

## **Northwest Industrial Logistics Center Master Plan Consolidated Monthly Progress Update**

**Month: November 2018**

### **Project Status:**

- **A.1. CBEL:** Need clarification from team if priority areas have changed from initial site 1 and 2. Ditch jurisdictional determination (JD) and permitting proceeding separate of wetlands JD and permitting.
- **A.2. DLZ:** Completed draft of the master report and submitted for comment.
- **A.3. DONOHUE:** Donohue is finalizing the future water infrastructure development scenarios and modeling. Land use planning and coordination is mostly complete with minor coordination anticipated, as needed.
- **A.4. LFA:** Prepared to submit permitting documents for N. Ditch project once approval from local land owners and County has been given.
- **A.5. LEHMAN:** Attended various project meetings. Refinements to Core Development area along with its related infrastructure improvement planning. Refinements to the land use parcels and the Town of New Carlisle. Further discussions and coordination about the refinements to the Parcel ID strategy. Research on comprehensive plan amendment and the land use strategies and zoning options. Scheduling strategies for Amending the County's Comprehensive Plan and the development of Development Guidelines for the study area.
- **A.6. LOCHMUELLER:** Continue work with the project team on development of the IEC. Begin Environmental field review and documentation. Worked on full EDA Grant application for the conduit installation project. Work on the design plans for the conduit installation is continuing to move forward.
- **A.7. ANTERO:** Completed Economic Analysis and Marketing Strategy, pending County comments. Supported website development. Updated GIS database. Coordinated upcoming meetings. Building 2019 project schedule and coordinating with other team members.

### **Data Collection Status:**

- **A.1. CBEL:** Uploaded a geodatabase. 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. Reviewed Orbis completed archeological survey. Working with LFA to finalize a draft Stormwater Management strategy for the IEC area. Acquired current air quality nonattainment map from IDEM. Confirm with OCRA that map is the Air Quality Map required in Site Certification Checklist. Desktop Archaeological Review by Orbis complete.
- **A.2. DLZ:** Metered wastewater discharges from individual industries/developments near the IEC (from the City of South Bend) - Pending

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- **A.3. DONOHUE:** To date, Donohue has collected all known, available data concerning the existing infrastructure and demands within the Project Area.
- **A.4. LFA:** All necessary data has been collected.
- **A.5. LEHMAN:** Adjustments to the Land Use Plan for GIS conversions. Finalization of the planning maps for project area.
- **A.6. LOCHMUELLER:** Nothing currently.
- **A.7. ANTERO:** Nothing currently.

### **Relevant Report Summary:**

- **A.1. CBBEL:** N/A
- **A.2. DLZ:** No additional reports reviewed this month.
- **A.3. DONOHUE:** Donohue has nothing new to report regarding existing reports.
- **A.4. LFA:** N/A
- **A.5. LEHMAN:** Continue to refine the Land Use Plan “Core Development” area as a result of the planning generation. Continued the narrative of the Land Use components of the master plan documentation.
- **A.6. LOCHMUELLER:** Nothing at this time.
- **A.7. ANTERO:** N/A

### **Project Schedule:**

- **A.1. CBBEL:** Updated wetland delineation data provided on October 31st, 2018 (80% Complete). Finish wetland delineation field – dependent on access agreements (end of November deadline or push to Spring 2019) Identified potential parcels on north side of project area and added properties around Spicer Lake from St. Joseph County Parks for conservation easements. Environmental coordination with LFA (Ditch / Drainage) Obtained updated Air Quality Map (nonattainment map) / confirmed with OCRA. Coordination with Orbis for a proposal to complete a Phase I(a) archaeological reconnaissance report for a selected site (Site TBD). Met with DNR to discuss ILF Program (June 12, 2018). Prepare Draft Project Completion Work Plan (dependent on access agreements): November 30, 2018- finish site 1 and 2 wetland delineations (or other priority areas) and schedule JD inspections with regulatory agencies (Spring 2019) Indiana Enterprise Center (IEC) Master Plan Monthly Project Status Update. December 7, 2018 - Update wetland geodatabase – as collected and finalize 1 week after completion of remaining

