



BRAC Reuse Master Plan

NEWPORT CHEMICAL DEPOT REDEVELOPMENT MASTER PLAN AND IMPLEMENTATION STRATEGY

VERMILLION COUNTY, INDIANA





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INDIANA

REDEVELOPMENT MASTER PLAN AND IMPLEMENTATION STRATEGY

NeCD Local Redevelopment Authority (LRA)

► LRA Board Members / Staff

- *Jack Fenoglio – Clinton President*
- *Tom Milligan – Dana Vice President*
- *Robert Rendaci – Clinton . . Treasurer*
- *Albert Clark – Cayuga*
- *Arden Kilgore – Cayuga*

► Goals and Objectives

- *Acquire the property at no cost to LRA / community*
- *Develop a reuse plan for industrial and agricultural uses*
- *Ensure preservation of natural resources*
- *Maximize local jobs and investment for Vermillion County and the region*



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REDEVELOPMENT MASTER PLAN AND IMPLEMENTATION STRATEGY

MATRIX PLANNING TEAM ROLES & RESPONSIBILITIES

► **Matrix Design Group / Matrix Environmental Services**

- Program Director / Project Manager
- Community Engagement and Programming
- Reuse Master Planning
- Land Use and Building Assessments
- Environmental Assessment
- Operating Plan and Implementation Strategies

► **Economics Research Associates**

- Regional / Western Indiana Market Conditions
- Market Demand and Land Use Programming
- Fiscal Impact / Financial Feasibility Analysis



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TEAM ROLES AND RESPONSIBILITIES

► Burns & McDonnell

- Utility and other Infrastructure Assessments
- Potential Developer Site Requirements

► Garrity & Knisely

- Homeless Assistance / Legally Binding Agreements
- Property Disposition and Transfer Strategies
- Army Negotiations



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BRAC LESSONS LEARNED

- ▶ Stay informed – keep involved
- ▶ Work together as a community towards a common goal
- ▶ Stay positive – “push the envelope” of ideas
- ▶ Redevelopment of the base can serve as a catalyst for positive change
 - *Replace and even increase the number of jobs*
 - *Integrate and connect the community*
 - *Spur growth and improvements in surrounding areas*
 - *Create a new “place” and attract new types of uses*
 - *Enhance agricultural / natural resources*



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BRAC LESSONS LEARNED

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- ▶ Redevelopment programs respond to . . . and sometimes create a market
- ▶ Nothing happens over night - It takes time . . . but, there is a light at the end of the tunnel!



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LESSONS LEARNED

► England Air Force Base – Alexandria, LA

- *Closed in 1992 – Rural site*
- *2,200 Acres*
- *682 Civilian jobs lost*

Today . . . England Air Park is:

► Mixed-Use development for:

- *1.5 million sq. ft. of commercial space*
- *50 Businesses employing over 1,300*
- *Nearly 600 residential housing units*
- *185 senior housing units on 60 acres*
- *Revenues from leases more than \$5 mil per year*
- *Alexandria International Airport (80,000 passengers /year)*



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LESSONS LEARNED

Loring Air Force Base – Maine

- ▶ *Closed in 1994 – Rural site*
- ▶ *8,700 Acres*
- ▶ *1,311 Civilian jobs lost*



Today . . . The Loring Commerce Centre is:

- ▶ *2.8 Mil Sq. Ft. of Buildings (1.6 mil sq. ft. occupied)*
- ▶ *1.2 Mil Sq. Ft. of Business and Commercial, Industrial, and Aviation uses*
- ▶ *Over 20 Businesses*
- ▶ *Over 1,400 new jobs*



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LESSONS LEARNED

Kansas Army Ammunition Plant – Kansas

- ▶ *Will Close in 2011 – Rural site*
- ▶ *13,727 Acres*
- ▶ *6,700 employed at the plant's peak production period*

Today . . . The Great Plains Industrial Park is being planned for:

- ▶ *4,000 acre Day & Zimmermann facility*
- ▶ *3,000-acre State Parks and Wildlife Preserve*
- ▶ *Energy Park*
- ▶ *Other Industrial Uses*
- ▶ *Agricultural Leasing*



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APPROACH TO THE PROJECT

► Answer Key Questions . . .

- What assets and liabilities will the community get?
- What are the property's inherent characteristics?
- What are your wants and needs and are they realistic?
- What is the road map that will get you there?
- What could the property look like in the future . . . what is the "vision"?
- What are the priorities for redevelopment?
- How much is it going to cost?
- How long is it going to take?



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APPROACH TO THE PROJECT

- ▶ **“Push the Envelope” to best position the property. . .**
 - What are the barriers to successful redevelopment?
 - What are market niche / targeted Industry opportunities?
 - How can building resources best be used?
 - Are buildings suitable for adaptive reuse?
 - How are high-paying jobs gained and tax base increased?
 - How can we expedite control of all or part of the property?



