

## **Northwest Industrial Logistics Center Master Plan Monthly Project Status Update**

**Date: March 2018**

**Project Status:**

- **A.1. CBBEL:** CBBEL staff completed wetland survey field work on November 2nd and 9th, 2017 and on April 2nd, 2018. Potential wetland areas identified utilizing current aerial photography of project area. Final Instrument submitted by IDNR to USACE for Review/anticipate approval in June/ July 2018.
  - Potential impacts include: Completion of Site 1 and 2 plus future wetland delineation surveys on hold pending permission to access non-Sebasto owned properties.
  - 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, Jurisdictional Determination timing with regulatory agencies and the impact to the permitting strategy / schedule for both wetland mitigation and ditch relocation.
- **A.2. DLZ:** DLZ has developed projections of residential, commercial and industrial sewage generation. DLZ is in the process of identifying routing of large diameter gravity sewers, lift stations and force mains to serve developing areas within the Planning Area.
- **A. 3. Donohue:** Donohue has completed and submitted Tech Memo #1 (TM1). Review comments of the Memo are being addressed as Donohue continues to coordinate, develop and evaluate the water model projections, as well as Tech Memo #2 (TM2).
- **A. 4. LFA:** LFA has continued the design of the typical ditch sections and plan preparation. In addition, we have continued to coordinate to obtain land owner permission for the jurisdictional determination request for the ACOE. Began preparation for the presentation to the drainage board at their May meeting.
- **A.5. Lehman:** 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 and utility service areas. Refinements to the land parcels of various uses. Conducted research on land use strategies and zoning options
- **A. 6. Lochmueller:** We continue to attend meetings and workshops to move the land use development forward. Utility coordination is ongoing. Based on discussions from previous meetings I have met with Metronet to discuss extension of their fiber optic to serve the NWILC area. Per discussion with the County and Metronet we will be preparing plans for the installation of conduit to the project area.
- **A. 7. Antero Group:** Preliminary rail alignment alternatives have been developed. Economic analysis is complete and draft at 80%. Continue to facilitate various tasks for project. Set up a series of internal workshop targeted toward project completion. Review team member documents, coordinated meetings, etc.

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### **Data Collection Status:**

- **A.1. CBEL:** Uploaded a geodatabase that includes: surveyed wetland areas with classification, National Wetland Inventory (areas not surveyed currently), potential wetland areas (areas not surveyed currently), potential conservation easement locations (including properties around Spicer Lake provided by St. Joseph County Parks Dept.), and St. Joseph County parcel data (for future access). 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.
- **A.2. DLZ:** Completed: 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.
- **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 to coordinate future demands, land use and utility/transportation corridors.
- **A.4. LFA:** Additional survey data to 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 submitted a list of intersections for turning movement counts. We are also collecting data on some of the County pursuits to help identify projected traffic volumes.
- **A.7. Antero Group:** Need to identify Hamilton Grove sanitary information. Establishing optimal Metronet alignments. Working on employee projections for Navistar. Updated Geodatabase with new information.

### **Relevant Report Summary:**

- **A.1. CBEL:** 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:** 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:** Review King Report and AEP food processing report. Will integrate information into economic development and market target analysis.

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### **Project Schedule:**

- **A.1. CBEL:** Updated wetland delineation data provided on April 13, 2018. Identified potential parcels on north side of project area and added properties around Spicer Lake from St. Joseph County Parks for conservation easements. April / May 2018(In-Progress) – identify potential parcels on south side of project area for conservation easements. Continual development of wetland/environmental strategies / Coordination with LFA. Obtained Air Quality Map (nonattainment map) / confirmed with OCRA. In-Progress - Property access approvals for remaining wetland delineation. Wetland work to continue through April and May
- **A.2. DLZ:** Partially completed DLZ receives requested information from City of South Bend and New Carlisle on existing wastewater infrastructure. Completed DLZ received preliminary land use planning, development planning and transportation corridor recommendations (narrative and drawings), including assumptions to use for sanitary sewer needs associated with “Homestead Agriculture” land use and development outside of the Core Development Area. Waste/Wastewater work to be completed in May and draft report completed by end of June.
- **A.3. Donohue:** TM1 was initially submitted for review on 3/30/18 and is being revised based on initial comments. The revised version will be submitted by 4/23/18 for review by the Town of New Carlisle. The completion of TM2 is contingent upon the availability of final future land use delineation, development timelines and coordinated demands.
- **A.4. LFA:** Based on the current progress we plan to have the preliminary ditch relocation plans available for discussion by the end of April 24, 2018.
- **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:** Working with project teams to update project schedule. Antero tasks on schedule.

### **Document Production:**

- **A.1. CBEL:**
  - 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)
- **A.2. DLZ:**

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- The following maps are in progress
  - Existing wastewater infrastructure for the Planning Area
  - Future Development Areas
  - Existing Development Area without Sewers for the Core Development Area
  - Proposed Sewer
- **A. 3. Donohue:** Donohue is in the process of revising TM1, based on initial review comments. TM2 is being prepared for development through continued efforts with the coordination of future land uses, development timelines and water demands.
- **A.4. LFA:** Maps and documents to be utilized for stormwater strategy workshop were prepared. JD Parcel Target Maps for Ditch Relocation Project  
INTEK Property Utilization Map.
- **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 prepared a preliminary route for conduit/Metronet expansion. We will be preparing construction plans/documents for installation of conduit to the project area for future installation of fiber optic cable.
- **A.7. Antero Group:** Branding targeted for early May approval. Rail and economic plan targeted for May drafts.

### **Team Coordination:**

- **A.1 CBBEL:**
  - Property access for remaining wetland delineation field work
  - Ditch and Wetland Mitigation and Permitting team effort with LFA
  - Stormwater Management - LFA
  - Site specific wetland avoidance, enhancement, mitigation, or conservation easements
  - incorporated into the land use plan – Lehman & Lehman
  - Wetland delineation site priorities – County
- **A. 2 DLZ:** Will work with other teams as outlined in schedule.
- **A. 3. Donohue:**
  - Donohue will meet with I/N Tek-Kote on 4/14/18, along with Antero and DLZ, to coordinate their anticipated future process requirements.
  - Donohue will also attend a workshop with LaPorte County on 4/20/18 to discuss the project's impact on the Hudson and Saugany Lake communities.
  - Donohue and DLZ will coordinate to plan the follow-up Utility Stakeholders meeting, which will be held in late April or May.
- **A.4. LFA:**
  - Continued coordination on property access for jurisdictional determination request.
  - Smith Ready Mix will need water from the WTP and once daily demand is provided we will get that to Donohue. They will also require a sanitary sewer connection which we will also need to provide to DLZ.

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- The Micro Algae Science Technologies group will be using approx. 50 gallon/min of the RO system water and will likely be discharging to the same sanitary sewer as Smith Ready Mix. We do not have discharge volumes or rates from them. Based on our understanding of their process that will likely have concentrated volumes of discharge to the system.
- **A.5. Lehman:**
  - Coordinated the land parcels' identities
  - Discussions on the Zoning 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 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.
- **A.7. Antero Group:** Coordinating land acquisition strategies. Working with teams to move toward final marketing plan. Beginning to integrate various elements of project technical data to present complete project picture.