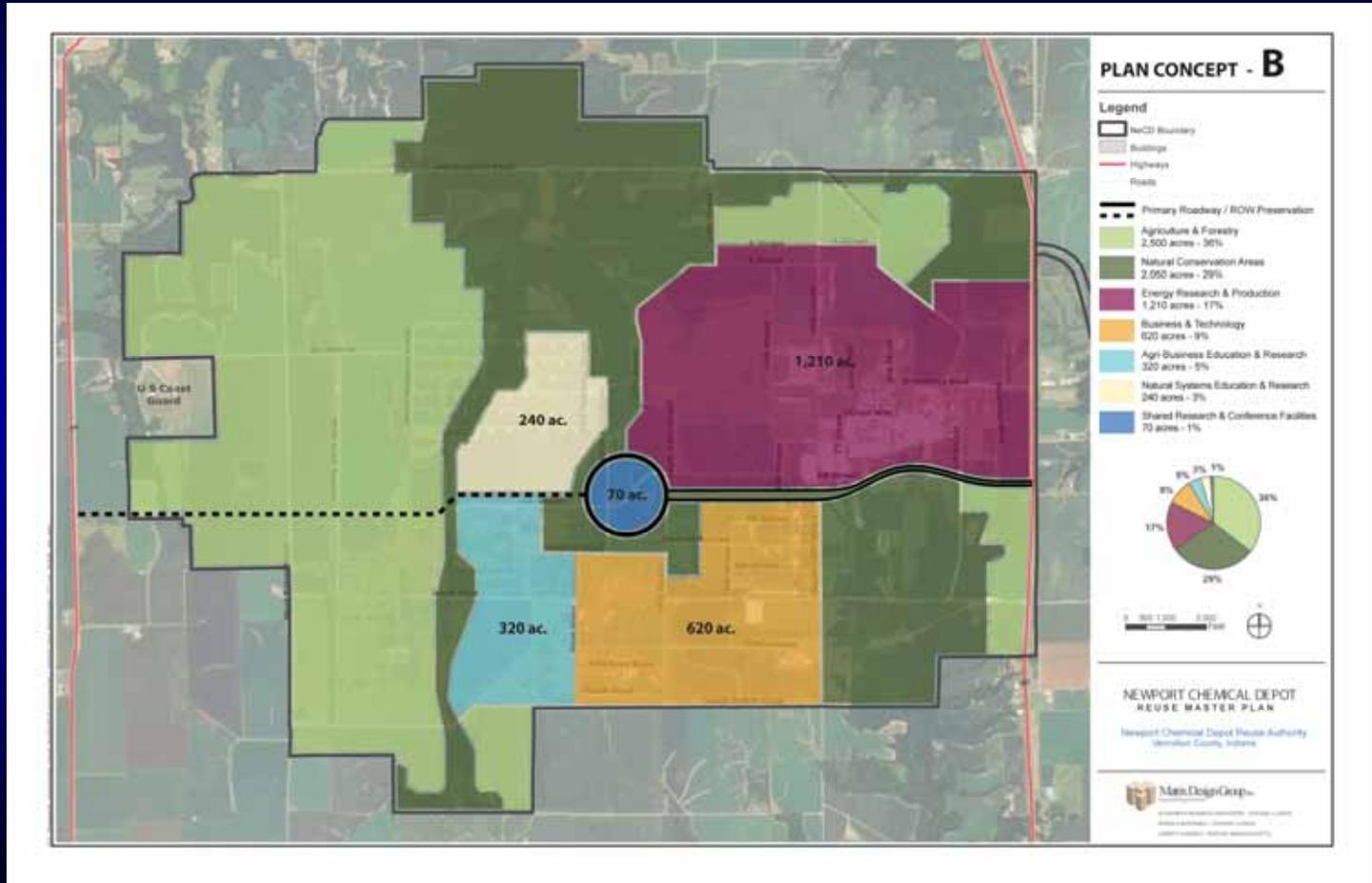


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► Plan Concept “B”