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REDEVELOPMENT MASTER PLAN AND IMPLEMENTATION STRATEGY

PUBLIC ENGAGEMENT PROGRAMMING

► Stakeholder Interviews

► Focus Group Meetings

- Land Use and Zoning
- Transportation and Infrastructure
- Economic / Business Development
- Environmental Cleanup

► Three General Public Meetings

- Introduction to the Project and Planning Process
- Presentation of Findings / Community Visioning
- Presentation of Redevelopment Plan Alternatives and Recommended Preliminary Redevelopment Plan



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EXISTING CONDITIONS ASSESSMENT

- ▶ **Off - Base Context and Influences**
- ▶ **On-Base Conditions / Infrastructure Systems**
 - Principal elements of infrastructure assessment are condition, capacity, location and cost to operate and improve
- ▶ **On-Base Conditions / Environmental**
- ▶ **On-Base Conditions / Buildings**
 - Building Inventory and Evaluation Matrix
 - Walk-Through Evaluation of Key Buildings
 - Building Data Sheets for buildings over 10,000 Sq. Ft.





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SITE-WIDE DEVELOPMENT SUITABILITY

- ▶ **Natural site conditions**
 - Vegetation and wildlife
 - Topography and drainage systems
 - Wetlands
- ▶ **Known and potential environmental contamination**
- ▶ **Cultural / historic resources**
- ▶ **Utilities and transportation infrastructure**
- ▶ **Buildings and facilities**
- ▶ **Land use and access**



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MARKET AND ECONOMIC CONDITIONS ASSESSMENT

- ▶ **Vermillion County / West Central Indiana / Regional Socio-Economic Conditions**
- ▶ **Economic / Real Estate “SWOT” Analysis**
 - Competitive issues
 - Locational considerations
 - Facility opportunities and constraints
 - Unique considerations



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MARKET POTENTIAL OF LAND AND FACILITIES

► Market Potential of Land and Facilities

- Identification of potentially viable public and/or private-sector revenue-generating uses
- Summary of redevelopment barriers / challenges
- Economic development targeting and preliminary land use programming

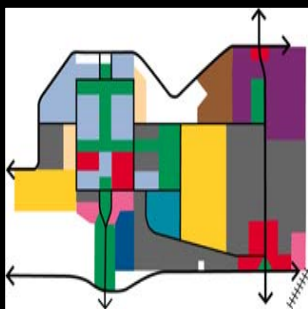


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► Planning and Development Framework Plan Workshop

- Presentation of Existing Conditions
- Business and Development Issues
- Preliminary Infrastructure Service Concepts



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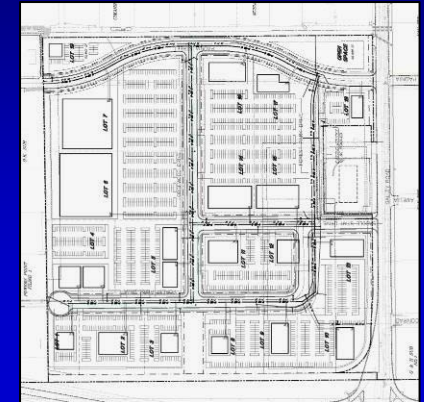
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► Potential User Site Requirements / Characteristics

- Layout and configuration
- Area / size requirements
- Unique water / other utility needs
- Special building needs
- Security issues / buffers and setbacks / visibility
- Parking / storage requirements
- Access and circulation





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► Redevelopment Plan Alternatives

- *Physical conditions*
- *Environmental considerations*
- *Market opportunities*
- *LRA / Community goals and objectives*



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CONCEPTUAL MASTER PLANNING

► **Disposition Strategies / Transfer Mechanisms**

- Master developer strategies and land sales by auction
- Public Benefit Conveyances
- Economic Development Conveyances
- Privatization of utilities
- Conservation Conveyances



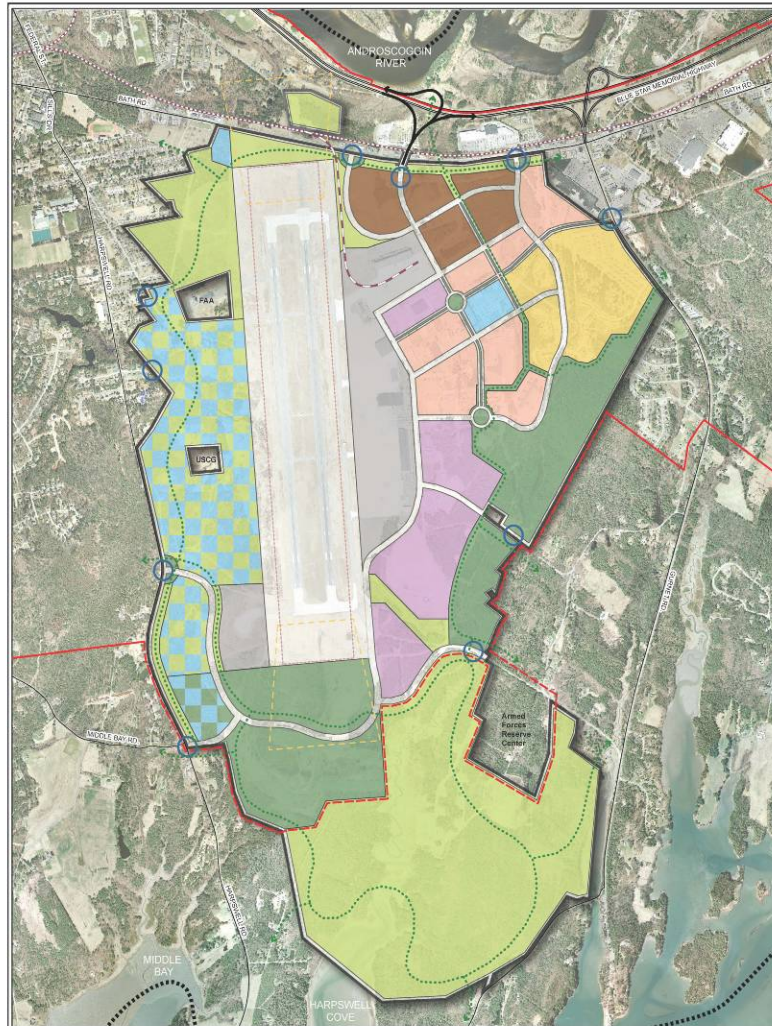
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Proposed Land Use Program

