

Northwest Industrial Logistics Center Master Plan Monthly Project Status Update

Date: February 2018

Project Status:

- **A.1. CBBEL:** Wetland survey field work completed in November 2017 and potential wetland areas identified utilizing current aerial photography of project area. Deed search in NW quadrant of site identified some existing parcels with forest land and wildland classifications, but there are still several other parcels available for potential future conservancy easements. Completion of Site 1 and 2 plus future wetland delineation surveys on hold until end of March or early April (USACE Detroit District prefers April).
 - Need clarification from team if priority areas have changed from initial site 1 and 2. Jurisdictional Determination timing with regulatory agencies and the impact to the permitting strategy / schedule for both wetland mitigation and ditch relocation. Jurisdictional wetlands on sites 1 and 2 may be dependent on Ditch Mitigation/Permitting.
- **A.2. DLZ:** DLZ is in the process of developing projections of residential, commercial and industrial sewage generation.
- **A. 3. Donohue:** Donohue remains in the process of collecting data/background information, preparing Tech Memo No. 1, and developing the water model of the existing distribution system.
- **A. 4. LFA:** LFA has continued the analysis to determine the hydraulic controls for the basins in order to comply with the regulatory agency requirements. The plan development has continued to progress with the next step being the submittal of preliminary plans for the ditch relocation for the team to review. These plans should be ready by the end of March/Early April.
- **A.5. Lehman:** Attended a variety of meetings/work sessions with board members, community members, and committees. Continued to modify land use concepts and implementation of the Village concepts in the Agriculture districts. Prepared study area mapping with various layers of information. Refinements to the Core Development area along with its related infrastructure improvement planning including the refinement of the transportation routes and links. Refinements to the conceptual plan diagram of the “homestead-agricultural” developments. Conducted research on land use strategies and zoning options.
- **A. 6. Lochmueller:** Work for the month of January was limited. We continue to attend meetings and workshops to move the land use development forward. Roadway alternative layouts were revised based on the land use developed by Lehman & Lehman.
- **A. 7. Antero Group:** Continue to coordinate various element of the project. Established completion work schedule, including individual discipline workshops to outline project needs and anticipated outputs of project. Working through branding strategies. Internal railroad workshop to outline various alignment options. Working through options based on land use mapping. Completed economic development analysis, plan to have summary for County by early April.

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Data Collection Status:

- **A.1. CBBEL:** Uploaded a geodatabase that includes: surveyed wetland areas with classification, National Wetland Inventory (areas not surveyed currently), potential wetland areas (areas not surveyed currently), and St. Joseph County parcel data (for future access). Reviewed the deeds for the parcels in the NW quadrant of the project area and identified potential parcels for conservation easement acquisition. Acquired current nonattainment map from IDEM. Confirmed with OCRA that current nonattainment map is the Air Quality Map required in Site Certification Checklist.
- **A.2. DLZ:** South Bend Lift Station (Pump Run Times, Pump Tests, Pump Curves) pending.
- **A. 3. Donohue:** Donohue met with officials of the Town and their WTP and secured additional data that was used for the final development of Tech Memo No. 1. This information also went into further developing the WaterGEMS model for the existing distribution system.
- **A.4. LFA:** Survey and aerial mapping data collection is complete and processed. Additional survey data will be collected 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. We are moving forward on the traffic analysis, I anticipate we will look at collecting additional traffic data/turning movement counts. We are also collecting data on some of the County pursuits to help identify projected traffic volumes.
- **A.7. Antero Group:** Antero has no additional data needs at this time. The TranSearch data from the state would be helpful, if ever provided. We continue to integrate various data sets into GIS and the project database.

Relevant Report Summary:

- **A.1. CBBEL:** N/A
- **A.2. DLZ:** DLZ reviewed data related to the sanitary sewer extensions for the I/N Kote and I/N Tek facilities.
- **A.3. Donohue:** Donohue has nothing new to report regarding existing reports.
- **4. LFA:** None since last progress report.
- **A.5. Lehman:** Defined the Initial 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:** Obtained updated LaPorte County information for use by ONE RING team.

