



## PUBLIC MEETING # 2

# NEWPORT CHEMICAL DEPOT REUSE MASTER PLAN AND IMPLEMENTATION STRATEGY

VERMILLION COUNTY, INDIANA



ECONOMICS RESEARCH ASSOCIATES | BURNS & McDONNELL | GARRITY & KNISELY



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REUSE MASTER PLAN AND IMPLEMENTATION STRATEGY

## Newport Chemical Depot Reuse Authority (NeCDRA)

### ► **Welcome and Purpose of the Meeting**

- Recent Planning Activities
- Presentation of Existing Conditions Assessments
- Presentation of Development Suitability Analysis
- Public Visioning Session / Reuse Considerations

### ► **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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## Newport Chemical Depot Reuse Authority (NeCDRA)

### ► Goals and Objectives

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

### ► Notices of Interest Received from:

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



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# PROJECT SCHEDULE

	2008		2009							
	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER
<b>PHASE A: PROJECT SCOPE REFINEMENT AND MANAGEMENT</b>										
TASK 1: REVIEW / REFINE SCOPE OF SERVICES AND SCHEDULE										
TASK 2: Final Contract Terms And Conditions										
TASK 3: Project Team / Client Update Meetings		•	•	•	•	•	•	•	•	•
<b>PHASE B: INVENTORY AND ASSESSMENT</b>										
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: Opportunities And Constraints / Suitability Map										
<b>PHASE C: CONCEPTUAL MASTER PLANNING</b>										
TASK 1: Planning And Development Framework Plan Workshop					•					
TASK 2: Potential Use Site Requirements / 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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## PUBLIC ENGAGEMENT ACTIVITIES

- ▶ **Web Site Development** – [www.NeCDRA.com](http://www.NeCDRA.com)
- ▶ **Stakeholder Interviews** – *Week of February 23rd*
- ▶ **Focus Group Meetings** – *Week of March 23rd*
  - Land Use Agricultural Resources
  - Infrastructure Systems
  - Economic / Business Development
- ▶ **Three General Pubic Meetings**
  - Introduction to the Project – *February 24th*
  - ***Presentation of Findings / Visioning Process***
  - Presentation of Reuse Plan Alternatives and Recommended Preliminary Reuse Plan



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## EXISTING CONDITIONS ASSESSMENT

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### ► Newport Chemical Depot – Site Tour



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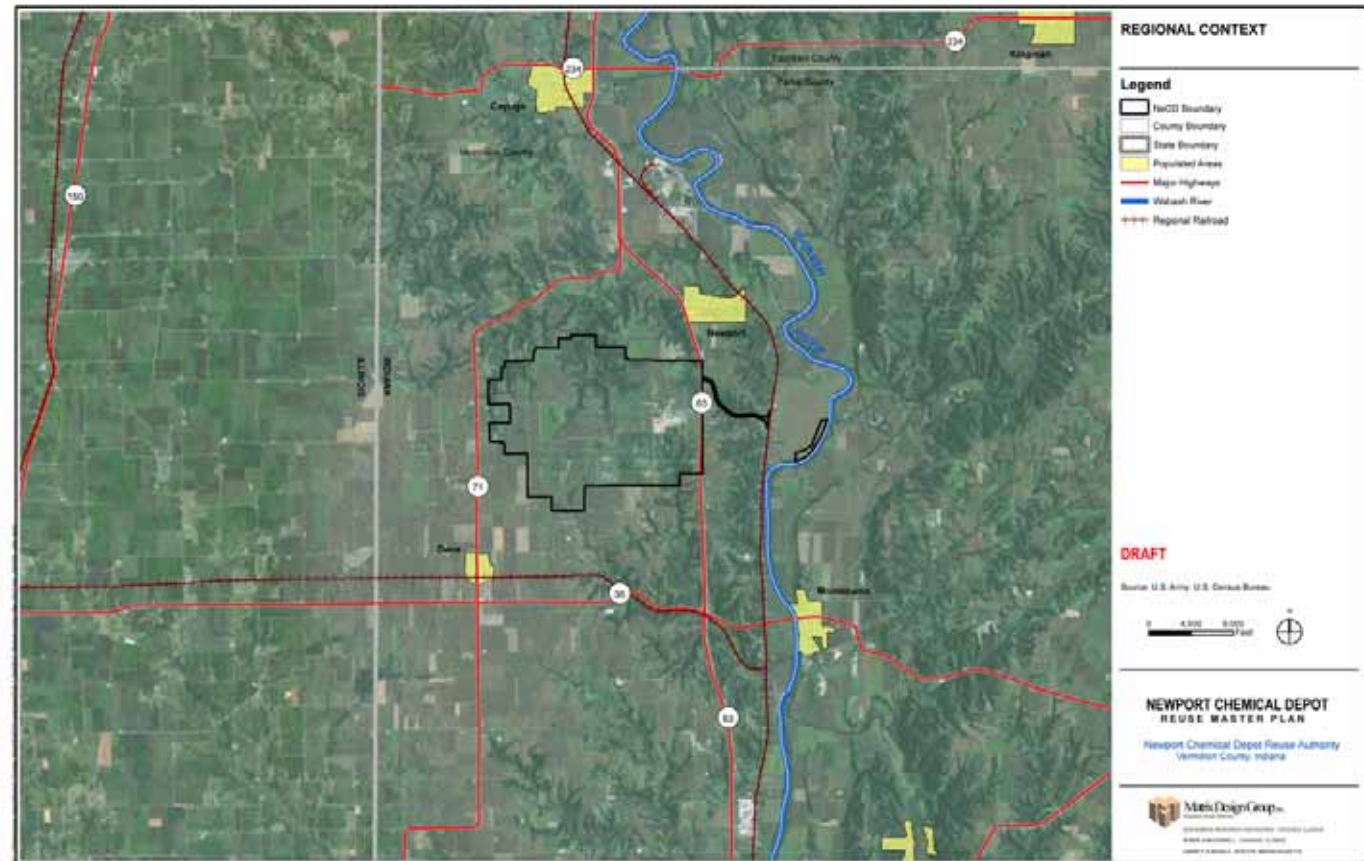


## REUSE MASTER PLAN AND IMPLEMENTATION STRATEGY

# EXISTING CONDITIONS ASSESSMENT

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## ► Newport Chemical Depot – Regional Context



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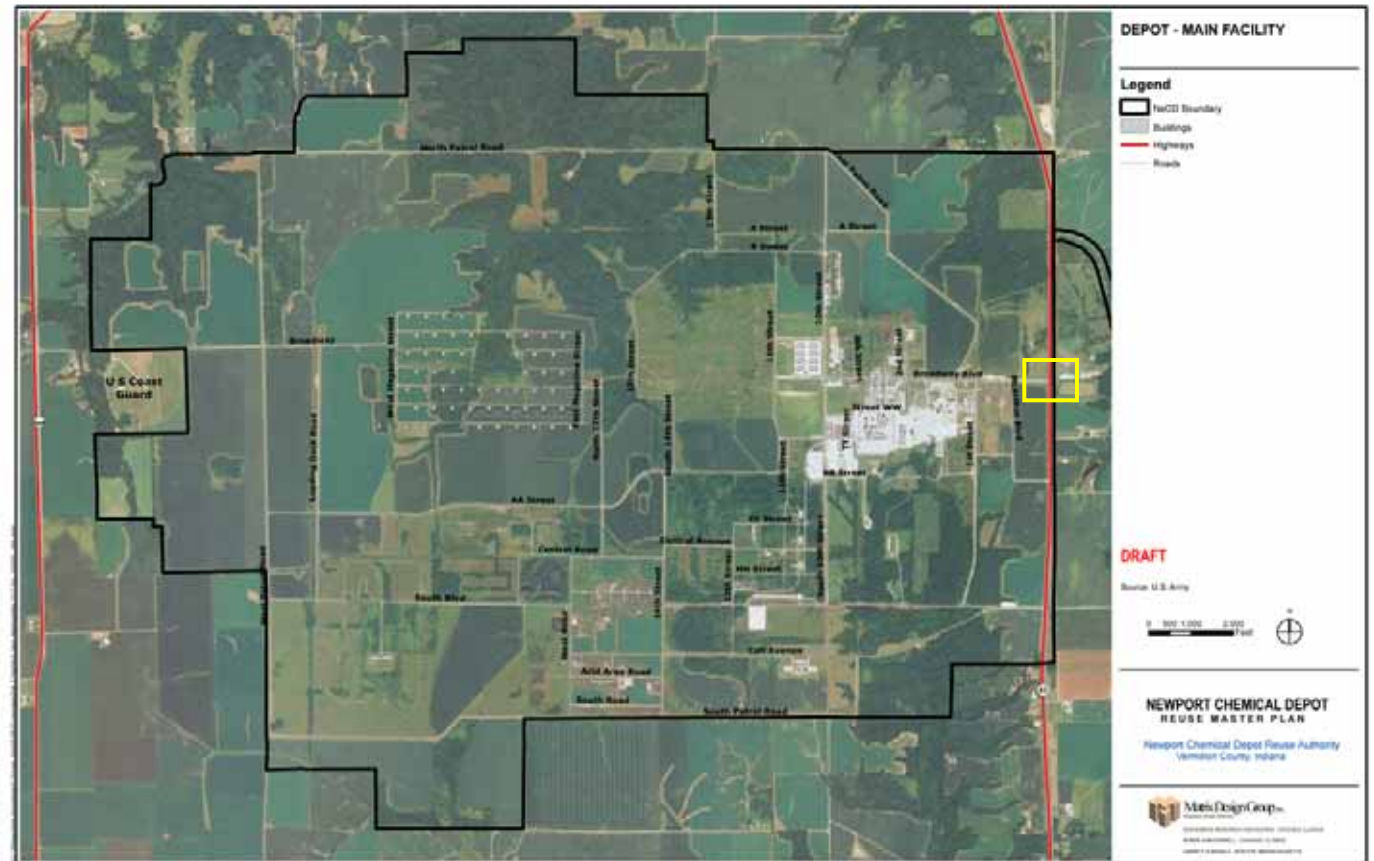


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# EXISTING CONDITIONS ASSESSMENT

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## ► Newport Chemical Depot – Access



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### ► Newport Chemical Depot – Access