	LAND USE DISTRICTS	SURPLUS ACRES	PERCENT OF TOTAL
Land Development	Airport Operations	500	16%
	Aviation-Related Business	230	7%
	Professional Office	120	4%
	Community Mixed Use	175	5%
	Business and Technology Industries	190	6%
	Education	200	6%
	Residential	215	7%
	SUBTOTAL	1,630	51%
Open Space	Recreation / Open Space	510	16%
	Natural Areas	1,060	33%
	SUBTOTAL	1,570	49%
	GRAND TOTAL	3,200	100%

Notes:

1. Checkered blue-light green area totals 320 acres, of which an undefined 175 acres have been assigned in the table above to Education and 145 acres to Natural Areas.
2. Checkered blue-dark green area totals 30 acres, all of which has been assigned in the table above to Recreation / Open Space; however, Education would be an allowed use, if needed.
3. Checkered light green-dark green (East Brunswick Transmitter Site) area totals 70 acres, of which an undefined 30 acres have been assigned in the table above to Recreation / Open Space and 30 acres to Natural Areas.
4. The Runway Object Free Area provides a 500-foot buffer to the east and west of the two runways. The Airport Operations land use district extends an additional 500 feet beyond the Runway Object Free Area, resulting in a 1,000-foot buffer parallel to the runways.



Brunswick Naval Air Station Reuse Master Plan

Legend

- BNAS Surplus Property Boundary
- Town of Brunswick Boundary
- State Highway
- Major Road
- Railroad
- Runway Protection Zone
- Runway Object Free Area
- Existing Brunswick Growth Boundary
- Potential Brunswick Growth Boundary
- Potential Pedestrian / Bike Connections
- Potential New Interchange
- Potential Railroad Spur
- Access Points



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PROJECT SCHEDULE

	2008	2009									
PHASE A: PROJECT SCOPE REFINEMENT AND MANAGEMENT	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	
TASK 1: REVIEW / REFINE SCOPE OF SERVICES AND SCHEDULE											
TASK 2: Final Contract Terms And Conditions											
TASK 3: Project Team / Client Update Meetings		♦	♦	♦	♦	♦	♦	♦	♦	♦	
PHASE B: INVENTORY AND ASSESSMENT	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	
TASK 1: Community Involvement And Public Participation											
Subtask A: Stakeholder Interviews		♦									
Subtask B: Focus Group Meetings		♦									
Subtask C: General Public Meetings		♦			♦			♦			
Subtask D: Teen / Youth Visioning Workshop					♦						
Subtask E: Website Development and Management											
TASK 2: Identification Of Area Social Economic Conditions											
TASK 3: Identification Of NeCD Facilities											
Subtask A: Digital GIS Base Mapping											
Subtask B: Off-Base Context and Influences Analysis											
Subtask C: On-Base Conditions / Land and Facilities Assessment											
Subtask D: On-Base Conditions / Infrastructure Assessment											
Subtask E: On-Base Conditions / Environmental Assessment											
TASK 4: Market Potential of Land and Facilities											
Subtask A: Summary of Redevelopment Barriers											
Subtask B: Economic Development Targeting / Programming											
TASK 5: Homeless Accommodation Considerations											
TASK 6: Opportunites And Constraints / Suitability Map											
PHASE C: CONCEPTUAL MASTER PLANNING	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	
TASK 1: Planning And Development Framework Plan Workshop					♦						
TASK 2: Potential Use Site Requirments / Characteristics											
TASK 3: Redevelopment Plan Alternatives											
TASK 4: Disposition Strategies / Transfer Mechanisms											
TASK 5: Alternative Plan Evaluation And Comparison											
TASK 6: Alternative Plan Review Workshop								♦			
TASK 7: Preliminary "Preferred" NeCD Redevelopment Plan											
TASK 8: Final NeCD Redevelopment Master Plan / Strategy											



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WHAT ARE YOUR ISSUES & CONCERNS FOR REDEVELOPMENT

