

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

**Month: February 2019**

### **Project Status:**

- **A.1. CBEL:** No wetland delineation work completed during the month of January 2019. Wetland delineation is still at 80% for the primary sites. Wetland delineation field work on hold until April 2019. Actively working with Lawson Fisher Associates (LFA) on developing a stormwater management strategy for the IEC area. Updated draft narrative that includes funding options. Reviewed updated cost information provided by LFA and provided comments. IEC progress meeting and conservation meeting Feb. 1. Stormwater management meeting Feb. 5.
- **A.2. DLZ:** Attended Wastewater Follow-up meeting (2/5/19). Submit utilities rates evaluation for sanitary service (2/5/19). Submit feasibility assessment of Pine/Olive sewer connector (2/5/19). Submit options for permanent sanitary service for Navistar (2/15). Begin reviewing and incorporating comments into master plan report.
- **A.3. DONOHUE:** Donohue is preparing a Draft version of the final report document, as well as preparing additional documents per the County's direction (e.g. memorandum on water service options to Navistar, revised Hydrogeological Report Summary).
- **A.4. LFA:** LFA and CBEL continued to coordinate development of stormwater guidelines and a fee structure for future developments in the economic development regions. This included probable costs for various site sizes for a determination of fee structure to support development of a regional detention facility. LFA is on hold for the Niespodziany Ditch project until further direction. LFA organized and took part in a Water Infrastructure and Aquifer educational session.
- **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. Working on traffic routing and development options for the South Shore development site between US 20 and the South Shore railroad.
- **A.7. ANTERO:** Continue coordinating all project elements. Met with consultants to identify path toward completion. Several meetings with South Shore Freight regarding possible development interest in the corridor.

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### **Data Collection Status:**

- **A.1. CBBEL:** N/A
- **A.2. DLZ:** Review and incorporation of comments into master plan report.
- **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:** None since last progress report.
- **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:** Collected development schedule for CSS site.

### **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 currently.
- **A.7. ANTERO:** Nothing at this time.

### **Project Schedule:**

- **A.1. CBBEL:** Finish wetland delineation field work (Spring 2019). Continue stormwater management strategy coordination and environmental coordination. Check for update on Air Quality Maps. Spring 2019 finish site 1 and 2 wetland delineations and schedule JD inspections. Update wetland geodatabase and prepare wetland delineation site reports. Finalize wetland/environmental strategy (site specific). Finalize stormwater management/utility strategy by April, 1.
- **A.2. DLZ:** On schedule.

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- **A.3. DONOHUE:** As of March 1, 2019, Donohue has used approximately 95.7% of its \$188,600 budget.
- **A.4. LFA:** Continue to progress Storm water fee concept. LFA will be proceeding on the R/W Corridor Study and executing parcel and plat documents.
- **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. As plan development for the conduit progresses, we are coordinating on the necessary INDOT and Railroad permitting for the conduit installation.
- **A.7. ANTERO:** Developing completion schedule for all elements of project.

### **Document Production:**

- **A.1. CBBEL:** Draft Stormwater Management Strategy narrative submitted for review.
- **A.2. DLZ:** Contributions to the master plan report.
- **A.3. DONOHUE:** The development of the Water Utility Planning portion of the final Master Plan document is in production and the Draft is anticipated to be ready for review by March 8, 2019. Donohue has been coordinating with Peerless Midwest to develop additional informational graphics and a revised summary of the Hydrogeological Report or the County and Town's use in public discussions and education.
- **A.4. LFA:** Right of Way exhibits for potential impact to adjacent property owners related to the ditch and Navistar projects. Stormwater Fees/Ordinance – Revised Preliminary Cost Estimates. Navistar Drainage Impacts – Drainage Impact Exhibit.
- **A.5. LEHMAN:** No final document production at this point other than the in-progress land use and site analysis map.
- **A.6. LOCHMUELLER:** Plan development for conduit progresses – also coordinating on necessary INDOT and Railroad permits for installation.
- **A.7. ANTERO:** Updating marketing strategy to incorporate SJC, Chamber, and Regional Partnership efforts. Finalizing website.

### **Team Coordination:**

- **A.1. CBBEL:** Property access for remaining wetland delineation field work. Ditch and wetland mitigation and permitting coordination with LFA. Coordination with LFA to complete Stormwater Management Strategy. Wetland delineation site priorities. Wetland mitigation strategy meeting with DNR and IEC Conservation Group.

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- **A.2. DLZ:** Will coordinate with teams in accordance with work plan.
- **A.3. DONOHUE:** Donohue continues to work with the County and other team consultants as needed and requested to complete project tasks.
- **A.4. LFA:** Continued coordination with CBBEL on stormwater.
- **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.
- **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 organize efforts toward final product completion. Critical path item includes communication and outreach to stakeholders and public for additional input.