

Northwest Industrial Logistics Center Master Plan Consolidated Monthly Progress Update

Month: December 2018

Project Status:

- **A.1. CBBEL:** Completion of Site 1 and 2 plus future wetland delineation surveys schedules for October 29th and 30th. 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. Worked on drainage fee plan with LFA.
- **A.2. DLZ:** Meeting to discuss options for sanitary sewer service for Navistar and County Garage based on 11/30/18 letter to Bill Schalliol. Working on updates to wastewater master plan per December review meeting comments.
- **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:** The jurisdictional determination request is prepared and awaiting signed land owner permission before submittal to the ACOE. Permit applications have been prepared and are awaiting signature by owner (County/Drainage Board), letter of engagement on acquisition (Bill S. and Joe G. Signatures). Permits will be submitted once additional conversations and progress has been made with the property owners. LFA and CBBEL continued to develop pieces of stormwater guidelines and a fee structure for future developments in the economic development regions. This included assessing meeting to discuss the possible structure and developing preliminary cost estimates for various sized developments. Various sized developments and cost estimates for storm water features were updated and provided to CBBEL. A meeting was held with the Storm Water Team to discuss progress and next steps.
- **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. Work on design plans for conduit installation is moving forward. Corridor layout information for AEP and begin identification of necessary right-of-way for roadway corridor improvements. SR 2 and Timothy intersection improvements discussed and proposed to County Park and Navistar.
- **A.7. ANTERO:** Coordinate project meetings with DLZ, County Parks, MACOG, and Cogent Management (Developer in area). Met with South Shore Freight and Kaplan to discuss development activities in the area. Updated GIS mapping for the area and generated several

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exhibits. Attended multiple project meetings. Finalized IEC Marketing Strategy and Economic Analysis Summary. Documented all meeting minutes and maintained project files.

Data Collection Status:

- **A.1. CBBEL:** Uploaded a geodatabase. Waiting on access agreement to complete the remaining wetland delineators (prime sites). Remaining delineation work completed in Spring 2019.
- **A.2. DLZ:** Began feasibility assessment of Pine/Olive sewer connector. Collected fee structure information for competitor megasites.
- **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:** Converted LiDAR Data for use on exhibits for grant application and planning. LFA completed R/W Corridor Research on Larrison, Walnut, Smilax and Edison.
- **A.5. LEHMAN:** Adjustments to the Land Use Plan for GIS conversions. Finalization of the planning maps for project area.
- **A.6. LOCHMUELLER:** We have requested information from Navistar and County Parks to better identify proposed improvements related to SR 2 and Timothy Road.
- **A.7. ANTERO:** Compiled all new project data information. Updated GIS per project modifications.

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

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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 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:** Began preparation of decision-making matrix for sanitary sewer service. Working to finalize waster master plan
- **A.3. DONOHUE:** As of January 1, 2019, Donohue has used approximately 91.8% of its \$188,600 budget.
- **A.4. LFA:** Permits will be submitted once Engagement Letter is signed, home property purchases are confirmed. We discussed presenting at the January Drainage Board Meeting. We will await confirmation of that direction from the County.
- **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:** Finalized IEC Marketing Strategy and Economic Analysis Report. Working on master project schedule to integrate upcoming public meetings and other area activities. Target June 2019 for final master plan completion.

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

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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. Donohue has completed the modeling portion of the final deliverable and will continue development of the final write-up.
- **A.4. LFA:** Draft Permit Applications (IDEM, IDNR, and Army Corp) – Completed. Contract Document Development on hold until further direction. Stormwater Fees/Ordinance – Preliminary Cost Estimates. R/W Corridor Study Map and Collected information.
- **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:** Focus is on 2019 master schedule to identify meeting dates and completion requirements for elements of master plan. Coordinating with various developers to identify needs and adjust utility and transportation planning, accordingly.

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, and others. Follow up Conservation Connection WS in Feb. 2019.
- **A.2. DLZ:** Will coordinate with teams in accordance with work plan.

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- **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:** Continued coordination on property access for jurisdictional determination request. A signed JD Access Form will be required from the property owners who's land we wish to enter. A signed document, indicating property negotiation, will be required to submit the Army Corp Permit.
- **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.
- **A.7. ANTERO:** Continue to coordinate and document all elements of the project.