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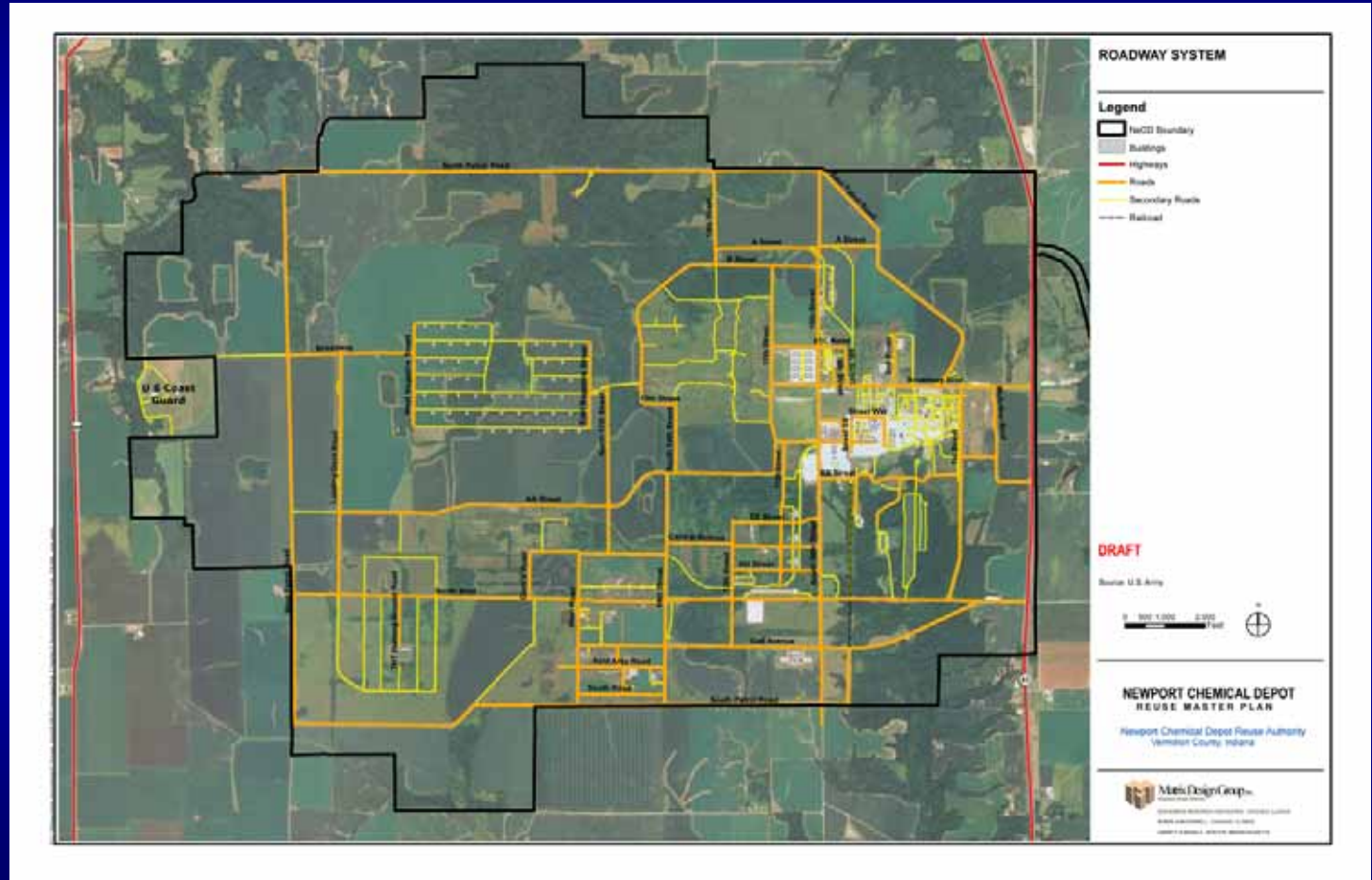


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# EXISTING CONDITIONS ASSESSMENT

NEWPORT  
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## ► Newport Chemical Depot – Roadway System





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## EXISTING CONDITIONS ASSESSMENT

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### ► Newport Chemical Depot – Roadway System



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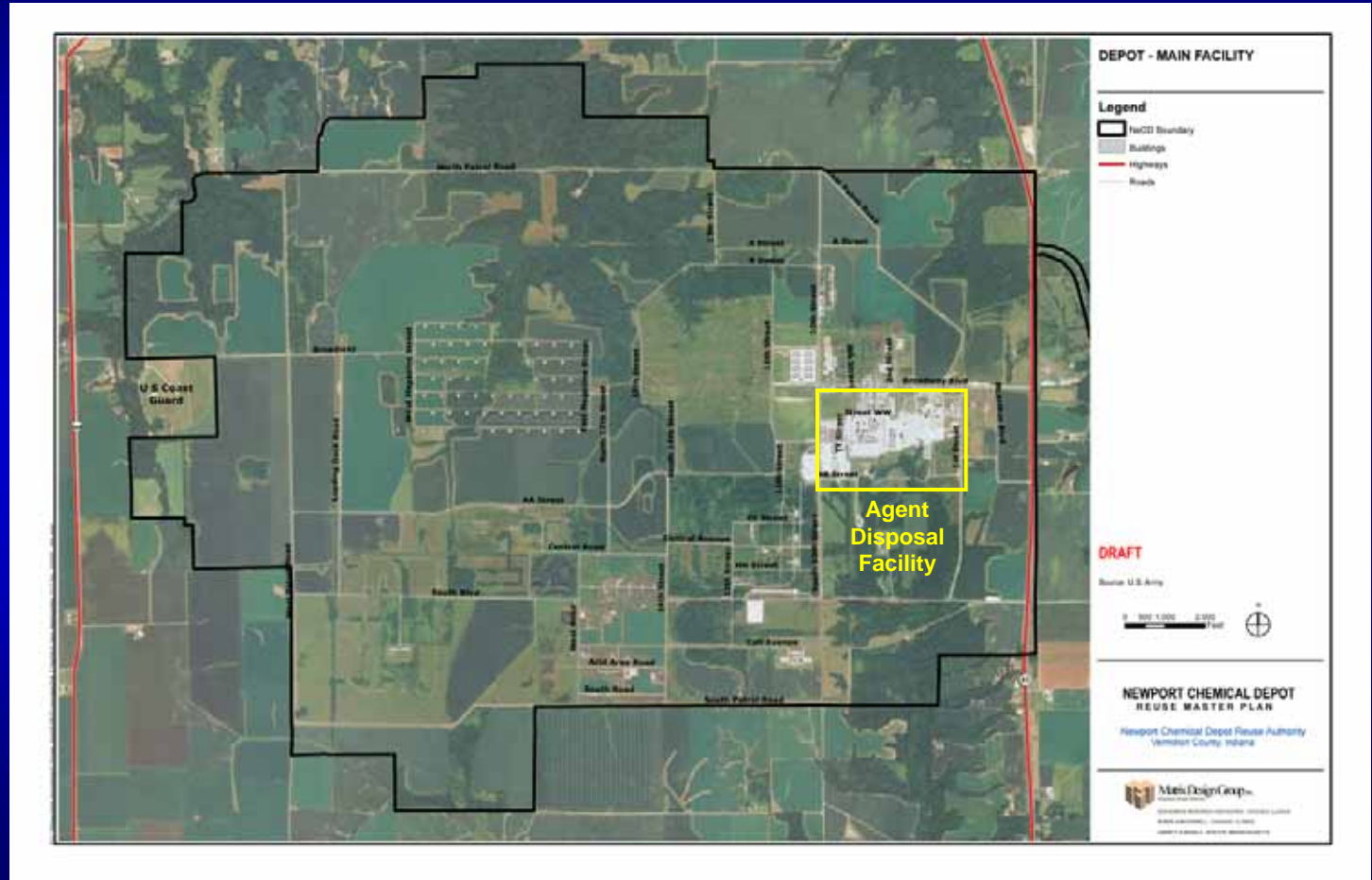


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# EXISTING CONDITIONS ASSESSMENT

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## ► Newport Chemical Depot – Agent Disposal Facility



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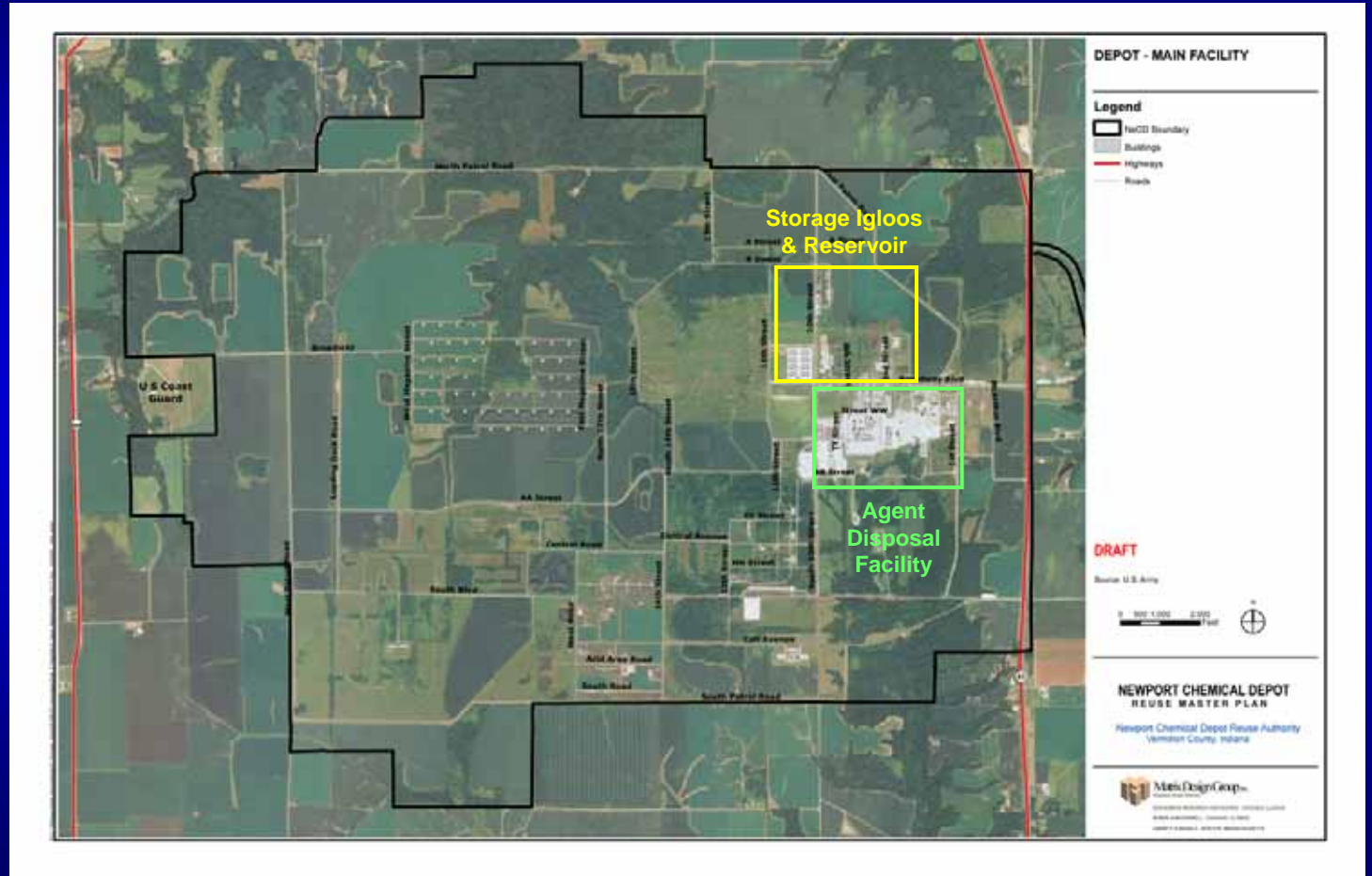


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# EXISTING CONDITIONS ASSESSMENT

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## ► Newport Chemical Depot – Storage Igloos & Reservoir



