

## Public Meeting 2: Visioning Exercise

## Newport Chemical Depot Reuse Authority

Vermillion County, Indiana

### Introduction:

Thank you for participating in the Newport Chemical Depot Reuse Visioning Exercise! The Newport Chemical Depot Reuse Authority is committed to an open and transparent planning process in which citizen advice and ideas are actively solicited at every stage, so your participation in the visioning process is greatly appreciated.

### Instructions:

This visioning exercise is designed to provide the project team with an understanding of the future uses you envision as part of the redevelopment of the Depot. The exercise includes a survey (this document) and a map (on your table). Each person is to complete their own survey, while the map is a shared resource for everyone at your table to use.

*Visioning Survey:* The survey contains five sections. The first four sections present lists of different land uses under agricultural, business and industrial, energy-related, and institutional categories, that either have special site requirements that could be accommodated at the Depot, or represent market sectors that have been identified as having growth potential in the area. You're asked to indicate your preference for each as a potential future use at the Depot.

In the fifth section, you're asked to respond to some broader questions regarding the balance of different uses at the Depot and about different values that you believe should help guide the formulation of the Reuse Master Plan. This section also provides you with space to write down any other suggestions, comments, or clarifications to help us understand your opinion about the future reuse of the Depot.

*Visioning Map:* The Visioning Map has been made available to each table as a resource to help you visualize and contemplate the Depot property. Feel free to write, draw, sketch or scribble any comments, concerns, or ideas that you or your table partners have about the Depot's reuse on the map.



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## Newport Chemical Depot Reuse Authority

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**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.

### 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?

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### 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.*

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?

### Livestock Farming



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

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?

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### Poultry Farming



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

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 Livestock



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

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### Tree Plantations / Logging



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

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?

SECTION 1: AGRICULTURE AND FORESTRY

Other comments I have regarding agriculture or forestry development at the Depot are:





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**SECTION 2:** Listed below are several **BUSINESS AND INDUSTRIAL** 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.

### Food Production



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

*Area Required: Variable*

*Direct Employment: 20 - 30 jobs*

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?

### 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*

How do you feel about this as a future use at the Depot? (check one):

☐ **Strongly Support**

☐ **Mildly Support**

☐ **Mildly Oppose**

☐ **Strongly Oppose**

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### 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*

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?

### 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*

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?

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**SECTION 2:** Listed below are several **BUSINESS AND INDUSTRIAL** 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.

### 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*

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?

### 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*

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?

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**SECTION 2:** Listed below are several **BUSINESS AND INDUSTRIAL** 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.

### 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*

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?

### Sanitary Landfill



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

*Area Required: 250 acres (typical)*

*Direct Employment: 20 - 30 jobs*

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?

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**SECTION 2:** Listed below are several **BUSINESS AND INDUSTRIAL** 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.

### 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*

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?

Other comments I have regarding business and industrial development at the Depot are:



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**SECTION 3:** Listed below are several **ENERGY-RELATED** 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 3: ENERGY-RELATED

#### 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*

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?

#### Nuclear Power Plant



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

*Area Required: 640 - 1280 acres*

*Direct Employment: 400 - 700 jobs*

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?



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**SECTION 3:** Listed below are several **ENERGY-RELATED** 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.

### 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*

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?

### 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*

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?

SECTION 3: ENERGY-RELATED



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**SECTION 3:** Listed below are several **ENERGY-RELATED** 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.

### 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*

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?

Other comments I have regarding energy-related development at the Depot are:





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**SECTION 4:** Listed below are several **INSTITUTIONAL** 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 4: INSTITUTIONAL

#### 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*

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?

#### Correctional Facility



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

*Area Required: 175 - 225 acres*

*Direct Employment: 200 - 230 jobs*

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?



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**SECTION 4:** Listed below are several **INSTITUTIONAL** 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 4: INSTITUTIONAL

#### 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*

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?

#### National Guard Training



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

*Area Required: Variable*

*Direct Employment: Variable*

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?



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**SECTION 4:** Listed below are several **INSTITUTIONAL** 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.