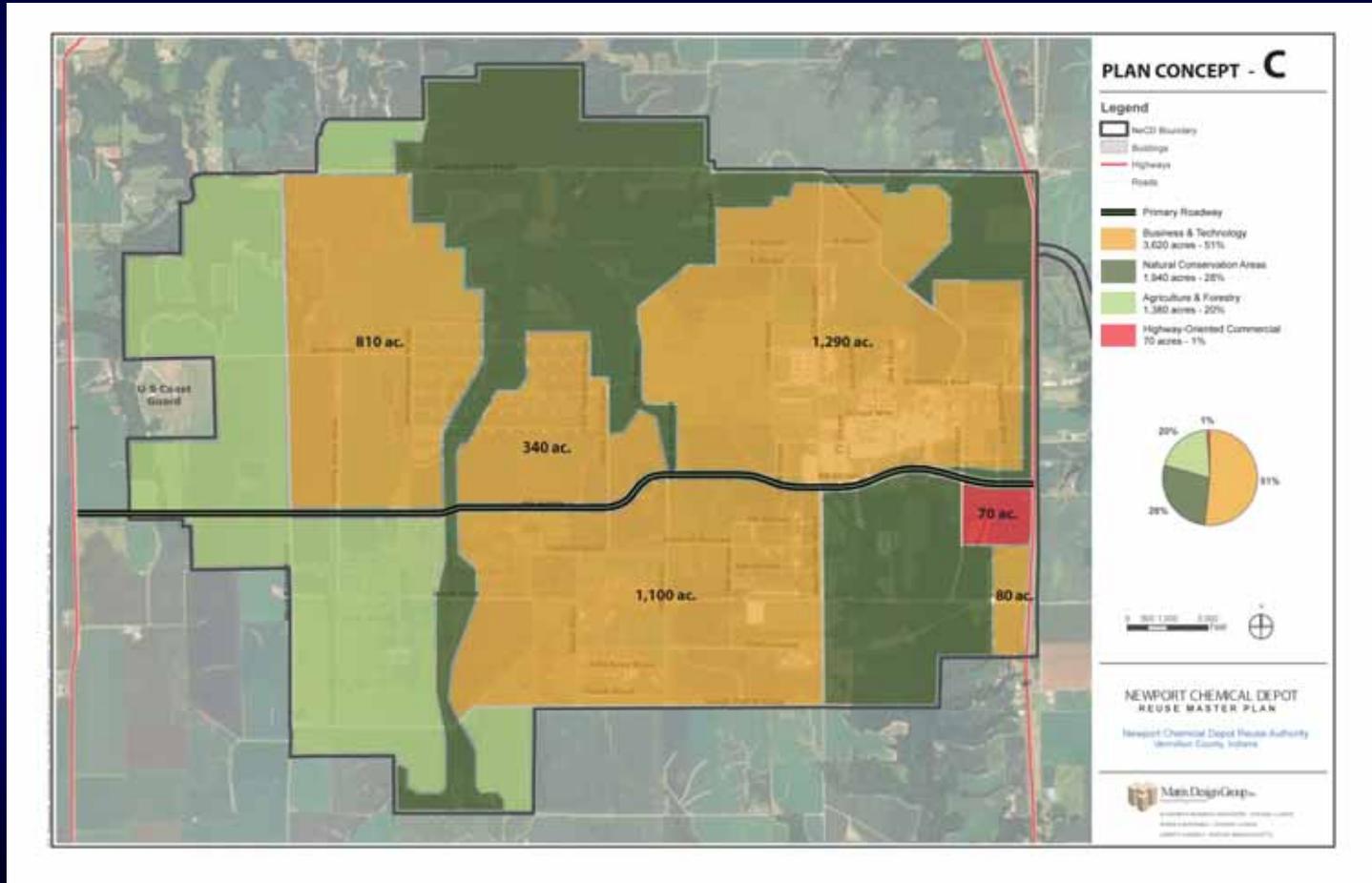


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► Plan Concept “C”