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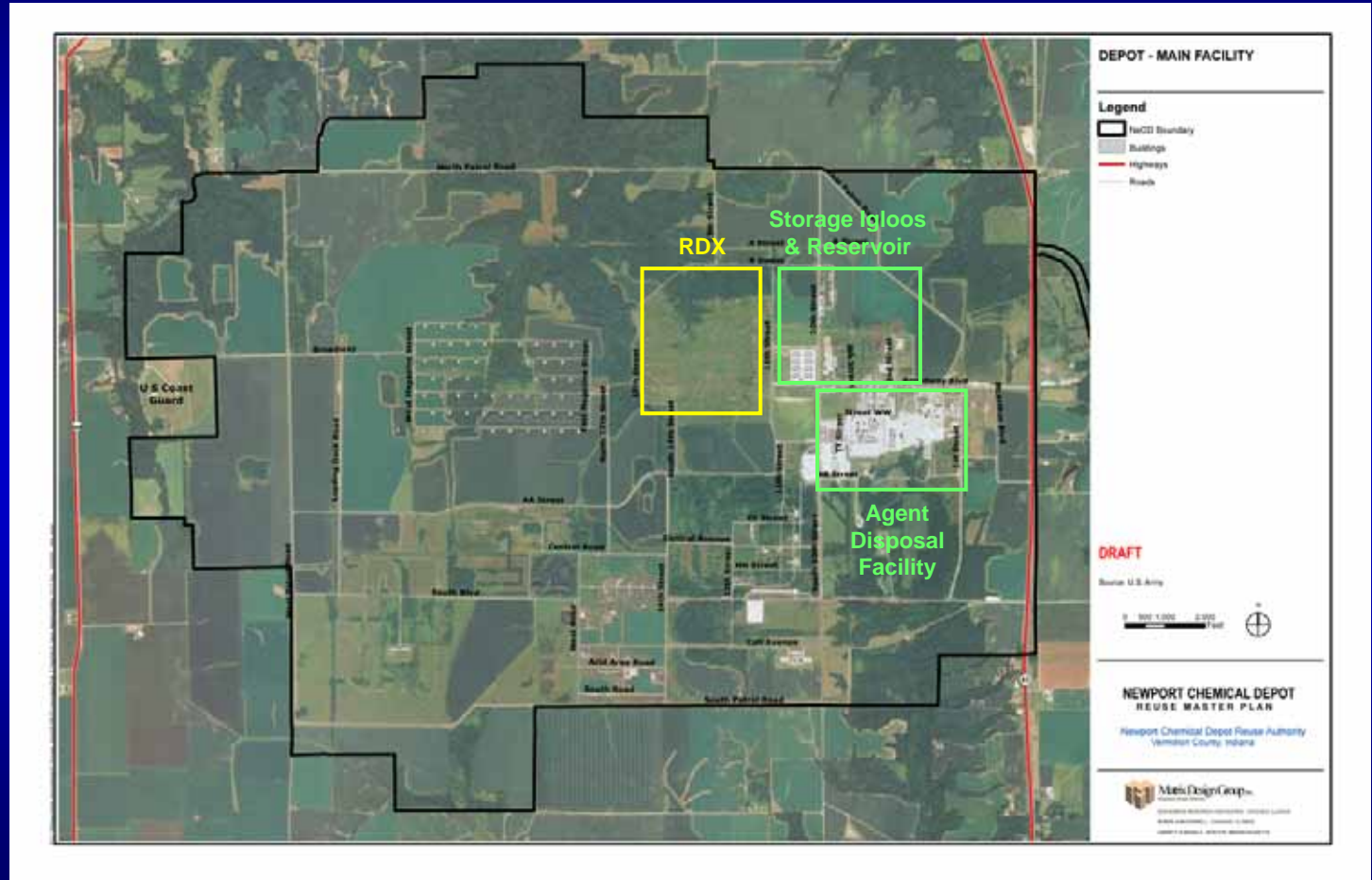


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# EXISTING CONDITIONS ASSESSMENT

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## ► Newport Chemical Depot – RDX Area



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## EXISTING CONDITIONS ASSESSMENT

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### ► Newport Chemical Depot – RDX Area



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### ► Newport Chemical Depot – RDX Area



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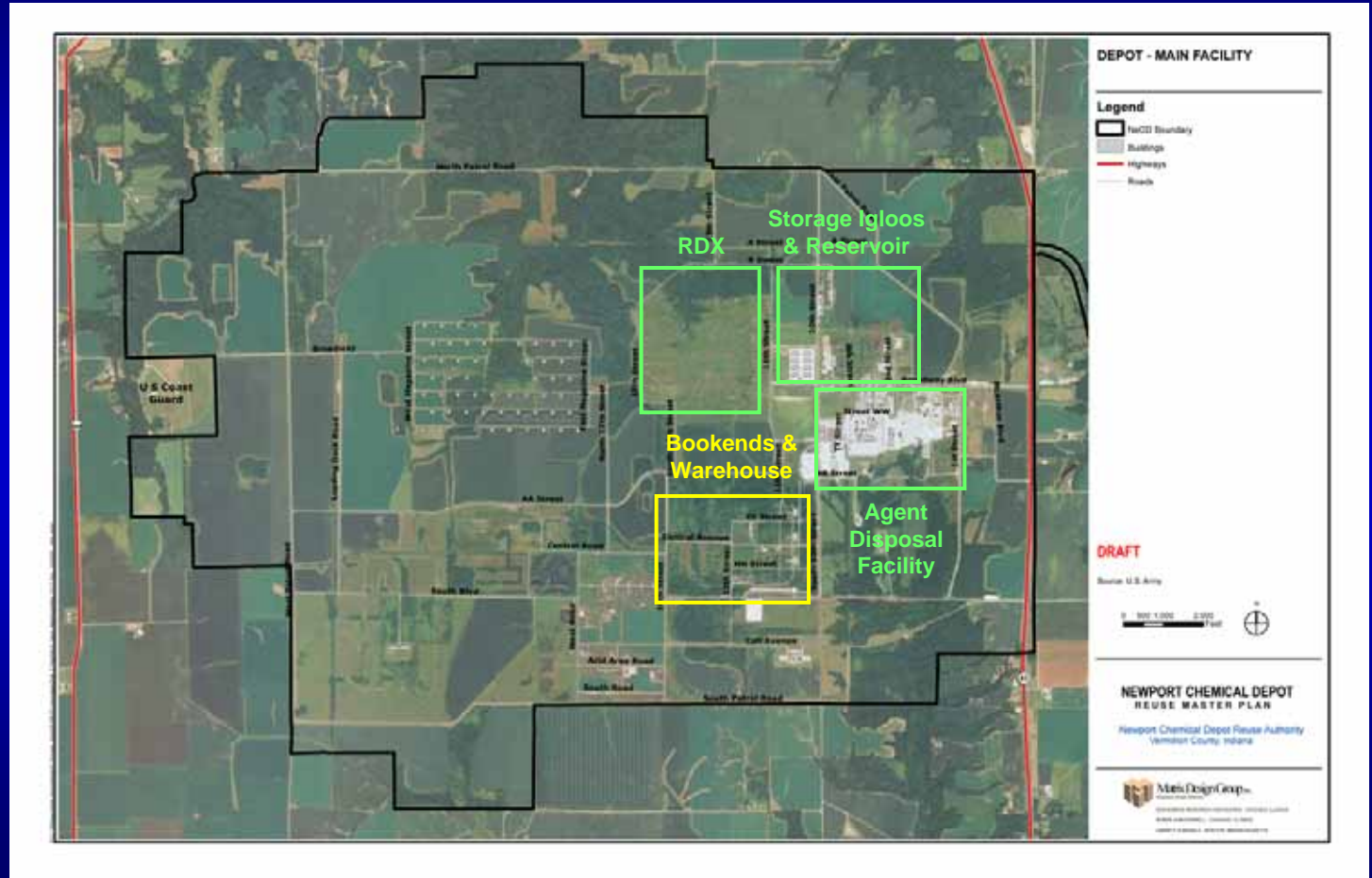


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# EXISTING CONDITIONS ASSESSMENT

NEWPORT  
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## ► Newport Chemical Depot – Bookends and Warehouses





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## EXISTING CONDITIONS ASSESSMENT

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### ► Newport Chemical Depot – Bookends and Warehouses



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## EXISTING CONDITIONS ASSESSMENT

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### ► Newport Chemical Depot – Bookends and Warehouses



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## EXISTING CONDITIONS ASSESSMENT

### ► Newport Chemical Depot – Headquarters Building



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### ► Newport Chemical Depot – Headquarters Building



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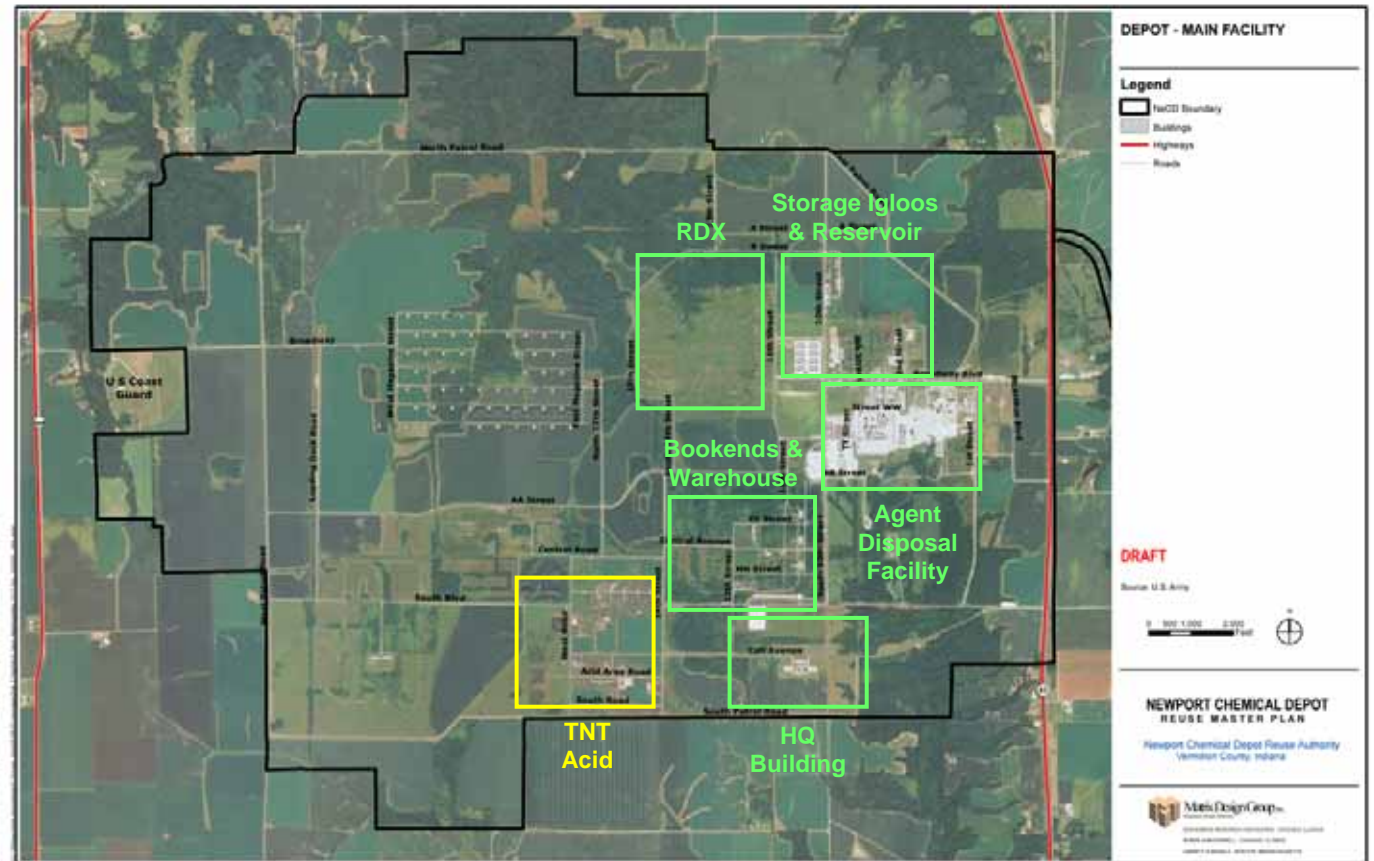


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# EXISTING CONDITIONS ASSESSMENT

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## ► Newport Chemical Depot – TNT / Acid Area



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## EXISTING CONDITIONS ASSESSMENT

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### ► Newport Chemical Depot – TNT / Acid Area



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## EXISTING CONDITIONS ASSESSMENT

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### ► Newport Chemical Depot – TNT / Acid Area