### 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*

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?

Other comments I have regarding institutional development at the Depot are:



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**SECTION 5:** Listed below are several questions relating to the **BALANCE** between different types of development and between development in general and land conservation. Please answer the following questions.

### Ranking of Development Priority

The previous sections in this survey explored four broad development categories: Agriculture and Forestry, Business and Industrial, Energy-Related, and Institutional. Please rank those four categories based on how you feel they should take priority in land reuse and redevelopment at the Depot. Use "1" for the highest priority and "4" for the lowest priority.

Agriculture and Forestry \_\_\_\_\_

Business and Industrial \_\_\_\_\_

Energy-Related \_\_\_\_\_

Institutional \_\_\_\_\_

*Place the numbers 1 through 4 on the lines next to each land use category to reflect priority in reuse of land at the Depot.*

*Comments:*

### Development versus Conservation

The Newport Chemical Depot has significant natural resources. Vermillion County and West-Central Indiana is in need of jobs and economic development. Which option below best describes what you believe should be the appropriate balance between natural resource conservation and economic development as part of the Depot's reuse? (*check one*):

☐ **Maximize  
conservation**

☐ **Mostly  
conservation  
with some  
development**

☐ **Equal balance  
between  
conservation  
and  
development**

☐ **Mostly  
development  
with some  
conservation**

☐ **Maximize  
development**

*Comments:*



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**SECTION 5:** Listed below are several questions relating to the **BALANCE** between different types of development and between development in general and land conservation. Please answer the following questions.

### Prime Farmland Soil

The southwestern portion of the Depot contains some of the best farmland soil in the region, as it was once native tall-grass prairie. Do you believe these areas of prime farmland soil should be reserved for agricultural use, or made available for industrial, energy-related, and/or institutional development? *(check one):*

☐ *Reserve for  
agricultural  
use only*

☐ *Use some prime  
farmland soil areas for  
industrial, energy, and/or  
institutional uses only  
when necessary*

☐ *Use as needed  
to maximize  
industrial, energy,  
and/or institutional  
development*

Comments:

### Prairie Restoration Area

A section within the southwestern portion of the Depot that was once native tall-grass prairie has been voluntarily designated by the Army as a Prairie Restoration Area, with the land allowed to return to its native tall-grass prairie state. Which option below best describes how this existing Prairie Restoration Area should be used in the future? *(check one):*

☐ *Maintain as a  
Native Tall-Grass  
Prairie Conservation  
Area*

☐ *Allow to be used  
for agricultural  
development only*

☐ *Use as needed  
to maximize  
industrial, energy,  
and/or institutional  
development*

Comments:





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**SECTION 5:** Listed below are several questions relating to the **BALANCE** between different types of development and between development in general and land conservation. Please answer the following questions.

### Unfragmented Forests

Several areas within the Depot are covered by large blocks of forest. Do you feel these large areas of unfragmented forest should remain intact and used for conservation (which could potentially include passive recreation, campgrounds, etc.) and/or forestry development, or made available for industrial, energy-related, and/or institutional development? *(check one)*:

☐ *Keep intact  
and conserve  
as natural  
areas only*

☐ *Keep intact and  
balance between  
conservation  
and forestry  
development*

☐ *Keep intact and  
use for forestry  
development*

☐ *Use some  
forested areas  
for industrial,  
energy, and/or  
institutional  
uses only when  
necessary*

☐ *Use as needed  
to maximize  
industrial,  
energy, and/or  
institutional  
development*

Comments:

Any final thoughts or comments about the redevelopment of the Newport Chemical Depot?

SECTION 5: DEVELOPMENT BALANCE



**The Newport Chemical Depot Reuse Authority and the  
Matrix Design Group planning team thank you  
for taking time to share your thoughts with us!**

For more information about the Newport Chemical Depot Reuse Master Plan  
project, please visit the project website at:

[www.NeCDRA.com](http://www.NeCDRA.com)

You may contact the NeCDRA at:

2250 North Main Street  
Clinton, IN 47842  
765-832-3870 (phone)  
765-832-3871 (fax)

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