

Northwest Industrial Logistics Center Master Plan Monthly Project Status Update

Date: May 2018

Project Status:

- **A.1. CBBEL:** A draft wetland mitigation strategy with options was prepared and delivered. The DNR In Lieu of Fee (ILF) program was approved as of May 3, 2018. The ILF program will be the preferred route for wetland mitigation permitting. It provides the opportunity to purchase wetland and stream credits for mitigation at a pre-determined price based on where the watershed impacts occur. Potential impacts include: Wetland delineation survey for sites 1 and 2 is approximately 70% complete. Need clarification from team if priority areas have changed from initial site 1 and 2 or if there are additional areas (utility corridors) that need to be added.
- **A.2. DLZ:** Developed projections of residential, commercial and industrial sewage generation. Identified routing of large diameter gravity sewers, lift stations and force mains to serve developing areas within the Planning Area. Identified three potential locations for a regional wastewater treatment plant.
- **A. 3. Donohue:** Development of the model continues to progress along with the associated development of TM2. Amendment for additional groundwater analysis (via subconsultant Peerless Midwest), which will be integrated with TM #1 and TM #2 into the final Master Plan, has been provided to the County for review and approval.
- **A. 4. LFA:** LFA has continued the design and plan development for the ditch relocation. We have continued to coordinate to obtain land owner permission for the jurisdictional determination request for the ACOE and also for permit application submittal. The jurisdictional determination request is prepared and awaiting the land owner permission before submittal to the ACOE. Permit applications have been prepared and are awaiting review and property owner clarification from the agencies. Met with the County Surveyors office and presented the project and preliminary plans to the Drainage Board. Need to set onsite meeting with Matthys to discuss ditch alignments and depths. LFA researched Stormwater management criteria for the North, Central, and South development areas. Stormwater basin locations and modeling is progressing.
- **A.5. Lehman:** Attended meetings and work sessions. Continued to modify land use concepts and implementation of the Village concepts in the Agriculture districts. Assisted in determining residential densities within the study area and coordination with project team for utility planning. 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. Organize presentation outline for the Community Open House in June.
- **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. Plan developed continued for the fiber optic conduit.
- **A. 7. Antero Group:** On-going coordination of all team activities. Initiated several grant funding opportunities for the project area. Advancing public forum workshops. Working on master plan,

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branding, rail, and parcelization updates. Coordinating more closely on conservation buffers and environmental mitigation strategies for the area.

Data Collection Status:

- **A.1. CBBEL:** Uploaded a geodatabase and 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. OCRA suggested contacting the Notre Dame Anthropology Department. ND provided some information, but not enough to determine the exact scope required for the Prime Certification. It was decided to just proceed with the Desktop Archaeological Survey. CBBEL will contact Orbis for an updated proposal.
- **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 (DLZ, Lehman, Lochmueller) to coordinate future demands, land use and utility/transportation corridors. Once the additional scope is approved, Donohue will also collect data from subconsultant (Peerless) regarding hydrogeological analysis.
- **A.4. LFA:** Completed the additional survey data at the southwest quadrant of the intersection of SR 2 and Strawberry.
- **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 will not 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:** Working with AEP on utility easements and alignments.

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.
- **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:** N/A

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- **A.7. Antero Group:** N/A

Project Schedule:

- **A.1. CBBEL:** In-Progress - Property access approvals for remaining wetland delineation. Coordination with OCRA regarding archeological report requirements. Met with DNR to discuss ILF Program (June 11, 2018). In-progress – coordination with Orbis for new proposal for Desktop Archaeological Report. Future work - 30 Days after Property access granted - finish site 1 and 2 wetland surveys (or other priority areas) and schedule JD inspections with regulatory agencies. Future work - Update wetland geodatabase – as collected and finalize 1 week after completion of remaining wetland delineations. Future work – prepare wetland delineation site reports (dependent on property access). Finalize overall wetland/environmental strategy include in final report
- **A.2. DLZ:** Utility coordination meeting (DLZ provided proposed sewer map) completed. Targeted date of completion of preparation of Final Draft Sewer Map of 7/19/18. Target completion date of Wastewater Treatment Plant Infrastructure Needs is 8/1/18. Target completion date of Opinion of Probable Projects Costs is 8/17/18. Workshop #2 to be held 8/21/18. Target completion date of the Written Report is 10/17/18. The Right of Way Acquisition is on hold.
- **A.3. Donohue:** As of June 1, 2018, Donohue has used approximately 60.7% of its \$181,000.00 budget.
- **A.4. LFA:** We are awaiting signed access documents and determination from Army Corp prior to submitting permits for the project. We have draft components ready for discussion on the Stormwater Detention Study and the Stormwater Management Criteria Document.
- **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. Moving forward on the BUILD Grant application and EDA Grant application.
- **A.7. Antero Group:** Worked on Metronet grant and initiated BUILD grant. Budget on facilitation and economic development may need to be addressed owing to unanticipated meetings and out of scope efforts.

Document Production:

- **A.1. CBBEL:** Partial wetland delineation survey data for Environmental Site Conditions Exhibit & spreadsheet identifying properties requiring future permission to access. Initiated site specific wetland delineation reports. 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. In-Progress – DNR ILF Meeting Minutes.
- **A.2. DLZ:** Completed maps for Existing wastewater infrastructure for the Planning Area, Future Development Areas: depicting developable areas for estimating future sewer flows for the Core Development Area, and Proposed Sewer: depicting large diameter gravity sewers, lift stations,

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force mains and potential regional WWTP locations to serve developing areas within the Planning Area.

- **A. 3. Donohue:** 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:** Draft Permit Applications (IDEM, IDNR, and Army Corp), Continued Plan Development, Draft Stormwater Documents
- **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 are preparing construction plans/documents for installation of conduit to the project area for future installation of fiber optic cable.
- **A.7. Antero Group:** Completed first draft railroad plans. Completed draft economic development study.

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. Wetland mitigation strategy meeting with DNR, Shirley Heinze Land Trust, County, others?
- **A. 2 DLZ:** DLZ will coordinate with other teams as outlined in the 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. Anticipated June coordination/project meetings include: June 5 – Utility Coord.Meeting, June 14 – Public Information Meeting at New Prairie HS, June 15 – Monthly Project Progress Meeting
Donohue and DLZ need to coordinate their associated projected utility demands.
- **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, may be required to submit the Army Corp Permit.
- **A.5. Lehman:** Coordinate the details from the team members for the Amendment of the County's Comprehensive Plan for the study area. Assisted in determining phasing of the overall development strategy. Reported progress of the IDC to the Steering Committee of New Carlisle Comprehensive Plan study. 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

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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:** Working closely with all team members to advance toward project completion and production development. Rail routing draft complete and economic plan draft is complete: Need to review with St. Joseph County to identify next steps. Working with area businesses to explore expansion opportunities.