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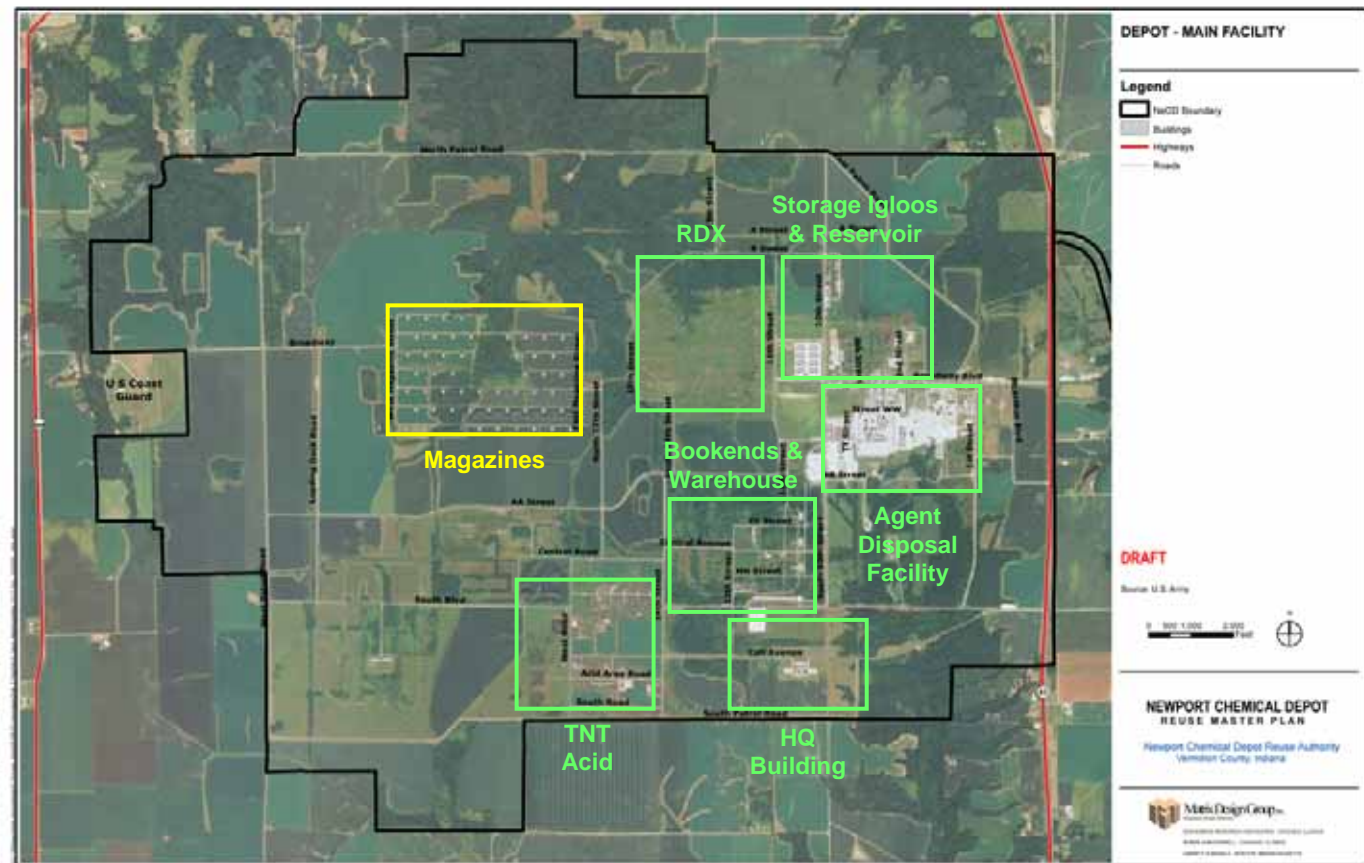


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# EXISTING CONDITIONS ASSESSMENT

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## ► Newport Chemical Depot – Richmond Magazines



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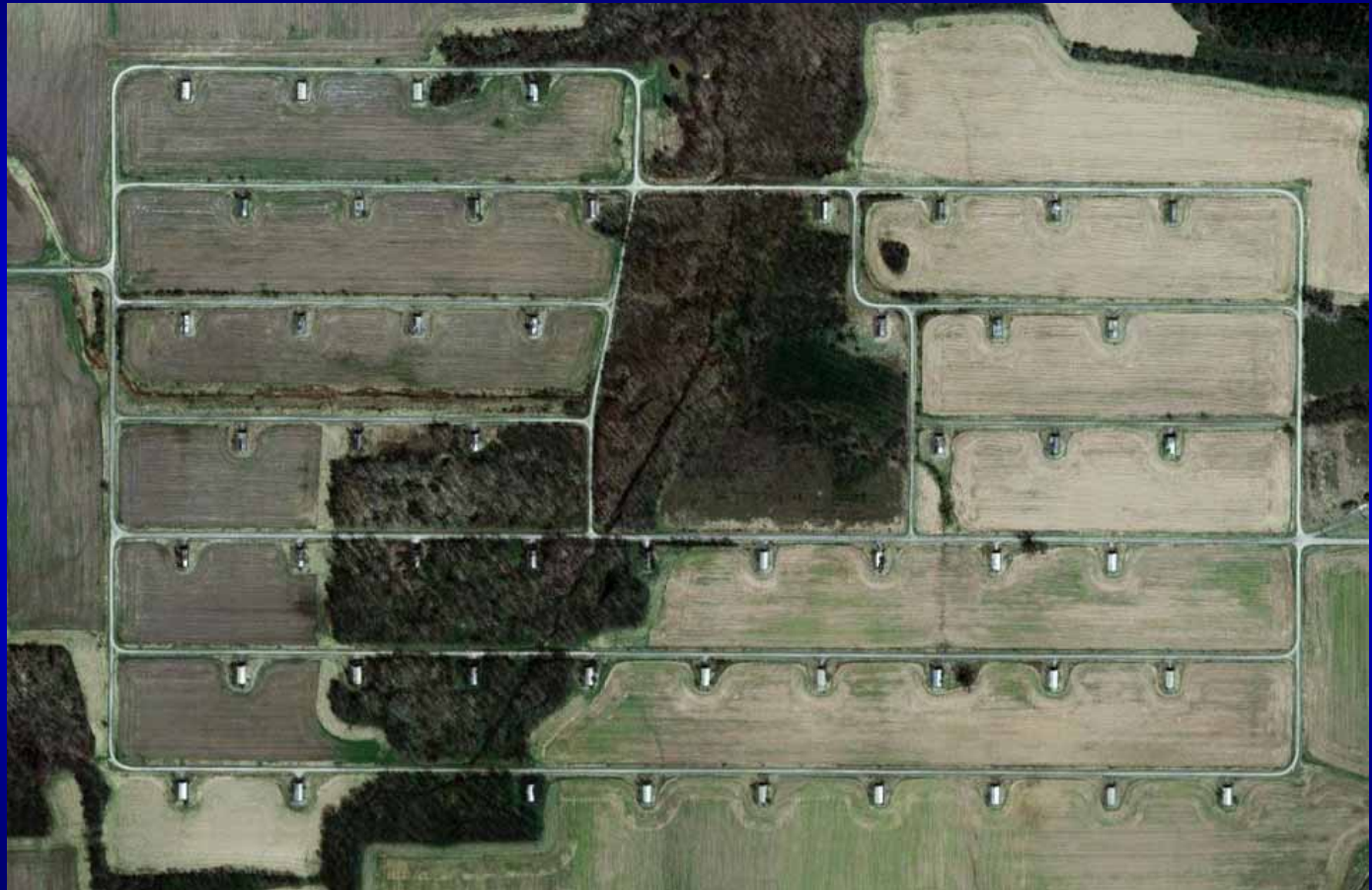
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## EXISTING CONDITIONS ASSESSMENT

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### ► Newport Chemical Depot – Richmond Magazines



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## EXISTING CONDITIONS ASSESSMENT

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### ► Newport Chemical Depot – Richmond Magazines



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## EXISTING CONDITIONS ASSESSMENT

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### ► Newport Chemical Depot – Agriculture / Natural Systems



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## EXISTING CONDITIONS ASSESSMENT

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### ► Newport Chemical Depot – Cemeteries





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## EXISTING CONDITIONS ASSESSMENT

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### ► Newport Chemical Depot – Site Tour



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## EXISTING CONDITIONS ASSESSMENT

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### ► Buildings and Facilities Assessment



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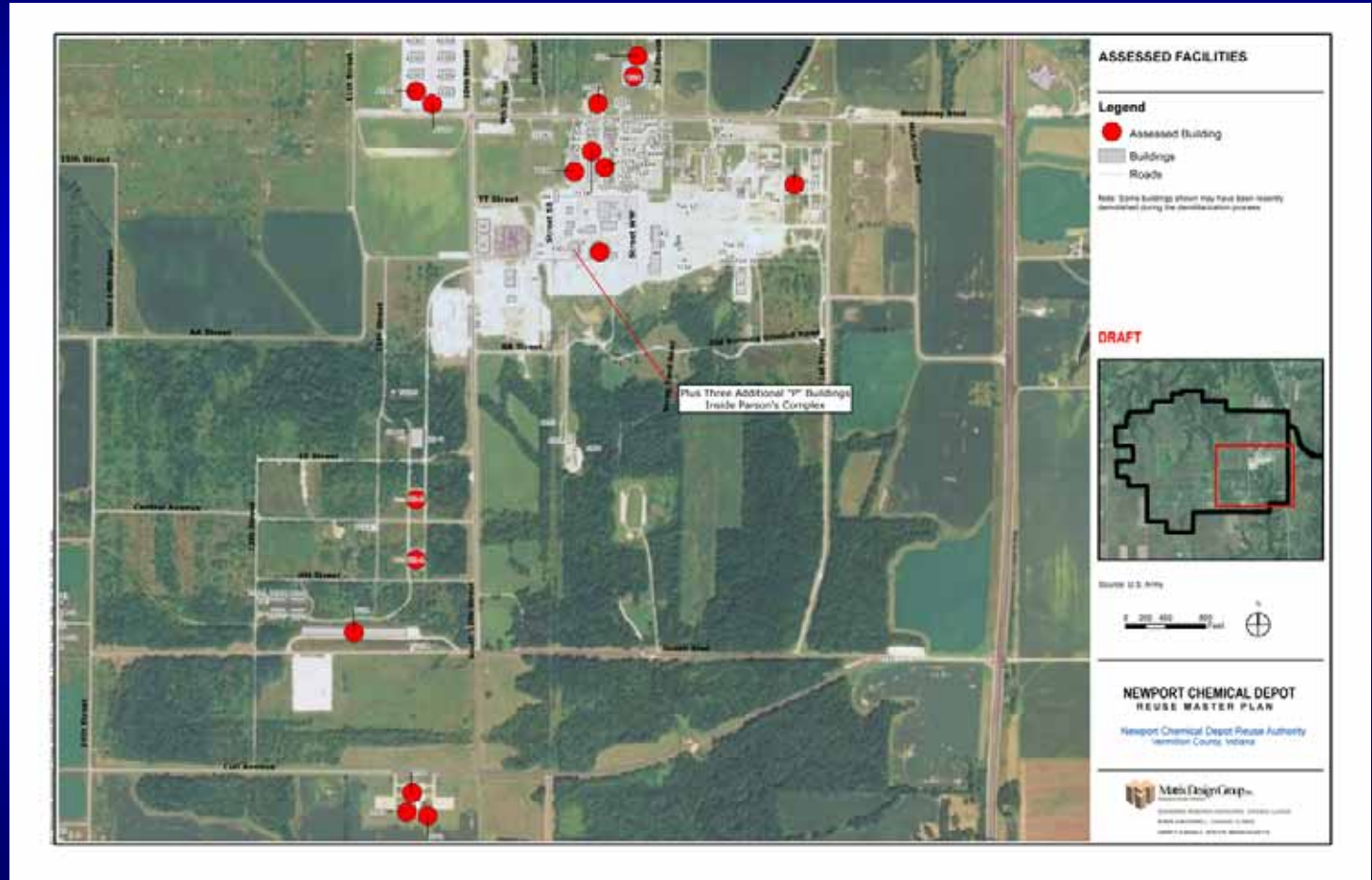


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# EXISTING CONDITIONS ASSESSMENT

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## ► Assessment of Key Buildings



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## REUSE MASTER PLAN AND IMPLEMENTATION STRATEGY

# EXISTING CONDITIONS ASSESSMENT

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## ► Assessment of Key Buildings

### Newport Chemical Depot Property Condition Assessment

BLDG No.  
**713A**

Name: **Stores and Procurement**

#### GENERAL INFORMATION

Type Code per IBC:  
Property Number: 713A Stores and Procurement  
Facility ID: 00713A  
Category Code: STORAGE GP/INST  
Current Use: Supply Storage and Procurement

Newport Present  
Value:

Year Built: 1942  
Date acquired by  
Government: July 1942  
Government  
Cost: \$41,657  
Approximate  
Dimensions  
(L x W x H): 80' x 220'  
Approximate  
Area (Sq. Ft.): 17,600

#### ARCHITECTURAL

- Single-story wood frame 1942 warehouse structure. 80' x 220' area is open bay warehouse space, 20' x 220' is drop ceiling office/classroom/utility space.



