

Northwest Industrial Logistics Center Master Plan Monthly Project Status Update

Date: April 2018

Project Status:

- **A.1. CBBEL:** CBBEL staff completed a draft wetland mitigation strategy with options was prepared and is currently in review. Depending on the jurisdictional determination (jurisdictional or isolated) and if we can successfully show that each development site is independent of the other sites, the isolated wetland mitigation permit allowances may be as follows: Isolated Class 1 Wetland, Isolated Class 2 Wetland.
- **A.2. DLZ:** DLZ has developed projections of residential, commercial and industrial sewage generation. DLZ has also identified routing of large diameter gravity sewers, lift stations and force mains to serve developing areas within the Planning Area.
- **A. 3. Donohue:** Comments for TM1 have been from the Town of New Carlisle and are being implemented into the document. Development of the model continues to progress along with the associated development of TM2. Coordination with Peerless Midwest regarding hydrogeological analysis of the Core Area and received subsequent proposal for this additional work, to be implemented into TM2 and the final master planning document.
- **A. 4. LFA:** LFA has continued the design of the typical ditch sections and plan preparation. Preliminary plans were submitted to the County. LFA has begun the work for the completion of the pertinent survey applications. In addition, we have continued to coordinate to obtain land owner permission for the jurisdictional determination request for the ACOE. The jurisdictional determination request is prepared and awaiting the land owner permission before submittal to the ACOE. Continued preparation for the presentation to the drainage board at their May meeting. LFA continues to develop the stormwater detention study for the north, east and south sections of the development area.
- **A.5. Lehman:** Attended meetings and works sessions. Continued to modify land use concepts and implementation of the Village concepts in the Agriculture districts. Refinements to the Core Development area along with its related infrastructure improvement planning including the refinement of the transportation routes and links and utility service areas. Refinements to the land use parcels and the Town of New Carlisle. Conducted research on comprehensive plan amendment and the land use strategies and zoning options. Coordination of the Branding and Naming of the Project.
- **A. 6. Lochmueller:** We have worked with the project team, County, and Metronet to move forward on the routing of a new conduit corridor to serve the NWILC project area. We have had initial coordination with INDOT regarding permitting and utility coordination. We are revising the layout of the SR 2 & New corridor intersection for possible interchange options. This will tweak the alignment and help set estimated right-of-way limits.
- **A. 7. Antero Group:** The Antero Group completed a branding framework, railroad concepts, and an initial draft of the economic analysis plan for the site. We coordinate Metronet expansion efforts, as well meetings with LaPorte County regarding Hudson and Saugany Lakes. We continue to maintain project schedules and documents for reference and posterity.

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Data Collection Status:

- **A.1. CBBEL:** Uploaded a geodatabase that includes: delineated wetland areas with classification, National Wetland Inventory (areas not surveyed currently), potential wetland areas (areas not surveyed currently), potential conservation easement locations (including properties around Spicer Lake provided by St. Joseph County Parks Dept.), and St. Joseph County parcel data (for future access). Acquired current air quality nonattainment map from IDEM. Confirmed with OCRA that current nonattainment map is the Air Quality Map required in Site Certification Checklist. CBBEL has been in contact with OCRA representatives and requested guidance on the archeological report requirements for “Prime” site certification. The local OCRA representative is currently looking into the details. CBBEL researched the EPA Wetland Development Grants Program for potential project eligibility. Initial responses were not positive, but we are still exploring options.
- **A.2. DLZ:** Available GIS layers associated with the existing wastewater infrastructure within LaPorte and St. Joseph counties including collection system piping and lift stations completed. Existing wastewater infrastructure data from the Town of New Carlisle completed. Existing wastewater infrastructure data from the City of South Bend completed. South Bend Lift Station (Pump Run Times, Pump Tests, Pump Curves) completed.
- **A. 3. Donohue:** To date, Donohue has collected all known, available data concerning the existing infrastructure and demands within the Project Area. Donohue continues to coordinate with other Team consultants to coordinate future demands, land use and utility/transportation corridors. Donohue will also collect data from subconsultant (Peerless) regarding hydrogeological analysis, assuming that the additional scope is approved. Separate meetings with I/N Tek-Kote and LaPorte County also provided additional insight into the extent and timeframe of potential future water demands.
- **A.4. LFA:** Began the collection of additional survey data at the southwest quadrant of the intersection of SR 2 and Strawberry. This survey information is needed to relocate the ditch in this area.
- **A.5. Lehman:** GIS Data has been collected from both St. Joseph and LaPorte Counties and MACOG with shape files being transferred into CAD mapping. Finalization of the planning maps for project area
- **A.6. Lochmueller:** We will continue to coordinate with utilities. MACOG has the traffic counting scheduled however the counts likely won’t take place until summer. We are also collecting data on some of the County pursuits to help identify projected traffic volumes.
- **A.7. Antero Group:** Updated and distributed geodatabase. Working to obtain TRANSEARCH data from MACOG. Developed summary of current and proposed business activity in the area. Met with AEP regarding transmission and distribution line requirements.

Relevant Report Summary:

- **A.1. CBBEL:** N/A
- **A.2. DLZ:** No additional reports reviewed this month.