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Project Schedule:

- **A.1. CBBEL:**
 - March 2018 (In-Progress) - Property access approvals
 - March / April 2018 – continue / complete site 1 and 2 wetland surveys (or other priority areas) and schedule JD inspections with regulatory agencies (other priority sites if needed)
 - Update wetland geodatabase – 1 week after completion of remaining wetland delineations
 - May 2018 – complete wetland delineation site reports
 - Finalize overall wetland/environmental strategy include in final report
- **A.2. DLZ:** Water/Wastewater Stakeholder Meeting #1 Complete. New Carlisle Lift Station Site Visit completed 2/16/18. DLZ Receives Initial Land Use Planning, Development Planning and Transportation Corridor Recommendations (Narrative and Drawings) completed in GIS on 2/16/18. Partially complete on receiving requested Information from City of South Bend and New Carlisle on existing wastewater infrastructure. Project on Budget.
- **A.3. Donohue:** Tech Memo No. 1 will be submitted for review by 3/16/18 (initially scheduled for delivery on December 20, 2017). As of March 1, 2018, Donohue has used approximately 35.4% of its \$181,000.00 budget.
- **A.4. LFA:** Based on the current progress we plan to have the preliminary ditch relocation plans available for discussion by the end of March/Early April.
- **A.5. Lehman:** No changes in schedule or budget updates to report
- **A.6. Lochmueller:** Anticipate work on refining the proposed roadway corridor based on proposed land use defined by Lehman and Lehman. Move forward with traffic analysis.
- **A.7. Antero Group:**

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, and potential wetland concern area (based on current aerial photos).
 - Provided current IDEM nonattainment map (Air Quality Map)
- **A.2. DLZ:** The comprehensive map of existing wastewater infrastructure for the project area is in progress.
- **A. 3. Donohue:** The development of Tech Memo No. 1 is near completion and currently in a QC review process. Tech Memo No. 1 will be submitted for review by 3/16/18. Tech Memo No. 2 will be developed following the completion of Tech Memo No. 1 and given the confirmation of the final projected land use areas and development timelines.

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- **A.4. LFA:** Maps and documents to be utilized for land acquisition strategy discussions were prepared.
- **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. A utility shapefile was produced and submitted to Antero to update existing County utility information.
- **A.7. Antero Group:** Working on preliminary site alternatives for South Shore Station. Developed project completion and meeting scheduled through April. Building out structure of final Master Plan document. Working on branding alternatives.

Team Coordination:

- **A.1 CBBEL:**
 - Property access for remaining wetland delineation field work with Joe Grabill.
 - Ditch and Wetland Mitigation and Permitting team effort with LFA.
 - Site specific wetland avoidance, enhancement, mitigation, or conservation easements incorporated into the land use plan with Lehman & Lehman
 - Wetland delineation site priorities with County
- **A. 2 DLZ:** Team will follow schedule.
- **A. 3. Donohue:**
 - Meet with LaPorte County officials on 3/9/18, along with Antero and DLZ to coordinate anticipated development considerations for Saugany Lake and Hudson Lake.
 - Attend the Master Plan Steering Committee Meeting scheduled for 3/29/18.
 - Coordinate with DLZ to plan the follow-up Utility Stakeholders meeting, which will be held in late March or April.
 - Donohue and DLZ will coordinate flow projection data following the finalization of the Land Use planning by Lehman.
- **A.4. LFA:** Continued coordination on Sebasty property access and obtaining soil borings with Joe Grabill and Ken Miller.
- **A.5. Lehman:**
 - Discussed with Eric and Bill S. the strategy of project team members involvement in applying their area of study to the land use planning projections particular to the issues of roads/highways, drainage and wetlands and utility services.
 - Discussions on the Zoning components to this master plan.
 - Consideration of vetting the land use design with develop.
- **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. This will help identify travel patterns and volumes associated with the construction of a new roadway corridor. Work with Antero Group to review rail routing options and identify constraints.

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- **A.7. Antero Group:** Continue coordinate team members. Plan for business meeting and steering committee in March. Will distribute summary email and updated geodatabase for use by team, as well as South Shore station alternatives exhibit to County.