North East Elevation



South East Elevation



Loading dock on SE Corner of Building

1 of 3

### Newport Chemical Depot Property Condition Assessment

BLDG No.  
**713A**

#### ACCESSIBILITY

- Accessible

#### STRUCTURE

Foundation Type: Unknown, but typical construction is wall footing  
Exterior Wall Structure Framing Type: Wood frame construction  
Roof Structure Framing Type: Wood frame supporting built-up roof  
Floor Structure: Cast in place slab on grade construction  
Interior Wall Construction Type: Wood frame with drywall for office/classroom area  
Lateral Force Resisting System: Wood frame

#### ELECTRICAL

- 110/220/440V power throughout the facility

#### HVAC

- 2 hot water boilers provide radiant hot water heat for building. These boilers were replaced in 1994 with new boilers, 2 each at 296,000 BTU/hr output, natural gas fed. Ceiling fans in warehouse portion of building. Central HVAC no longer operational for building. Isolated window AC units provide limited cooling.



Interior view of supply warehouse area



Interior view of supply warehouse area



Interior view, typical office area

2 of 3





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## EXISTING CONDITIONS ASSESSMENT

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### ► Facilities Assessment – Building Types



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## EXISTING CONDITIONS ASSESSMENT

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### ► Assessment of Existing Environmental Conditions



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## EXISTING CONDITIONS ASSESSMENT

### ► Assessment of Environmental Conditions

- Reviewed Army Documents
- Evaluated / Summarized Environmental Sites Status
- Evaluated Existing Land Use Controls
- Evaluated Potential Areas of Environmental Concern not addressed by Army
- Developed Environmental Constraints Maps for Future Reuse of Agriculture and Industrial



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## EXISTING CONDITIONS ASSESSMENT

### ► **Assessment of Environmental Conditions – Summary of Key Findings**

#### – Environmental Sites Status

- *69 Solid Waste Management Units / 10 Areas of Concern under a RCRA Part B Permit*
  - ✓ Explosives Manufacturing and Storage
  - ✓ Chemical Agent Manufacturing
  - ✓ Chemical Agent Neutralization
  - ✓ Landfills, Burial Grounds, Burning Grounds
  - ✓ Ranges
- *64 Sites have No Further Action Determinations from Indiana Department of Environmental Management (IDEM)*
- *Additional 35 Sites under Investigation*



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## EXISTING CONDITIONS ASSESSMENT

### ► Assessment of Environmental Conditions – Summary of Key Findings

- Existing Land use Controls (LUC's) at 12 Sites
  - *No groundwater use*
  - *No residential use*
  - *No agricultural use*
  - *No excavation*
- Additional Land Use Controls prior to transfer of the property
  - *Entire chemical plant area*
  - *Possible additional LUCs for areas currently under investigation*



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## EXISTING CONDITIONS ASSESSMENT

### ► Assessment of Environmental Conditions – Summary of Key Findings

- Potential Areas of Concern Identified
  - *MEC Areas (Munitions of Environmental Concern)*
    - ✓ National Guard Training Area
    - ✓ Old Chemical Munitions Detonation Area
    - ✓ Explosives Testing Area
  - *Explosives Areas*
    - ✓ Former RDX and TNT Foundations, Residual Structures, Piping Areas
    - ✓ Loading Docks
    - ✓ Richmond Magazines
  - *Other Areas of Concern*
    - ✓ Utilities
    - ✓ Asbestos and lead based paint
    - ✓ Residual POL at UST sites
    - ✓ Unknown excavation area
    - ✓ Potential radiological contamination at P-9 plant



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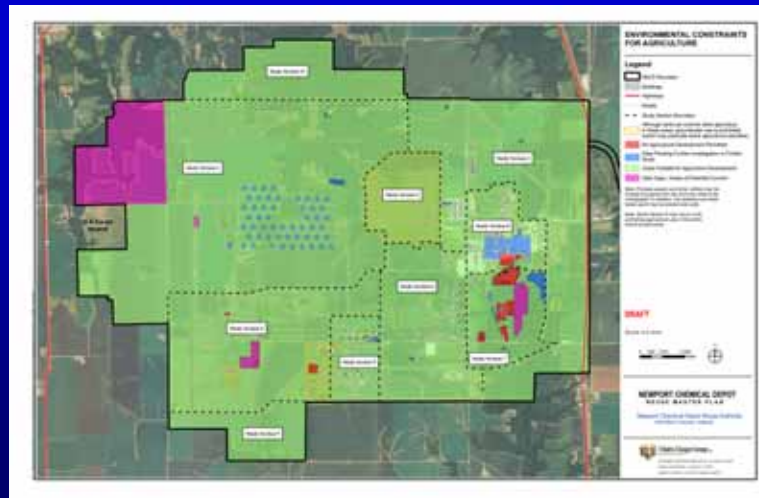
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## EXISTING CONDITIONS ASSESSMENT

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### ► Assessment of Environmental Conditions – Summary of Key Findings

- Environmental Constraints to Agricultural Reuse
  - *Sites with groundwater land use restrictions*
  - *Sites with agricultural land use restrictions*
  - *Sites pending further investigation by the Army*
  - *Sites identified as potential Areas of Concern (AOC's)*







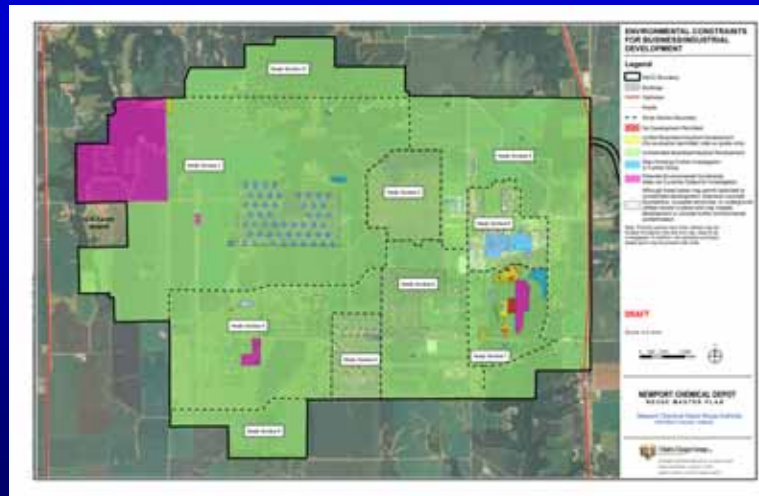
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## EXISTING CONDITIONS ASSESSMENT

### ► Assessment of Environmental Conditions – Summary of Key Findings

- Environmental Constraints to Business / Industrial Reuse
  - *Sites with excavations or building restrictions*
  - *Sites with extensive concrete, underground utilities, or unusable structures*
  - *Sites pending further investigation by the Army*
  - *Sites identified as potential Areas of Concern (AOC's)*





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## EXISTING CONDITIONS ASSESSMENT

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### ► Assessment of Existing Infrastructure and Utilities



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## EXISTING CONDITIONS ASSESSMENT

### ► Assessment of Infrastructure – Summary of Key Findings

#### – Transportation System

- *Highway Access is good . . .*
- *Airport availability is good . . .*
- *Extension of industrial rail is possible . . .*

#### – Natural Gas and Electric Systems

- *Natural gas is available for most industrial and/or commercial uses . . .*
- *Duke Energy provides electrical service for most uses; possible upgrades required . . .*



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## EXISTING CONDITIONS ASSESSMENT

### ► Assessment of Infrastructure – Summary of Key Findings

#### – Telecommunications

- *Fiber, copper, twisted pair cable available . . .*
- *Future needs user dependant . . .*

#### – Water System

- *Excellent resource in volume and quality . . .*
- *Local and regional service and revenue possibilities . . .*



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## EXISTING CONDITIONS ASSESSMENT

### ► Assessment of Infrastructure – Summary of Key Findings

#### – Wastewater System

- *200,000 gallons per day plant capacity . . .*
- *Designed for 3,000 people . . .*
- *Upgrade requirements will be user dependent*

#### – Stormwater System

- *Adequate stormwater management systems . . .*
- *A “plus” for business and industrial development . . .*



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## EXISTING CONDITIONS ASSESSMENT

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### ► Development Suitability Analysis



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## EXISTING CONDITIONS ASSESSMENT

### ► Development Suitability Analysis

- Two approaches to suitability analysis
  - *Agriculture & Forestry*
    - ✓ Prime Farmland Soil
    - ✓ Unfragmented Forests
    - ✓ Environmental Constraints
  - *Business & Industrial*
    - ✓ Floodplains, Wetlands and Major Drainageways
    - ✓ Unfragmented Forests
    - ✓ Environmental Constraints