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- **A.3. Donohue:** Donohue has nothing new to report regarding existing reports.
- **4. LFA:** None since last progress report.
- **A.5. Lehman:** Continue to refine the Land Use Plan “Core Development” area as a result of the Land Use Work Session. Started the narrative of the Land Use components of the master plan documentation.
- **A.6. Lochmueller:** Nothing at this time.
- **A.7. Antero Group:** N/A

Project Schedule:

- **A.1. CBBEL:** Updated wetland delineation data provided on April 13th, 2018. Identified potential parcels on north side of project area and added properties around Spicer Lake from St. Joseph County Parks for conservation easements. May 2018(In-Progress) – identify potential parcels on south side of project area for conservation easements. Environmental coordination with LFA (Ditch / Drainage). Obtained Air Quality Map (nonattainment map) / confirmed with OCRA. In-Progress – Coordination with OCRA regarding archeological report requirements. 30 Days after Property access granted - finish site 1 and 2 wetland surveys (or other priority areas) and schedule JD inspections with regulatory agencies. Update wetland geodatabase – as collected and finalize 1 week after completion of remaining wetland delineations. June 2018 – work on wetland delineation site reports (dependent on property access). Finalize overall wetland/environmental strategy include in final report.
- **A.2. DLZ:** DLZ Receives Requested Information from City of South Bend and New Carlisle on existing wastewater infrastructure partially completed. DLZ Receives Preliminary Land Use Planning, Development Planning and Transportation Corridor Recommendations (Narrative and Drawings), including assumptions to use for sanitary sewer needs associated with “Homestead Agriculture” land use and development outside of the Core Development Area completed. Water/Wastewater Stakeholder Meeting #2 Coordination Meeting (DLZ to provide proposed sewer map) target date of June 5. Water/Wastewater Stakeholder Meeting #2 date to be determined. Meeting with City of South Bend (Wastewater Treatment Plant Capacity) late June.
- **A.3. Donohue:** It is anticipated that TM2 will be ready by June 15. As of May 1, 2018, Donohue has used approximately 53.5% of its \$181,000.00 budget.
- **A.4. LFA:** Permits for the ditch project will be submitted the week of May 21st. The Stormwater Detention Study draft will be ready the first week of June. The Stormwater Management Criteria draft will be ready in the first week of June.
- **A.5. Lehman:** No changes in schedule or budget updates to report
- **A.6. Lochmueller:** Move forward on design of the Metronet Conduit corridor. Move forward with traffic analysis. Revise layout of the SR 2 and new corridor intersection.
- **A.7. Antero Group:** Plan to update project schedule. Land acquisition and access needs to progress to advance several project elements. Obtaining costs and proposals for various tasks needed to complete the Site Certification process. Will update overall project schedule in May.

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Document Production:

- **A.1. CBBEL:** Partial wetland delineation survey data for Environmental Site Conditions Exhibit. Exhibit & spreadsheet identifying properties requiring future permission to access. Initiated site specific wetland delineation reports (see schedule for additional information and anticipated completion). Updated shape files showing wetland delineation survey data, national inventory data, potential wetland concern area (based on current aerial photos), and potential conservation easement area including property identified around Spicer Lake by St. Joseph County Parks Dept. Provided current IDEM nonattainment map (Air Quality Map). Draft wetland strategy report.
- **A.2. DLZ:** The following maps are in progress:
 - Existing Development Area without Sewers for the Core Development Area
 - Proposed Sewer: depicting large diameter gravity sewers, lift stations and force mains to serve developing areas within the Planning Area
- **A. 3. Donohue:** All comments are being implemented into TM1. TM2 is currently in development in conjunction with the development of the water distribution model and will include projected development based on hydrogeological findings.
- **A.4. LFA:** Preliminary Plans for Ditch Relocation was submitted on April 30, 2018.
- LFA working on Stormwater management criteria for the North, Central, and South development areas.
- **A.5. Lehman:** No final document production at this point other than the in-progress land use and site analysis maps
- **A. 6. Lochmueller:** At this time no new documents have been prepared by Lochmueller. We prepared a preliminary route for conduit/Metronet expansion. We will be preparing construction plans/documents for installation of conduit to the project area for future installation of fiber optic cable.
- **A.7. Antero Group:** Developed list of properties requiring access agreements. First draft of rail concepts. First draft of economic report. Branding overview established for review and discussion.

Team Coordination:

- **A.1 CBBEL:**
 - Property access for remaining wetland delineation field work.
 - Ditch and wetland mitigation and permitting coordination with LFA.
 - Stormwater Management / Site Drainage assistance with LFA.
 - Site specific wetland avoidance, enhancement, mitigation, or conservation easements incorporated into the land use plan – Lehman & Lehman.
 - Wetland delineation site priorities – County
- **A. 2 DLZ:** Will work with other teams as outlined in schedule.
- **A. 3. Donohue:** Donohue and DLZ will coordinate to plan the follow-up Utility Stakeholders meeting, which will be held in late May or June.

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- **A.4. LFA:** Continued coordination on property access for jurisdictional determination request.
- **A.5. Lehman:** Need to coordinate the details from the team members for the Amendment of the County's Comprehensive Plan for the study area. Discussions on the Zoning District components to this master plan. Consideration of vetting the land use design with developers and other groups.
- **A.6. Lochmueller:** Continue working with Antero Group, Lehman & Lehman, and the County to identify land uses to aid in the development of changes to the MACOG travel demand model. We are waiting on traffic counts to work on projections for the corridor. Work with Antero Group to review rail routing options and identify constraints. Based on more recent meetings we will be updating the route to address right-of-way constraints. Will need upcoming meeting with INDOT to further discuss the SR 2 to US 20 corridor as well as a future interchange option at the project site.
- **A.7. Antero Group:** Draft EDA grant application working with Metronet, County, and Lochmueller. Continue to update geodatabase as new information is provided. Coordinate land acquisition strategy and access agreements. Working with AEP to establish better understanding of rate structure and how this might be used to attract development.