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wetland delineations. December 22, 2018 – prepare wetland delineation site reports (if Prime Sites Complete). Future meeting – Schedule a meeting with County, DNR, and Shirley Heinze Land Trust to discuss ILF mitigation opportunities. Finalize wetland/environmental strategy (site specific). Finalize stormwater management / utility strategy (site specific)

- **A.2. DLZ:** DLZ prepares Final Draft Sewer Map (9/7/18), which will fill the final need for Wastewater Collections Infrastructure. Preparing final wastewater collection report.
- **A.3. DONOHUE:** As of December 1, 2018, Donohue has used 88.8% of its \$188,600 budget.
- **A.4. LFA:** Working to completed stormwater management strategy for overall site. N. Ditch permitting documents are ready for submission.
- **A.5. LEHMAN:** No changes in schedule or budget updates to report.
- **A.6. LOCHMUELLER:** Move forward on design of the Metronet Conduit corridor. As plan development for the conduit progresses, we are coordinating on the necessary INDOT and Railroad permitting for the conduit installation.
- **A.7. ANTERO:** Project schedule is being modified to integrate more public comment and to accommodate development activities within the area. A new project schedule to be delivered in early 2019: This schedule will accommodate site certification needs, master plan completion, public input phase, finalizing current work.

### **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. DNR ILF Meeting Minutes (attached to July 17, 2018 Report). Archaeological Desktop Review Proposal from Orbis provided to County. Draft Wetland Mitigation calculations for prime sites – final wetland mitigation calculations for prime sites.
- **A.2. DLZ:** Completed maps for Existing wastewater infrastructure for the Planning Area. Future Development Areas: developable areas for estimating future sewer flows for the Core Development Area. Proposed Sewer: large diameter gravity sewers, lift stations, force mains and potential regional WWTP locations to serve developing areas within the Planning Area.
- **A.3. DONOHUE:** The development of the Water Utility Planning portion of the final Master Plan document is in production.

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- **A.4. LFA:** No new document production. Stormwater management strategy is advancing.
- **A.5. LEHMAN:** No final document production at this point other than the in-progress land use and site analysis map.
- **A.6. LOCHMUELLER:** We are preparing construction plans/documents for installation of conduit to the project area for future installation of fiber optic cable. Lochmueller will move forward on the IEC work plan.
- **A.7. ANTERO:** Marketing Strategy and Economic Analysis for the site are completed and submitted.

### **Team Coordination:**

- **A.1. CBBEL:** Property access for remaining wetland delineation field work. Ditch and wetland mitigation and permitting coordination with LFA. Stormwater Management / Cost Matrix with LFA. Site specific wetland avoidance, enhancement, mitigation, or conservation easements incorporated into the land use plan – Lehman & Lehman. Wetland delineation site priorities – County. Wetland mitigation strategy meeting with DNR, Shirley Heinze Land Trust, County, Lehman & Lehman, others? Follow up Conservation Connection WS in Feb. 2019.
- **A.2. DLZ:** Will coordinate with teams in accordance with work plan.
- **A.3. DONOHUE:** Donohue continues to work with DLZ, Lehman and Lehman and Lochmueller to coordinate future/anticipated land uses, future demands, utility/transportation corridors and the associated phasing of each. Donohue is unaware of any future coordination/project meetings being scheduled, however it is anticipated that there will be another consultant coordination meeting in the next few weeks. Donohue is coordinating with Peerless Midwest regarding availability in Dec. or Jan. for a meeting with Antero at the County to discuss the further development of groundwater analysis graphics.
- **A.4. LFA:**
- **A.5. LEHMAN:** Assisted in determining phasing of the overall development strategy. Discussion on the Development Guidelines components to this master plan. Continue the discussion of vetting the land use design with developers and other groups. Design layout and aesthetics of the Ditch relocation and alignment.
- **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.

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- **A.7. ANTERO:** Coordinate all elements of the project. Began coordination with MACOG, County Parks, and Shirley Heinze Land Trust regarding strategies for park and open space connectivity and preservation.