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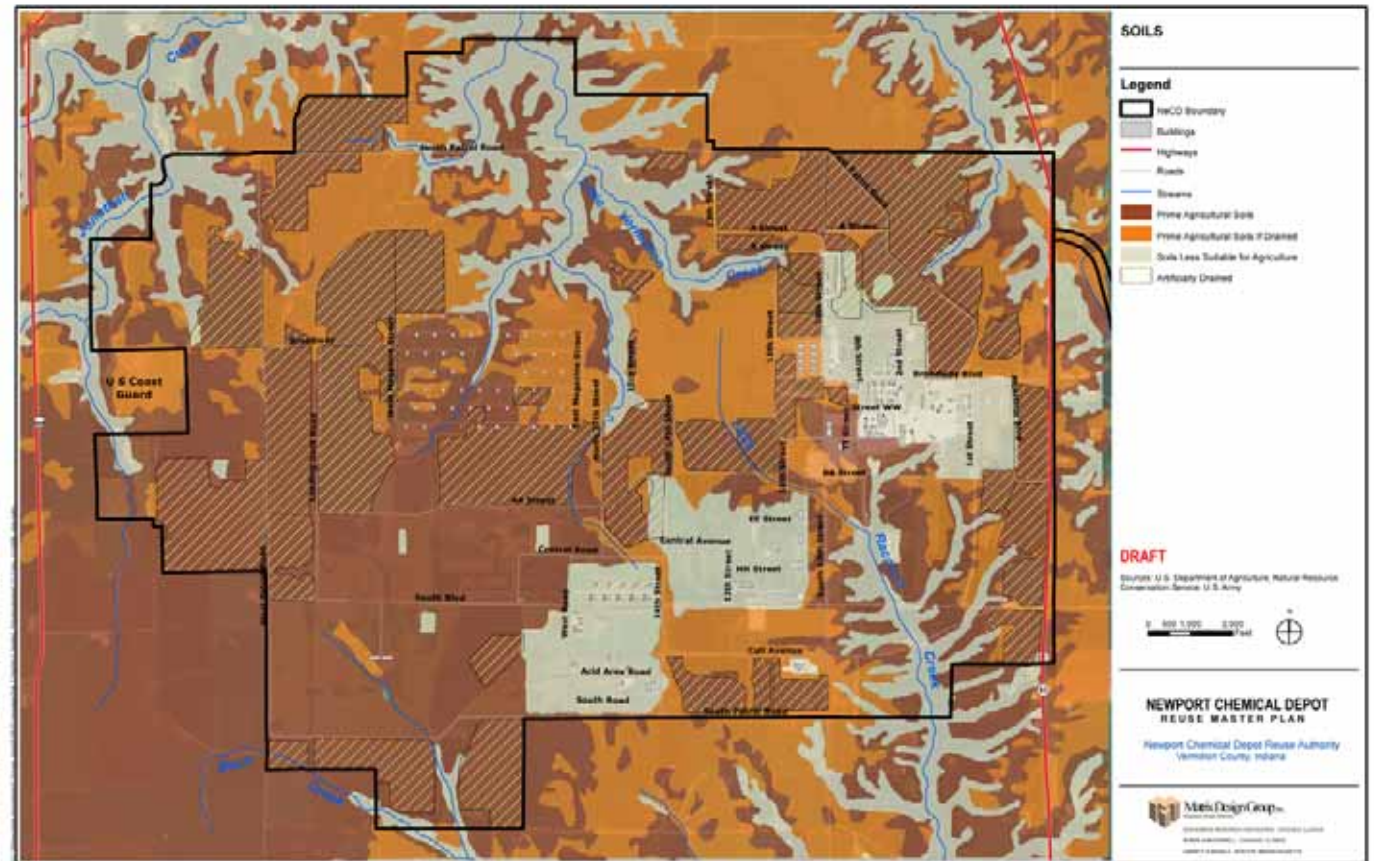


## REUSE MASTER PLAN AND IMPLEMENTATION STRATEGY

# EXISTING CONDITIONS ASSESSMENT

NEWPORT  
CHEMICAL DEPOT  
VERMILION COUNTY  
INDIANA

## ► Development Suitability – Agriculture & Forestry



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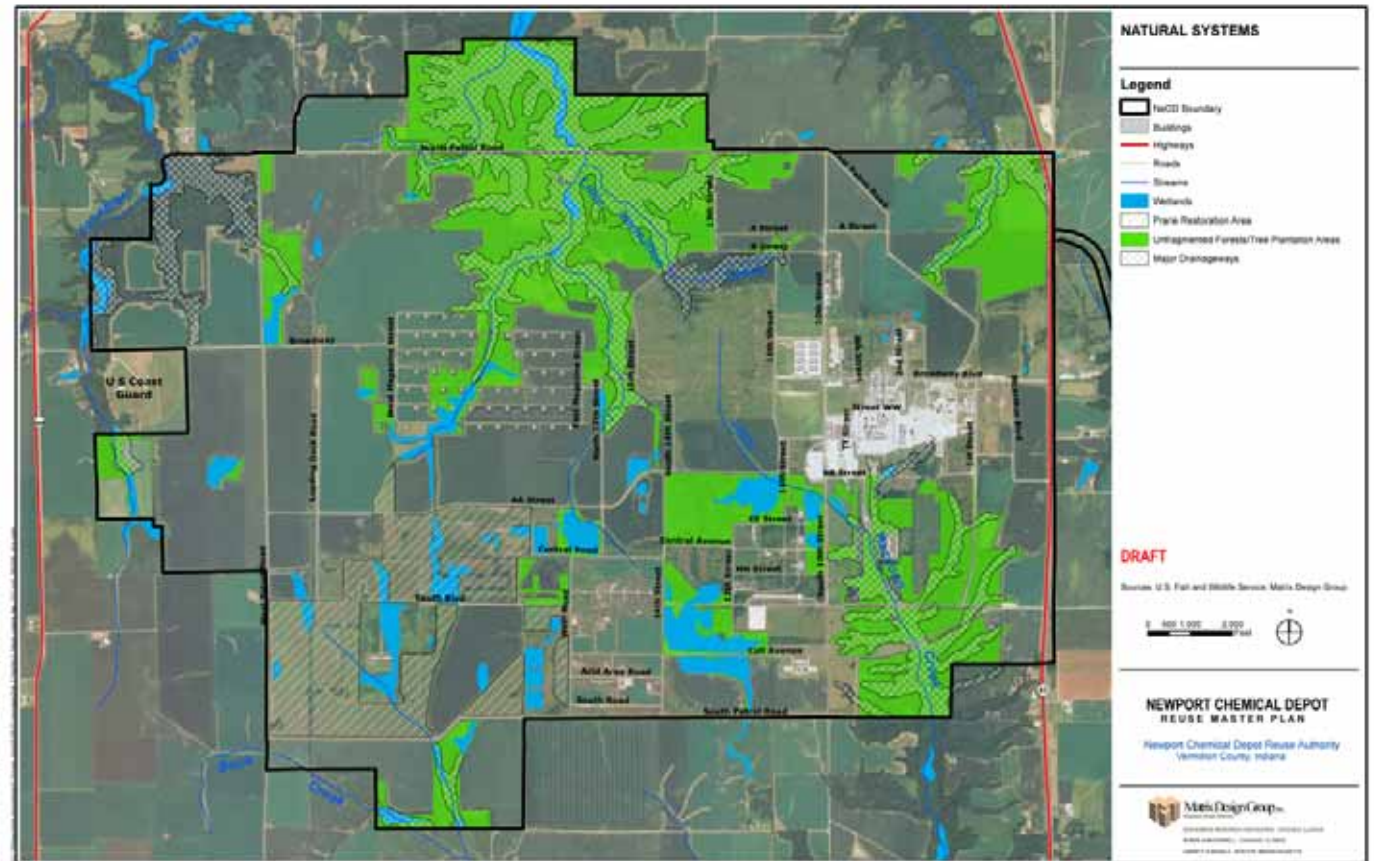


## REUSE MASTER PLAN AND IMPLEMENTATION STRATEGY

# EXISTING CONDITIONS ASSESSMENT

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## ► Development Suitability – Agriculture & Forestry



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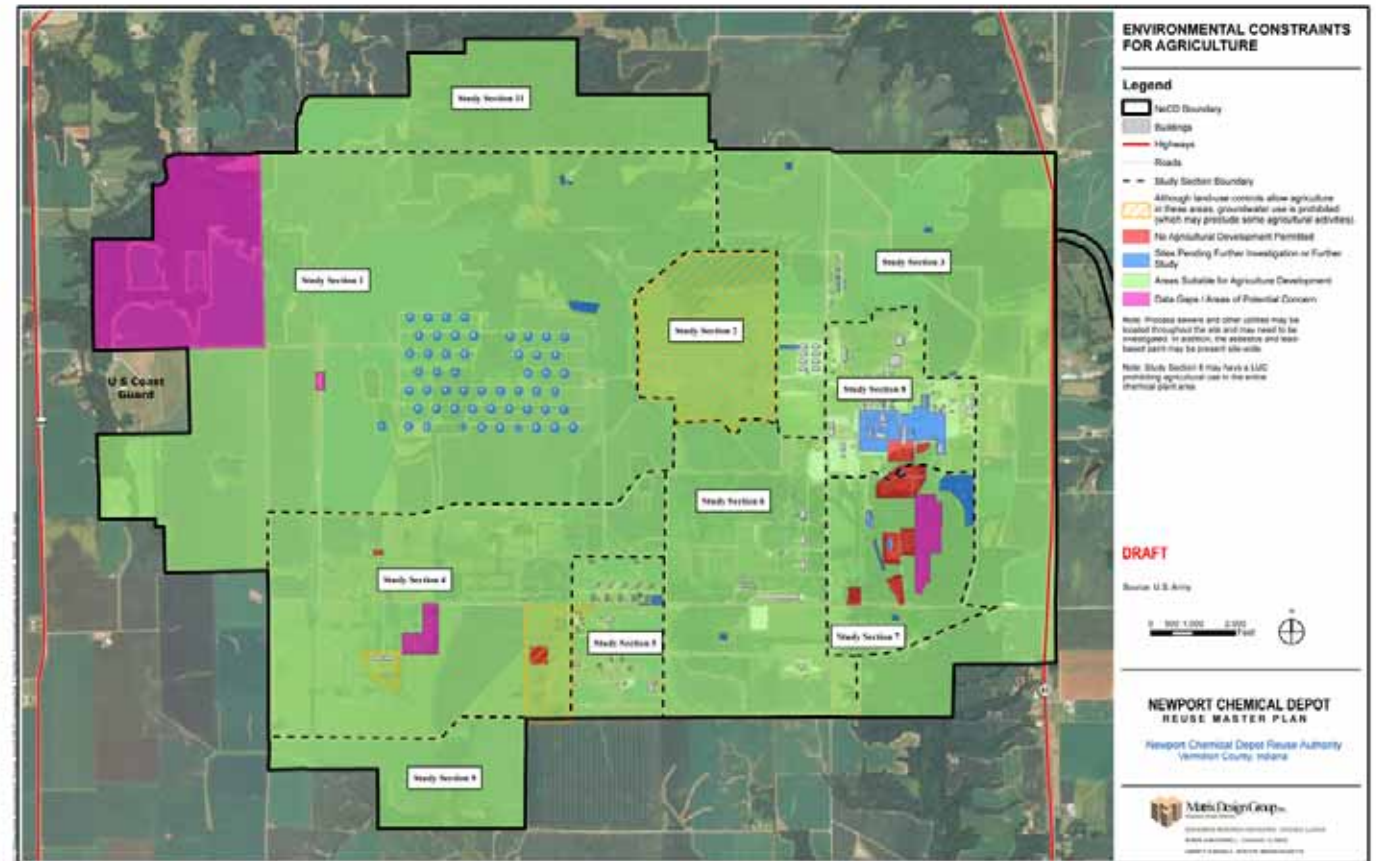


## REUSE MASTER PLAN AND IMPLEMENTATION STRATEGY

# EXISTING CONDITIONS ASSESSMENT

NEWPORT  
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## ► Development Suitability – Agriculture & Forestry