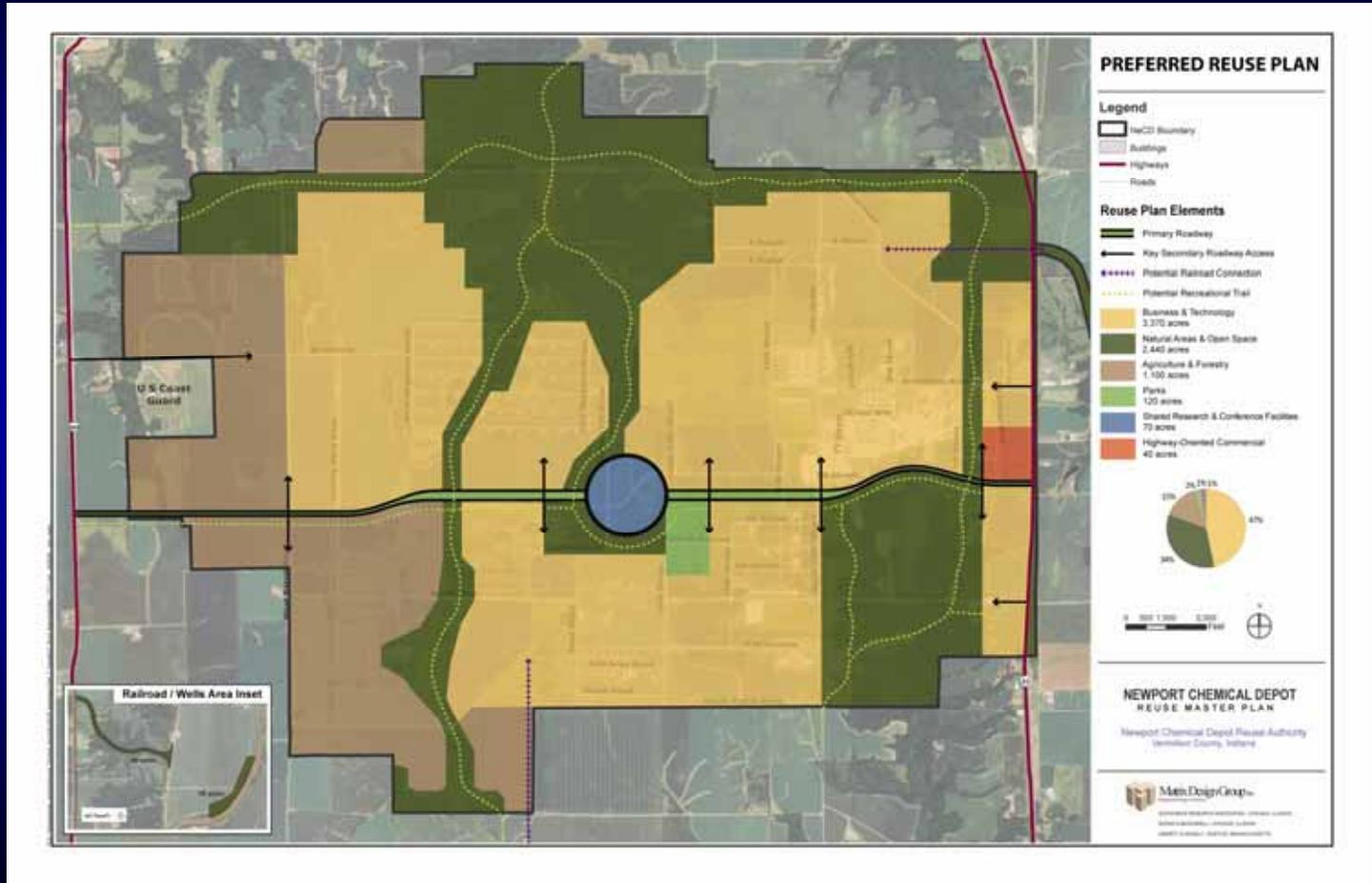


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► Preferred Reuse Plan





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► Preferred Reuse Plan – Major Land Uses

- Sets aside slightly more than **one-third (36%)** of the Depot's 7,000 acres for Natural Areas and Parks
- Designates about **one-half (49%)** for Business & Technology, Research, and Commercial uses
- Reserves **15%** for Agriculture & Forestry development





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► Preferred Reuse Plan – Natural & Cultural Resources

- *Identified Indiana Bat habitat sites are all located within the Natural Areas*
- *All 6 cemeteries are located within the Natural Areas*





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► Preferred Reuse Plan – Parks & Recreation

- Area around the iconic concrete “Bookends” designated as a Community / Regional Park
- Provides recreational access to Wabash River
- Variety of recreational uses (hiking, camping, fishing, hunting, etc.) possible within Natural Areas





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► Preferred Reuse Plan – Agriculture & Forestry

- Areas with best farming soils reserved for Agricultural & Forestry uses
- Agriculture would continue within Business & Technology areas until market demand supports development





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► Preferred Reuse Plan – Business & Technology

- Three “mega-sites” created to allow for major developments
- Additional sites in interior and along Highway 63 allow for smaller-scale business / technology park developments
- Maximizes opportunities for jobs / economic development





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► Preferred Reuse Plan – Business & Technology

- *Business & Technology uses are flexible to allow for changing markets over many years—could include office / industrial parks, research and testing facilities, manufacturing and fabrication, storage and distribution, energy production, agribusiness / energy research and education, and institutional uses*





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▶ Preferred Reuse Plan – Research / Conference Area

- Shared research, support, and conference facilities area in central location for all Depot users and community-at-large
- Promotes collaboration and economies of scale
- Creates special “focal point” for Depot adjacent to “Bookends Park”





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► Preferred Reuse Plan – Highway Commercial

- Provides land for uses such as hotels, restaurants, auto / truck service plaza at Highway 63 and main Parkway entrance
- Serves both Depot users and the community with commercial uses in short supply between Clinton and Cayuga