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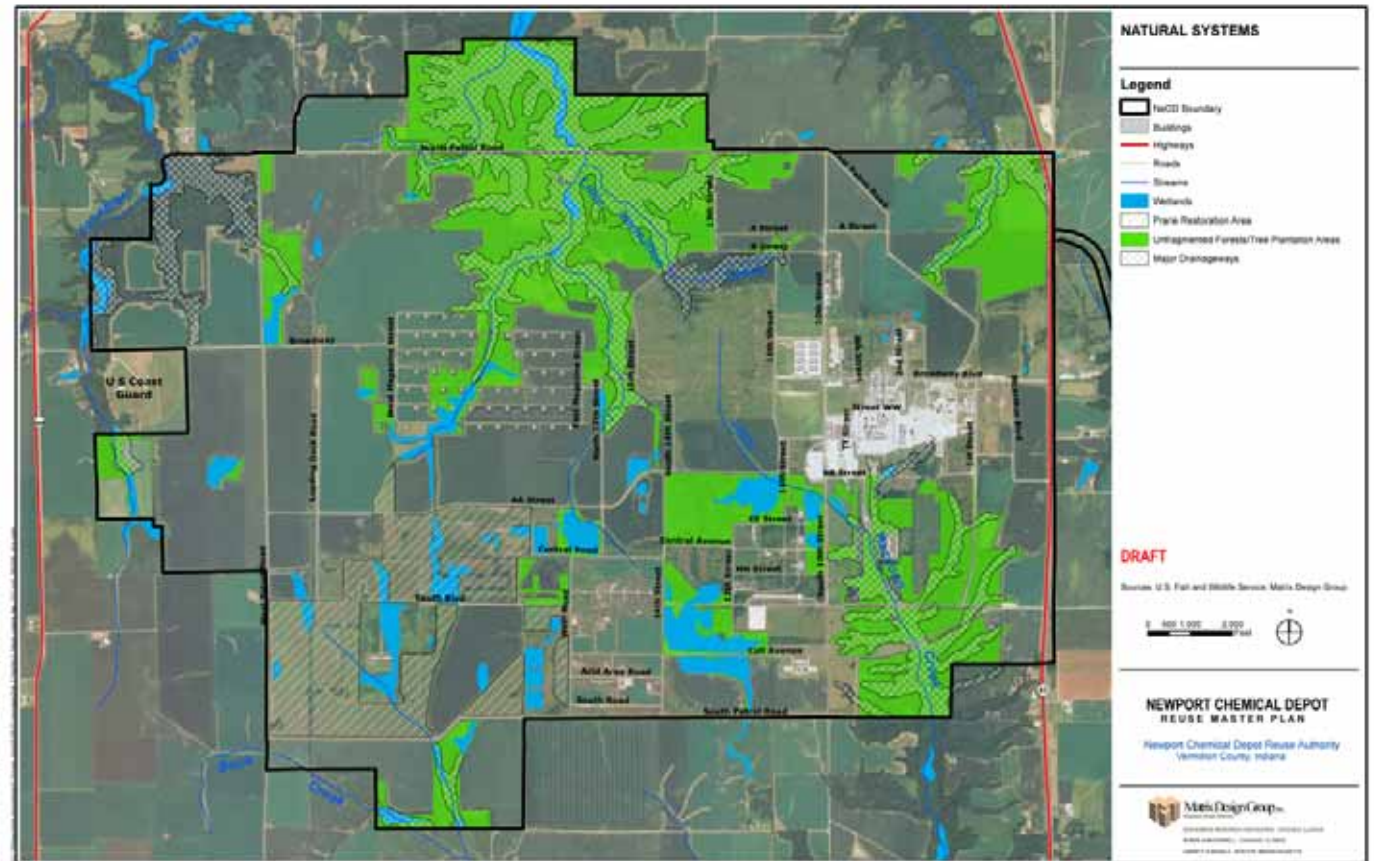


## REUSE MASTER PLAN AND IMPLEMENTATION STRATEGY

# EXISTING CONDITIONS ASSESSMENT

NEWPORT  
CHEMICAL DEPOT  
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INDIANA

## ► Development Suitability – Business & Industrial



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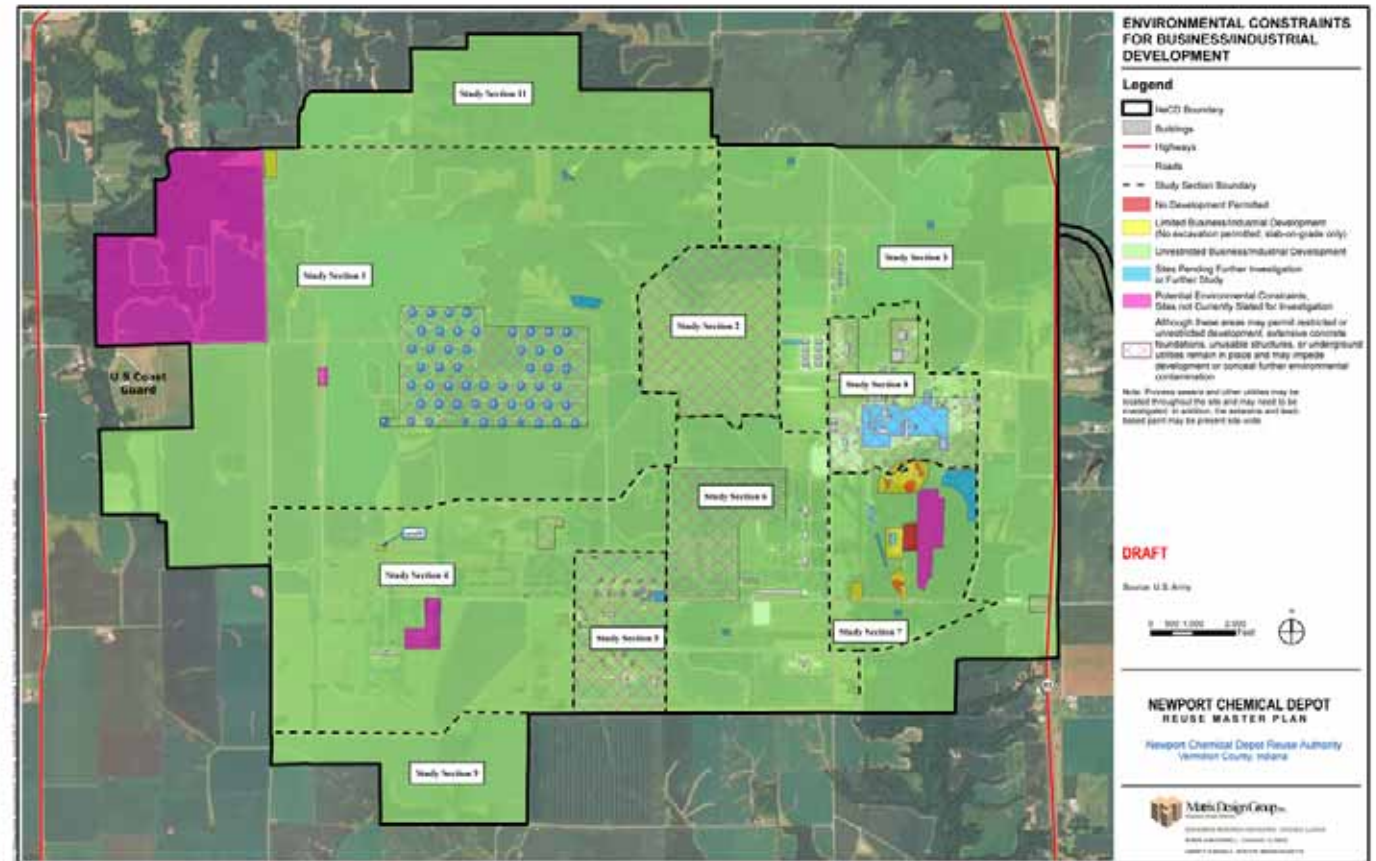


## REUSE MASTER PLAN AND IMPLEMENTATION STRATEGY

# EXISTING CONDITIONS ASSESSMENT

NEWPORT  
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## ► Development Suitability – Business & Industrial



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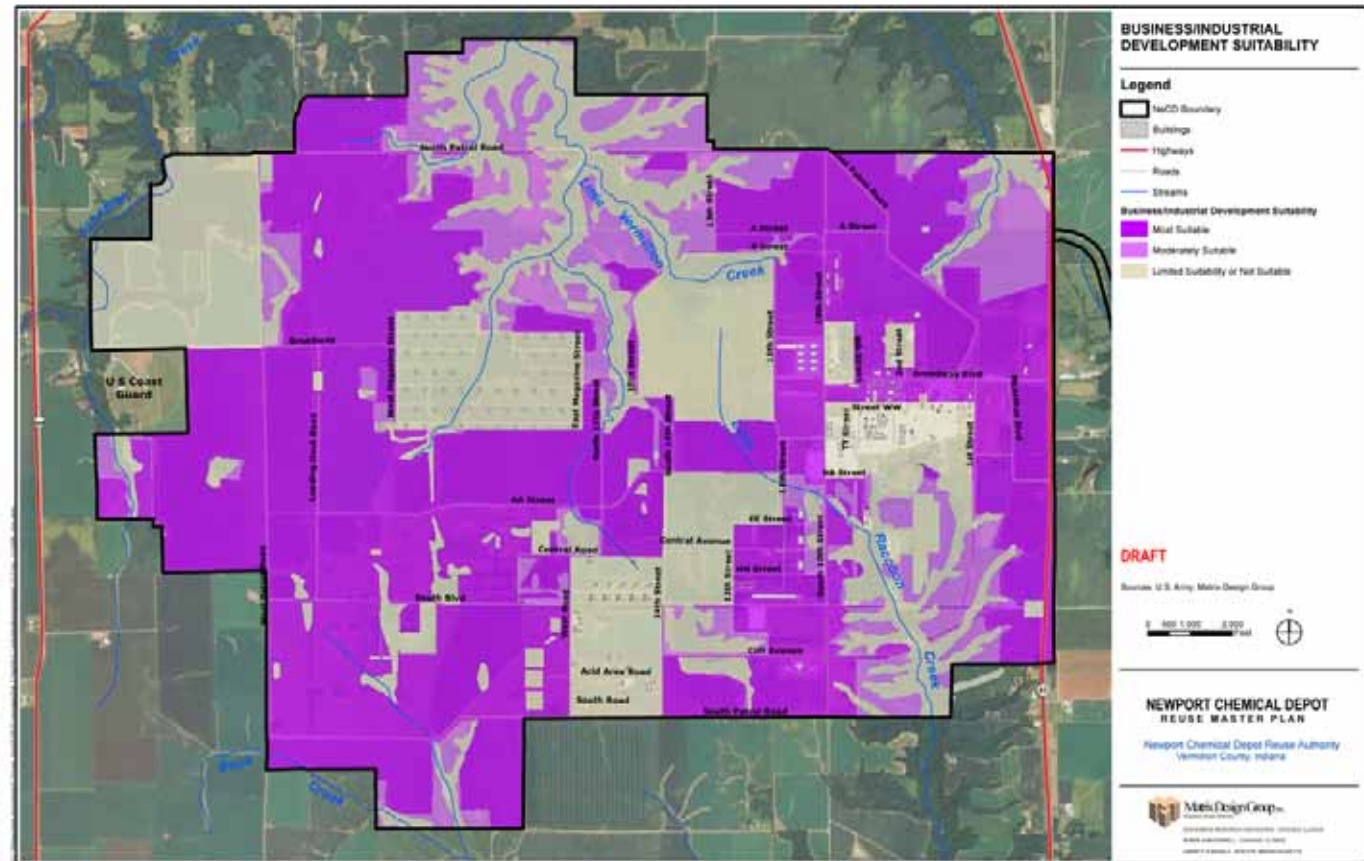


## REUSE MASTER PLAN AND IMPLEMENTATION STRATEGY

# EXISTING CONDITIONS ASSESSMENT

NEWPORT  
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## ► Development Suitability – Business & Industrial



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REUSE MASTER PLAN AND IMPLEMENTATION STRATEGY

## EXISTING CONDITIONS ASSESSMENT

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### ► Market and Economic Assessment



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REUSE MASTER PLAN AND IMPLEMENTATION STRATEGY

## EXISTING CONDITIONS ASSESSMENT

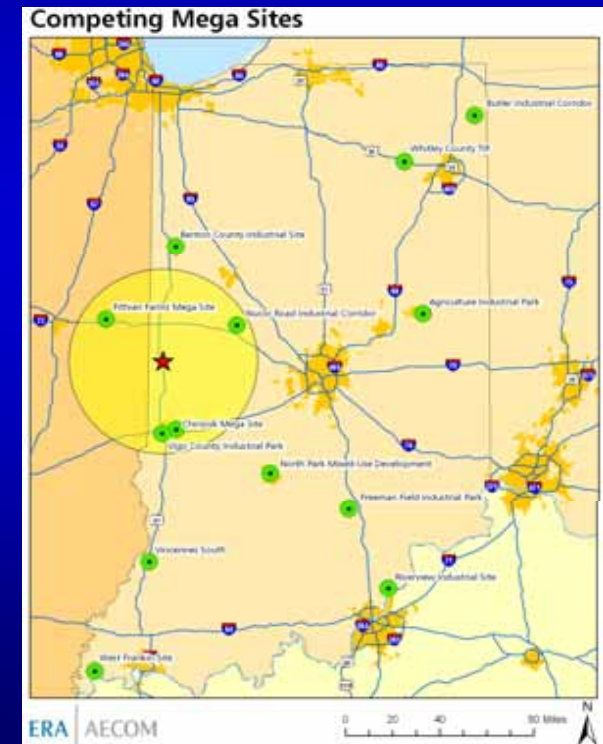
### ► Real Estate Market Findings

#### – Office Market

- *Dominated by small-scale users*
- *Concentrated primarily in Vigo County*
- *Little opportunity for growth at NeCD*

#### – Competing Sites

- *4 competing mega sites in 10 counties*
- *All provide direct access to rail*
- *Available industrial land: \$8,500 to \$12,000 / acre*





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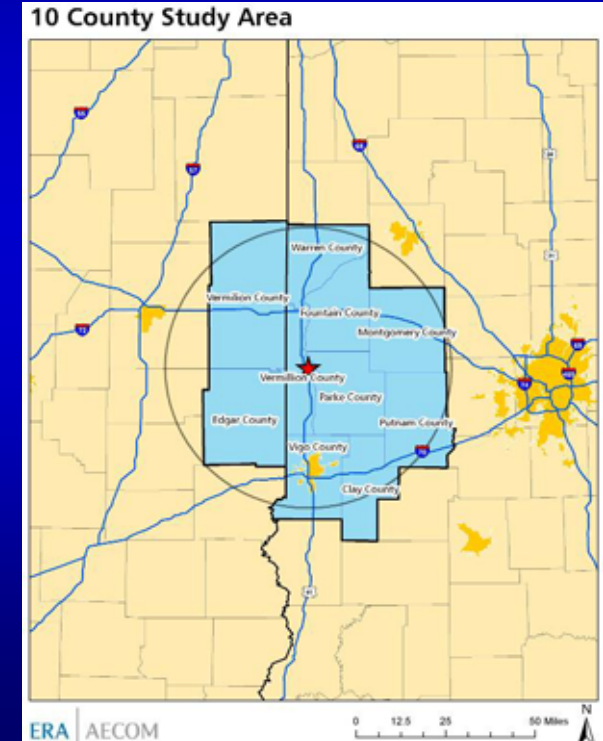
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## EXISTING CONDITIONS ASSESSMENT

### ► Real Estate Market Findings

#### – Demographics

- *Low historical and projected population and Retirees – comparably large share of 10-county population*
- *College graduates – smaller share of 10-county counties as opposed to statewide*



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## EXISTING CONDITIONS ASSESSMENT

### ► Real Estate Market Findings

- Summary of Major Land Use Sectors
  - *Agriculture and Forestry Uses*
  - *Business and Industrial Uses*
  - *Energy-Related Uses*
  - *Institutional Uses*



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REUSE MASTER PLAN AND IMPLEMENTATION STRATEGY

## EXISTING CONDITIONS ASSESSMENT

### ► Real Estate Market Findings

#### – Agriculture and Forestry Land Uses

##### Conventional Crops



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

##### Specialty Crops



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



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## EXISTING CONDITIONS ASSESSMENT

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### ► Real Estate Market Findings

#### – Agriculture and Forestry Land Uses

##### Dairy Farming



*Use Description: Providing grazing areas, confined feeding areas, structures, and other facilities for dairy cattle, sheep or goats for milk and other dairy products production.*

##### Livestock Farming



*Use Description: Providing grazing areas, confined feeding areas, structures, and other facilities for livestock (cattle, sheep, hogs, etc.) for meat production.*





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## EXISTING CONDITIONS ASSESSMENT

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### ► Real Estate Market Findings

#### – Agriculture and Forestry Land Uses

##### Poultry Farming



*Use Description: Providing feeding areas, structures, and other facilities for poultry production.*

##### Specialty Livestock



*Use Description: Providing grazing, feeding areas, structures, and other facilities for specialty livestock, such as alpacas, ostriches, etc.*



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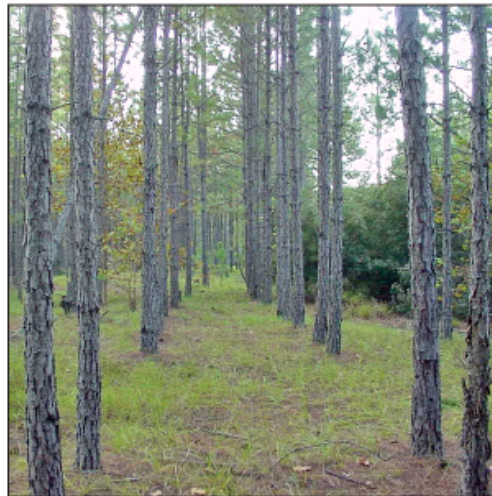
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## EXISTING CONDITIONS ASSESSMENT

### ► Real Estate Market Findings

#### – Agriculture and Forestry Land Uses

##### Tree Plantations / Logging



*Use Description: Planting, management, and harvesting of forested areas for timber production.*



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REUSE MASTER PLAN AND IMPLEMENTATION STRATEGY

## EXISTING CONDITIONS ASSESSMENT

### ► Real Estate Market Findings

#### – Business and Industrial Land Uses

##### Food Production



*Use Description: Manufacturing, processing, and packaging facilities for consumer food production.*

*Area Required: Variable*

*Direct Employment: 20 - 30 jobs*

##### Explosives Testing / Mfg.



*Use Description: Private-sector manufacturing, storage, and testing facilities for civilian and/or military explosives.*

*Area Required: 700 - 900 acres*

*Direct Employment: 50 - 60 jobs*



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## EXISTING CONDITIONS ASSESSMENT

### ► Real Estate Market Findings

#### – Business and Industrial Land Uses

##### Wind Turbine/Blades Mfg.



*Use Description: Manufacturing facilities for the production of wind turbines, blades, and other components associated with wind energy.*

*Area Required: 80 - 130 acres*

*Direct Employment: 25 - 40 jobs*

##### Advanced Manufacturing



*Use Description: Manufacturing and storage facilities for advanced products such as plastics, composites, and medical equipment*

*Area Required: Variable*

*Direct Employment: 60 - 80 jobs*



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## EXISTING CONDITIONS ASSESSMENT

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### ► Real Estate Market Findings

#### – Business and Industrial Land Uses

##### Data Storage Center



*Use Description: Structures configured to hold significant computer processing equipment and computer media/archival materials.*

*Area Required: 1 - 6 acres*

*Direct Employment: 6 - 15 jobs*

##### Hazardous Waste Storage



*Use Description: Secure facilities configured to store various types of hazardous, flammable, and other waste materials.*

*Area Required: 10 - 30 acres*

*Direct Employment: 30 - 250 jobs*



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REUSE MASTER PLAN AND IMPLEMENTATION STRATEGY

## EXISTING CONDITIONS ASSESSMENT

### ► Real Estate Market Findings

#### – Business and Industrial Land Uses

##### Chemicals Manufacturing



*Use Description: Manufacturing facilities used in the production or processing of chemicals, fuels, solvents, gasses, and other products.*

*Area Required: Variable*

*Direct Employment: Variable*

##### Sanitary Landfill



*Use Description: State-permitted sanitary landfill for the disposal of solid waste.*

*Area Required: 250 acres (typical)*

*Direct Employment: 20 - 30 jobs*



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REUSE MASTER PLAN AND IMPLEMENTATION STRATEGY

## EXISTING CONDITIONS ASSESSMENT

### ► Real Estate Market Findings

#### – Business and Industrial Land Uses

##### Tactical Driving Facility



*Use Description: Test track and driving surfaces for research, testing, and training for auto racing, auto manufacturing, law enforcement, insurance, and other users.*

*Area Required: 200 - 500 acres*

*Direct Employment: 15 - 20 jobs*



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REUSE MASTER PLAN AND IMPLEMENTATION STRATEGY

## EXISTING CONDITIONS ASSESSMENT

### ► Real Estate Market Findings

#### – Energy-Related Land Uses

##### Coal-Fired Power Plant



*Use Description: Electrical generation based on burning coal to power steam-driven turbines.*

*Area Required: 300 - 500 acres*

*Direct Employment: 100 - 150 jobs*

##### Nuclear Power Plant



*Use Description: Electrical generation based on nuclear fuel technologies.*

*Area Required: 640 - 1280 acres*

*Direct Employment: 400 - 700 jobs*



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REUSE MASTER PLAN AND IMPLEMENTATION STRATEGY

## EXISTING CONDITIONS ASSESSMENT

### ► Real Estate Market Findings

#### – Energy-Related Land Uses

##### Coal Gasification Plant



*Use Description: Electrical generation based on converting coal to a clean-burning gas.*

*Area Required: 500 - 800 acres*

*Direct Employment: 45 - 70 jobs*

##### Bio-Fuels Production



*Use Description: Production and processing of fuels derived from biological materials (bio-deisel, ethanol, etc.)*

*Area Required: 85 - 125 acres*

*Direct Employment: 25 - 40 jobs*



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VERMILLION COUNTY  
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## EXISTING CONDITIONS ASSESSMENT

### ► Real Estate Market Findings

#### – Energy-Related Land Uses

##### Alternative Energy Facility



*Use Description: Facilities that allow for research, testing, and/or limited energy production from alternative or renewal energy sources.*

*Area Required: Variable*

*Direct Employment: Variable*





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REUSE MASTER PLAN AND IMPLEMENTATION STRATEGY

## EXISTING CONDITIONS ASSESSMENT

### ► Real Estate Market Findings

#### – Institutional Land Uses

##### University Research



*Use Description: Facilities or land areas for agricultural, energy, or other research associated with local colleges and university and/or their private/public-sector partners.*

*Area Required: Variable*

*Direct Employment: Variable*

##### Correctional Facility



*Use Description: Correctional facilities for local, state, and/or federal jurisdictions.*

*Area Required: 175 - 225 acres*

*Direct Employment: 200 - 230 jobs*



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REUSE MASTER PLAN AND IMPLEMENTATION STRATEGY

## EXISTING CONDITIONS ASSESSMENT

### ► Real Estate Market Findings

#### – Institutional Land Uses

##### Law Enforcement Training



*Use Description: Facilities and land areas dedicated for the training of local, state, and/or federal law enforcement officials.*

*Area Required: Variable*

*Direct Employment: Variable*

##### National Guard Training



*Use Description: Facilities and land areas dedicated for the training of Indiana National Guard personnel.*

*Area Required: Variable*

*Direct Employment: Variable*



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REUSE MASTER PLAN AND IMPLEMENTATION STRATEGY

## EXISTING CONDITIONS ASSESSMENT

### ► Real Estate Market Findings

#### – Institutional Land Uses

##### Regional Utility Facilities



*Use Description: Major regional facilities to pump, treat, store, and/or distribute water, wastewater, storm water, electricity, natural gas, or other utilities.*

*Area Required: Variable*

*Direct Employment: Variable*





## REUSE MASTER PLAN AND IMPLEMENTATION STRATEGY

# VISIONING EXERCISE

NEWPORT  
CHEMICAL DEPOT  
VERMILION COUNTY  
INDIANA

### Public Meeting 2: Visioning Exercise

Newport Chemical Depot  
Reuse Authority  
Vermillion County, Indiana

**SECTION 1:** 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.

#### SECTION 1: AGRICULTURE AND FORESTRY

##### Conventional Crops



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

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?

##### Specialty Crops



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

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?