

Northwest Industrial Logistics Center Master Plan Monthly Project Status Update

Date: July 2018

Project Status:

- **A.1. CBBEL:** CBBEL recommends scheduling a meeting between DNR, Shirley Heinze Land Trust, and the County as soon as possible to discuss the project. Based on the meeting with DNR, project specific mitigation is still an available option and will be considered on a case by case basis.
- **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.
- **3. Donohue:** Amendment for additional groundwater analysis (via subconsultant Peerless Midwest), which will be integrated with TM #1 and TM #2 into the final Master Plan, was approved on August 6, 2018.
- **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 a meeting between the County and Mr. Sebasty Jr. has taken place. LFA and CBBEL continued to develop pieces of stormwater guidelines and a fee structure for future developments in the economic development regions.
- **A.5. Lehman:** Attended meetings/work sessions with stakeholders, community members, and team members. Continued modifying of land use concepts and implementation of the Village concepts in the Ag 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 planning including the refinement of the transportation routes and links and utility service areas and considerations in adjusting the terminology of the proposed land uses. Refinements to the land use parcels and the Town of New Carlisle. Team coordination with regard to the refinements to the Parcel ID strategy. Conducted research on comprehensive plan amendment and the land use strategies/zoning options.
- **6. Lochmueller:** Continue work with the project team on development of the IEC. Work in July mainly focused on development of the BUILD Grant for submittal on July 19th. In addition, work continued on Conduit plan development.
- **A. 7. Antero Group:** Facilitated several project meetings. Pre-proposal phase of EDA broadband grant approved, working on final proposal. Responding to prospective warehouse project with various involved entities. Advanced final economic development plan and railroad alignment. Updated overall project schedule for targeted November completion.

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Data Collection Status:

- **A.1. CBBEL:** Uploaded a geodatabase. 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. Requested a proposal from Orbis for a Desktop Archaeological Review. Proposal sent to the County on June 28, 2018. Working with LFA to develop a draft Stormwater Management strategy for the IEC area. The strategy will include a cost analysis of individual site stormwater management versus a regional approach.
- **A.2. DLZ:** Completed all data collection.
- **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:** None since last progress report.
- **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:** MACOG has the traffic counting scheduled however, the counts were scheduled to take place in August after the start of school. We are also collecting data on some of the County pursuits to help identify projected traffic volumes.
- **A.7. Antero Group:** Data collection for AG phase of project has been completed.

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 Public Open House meeting. Continued the narrative of the Land Use components of the master plan documentation.
- **A.6. Lochmueller:** Nothing at this time.
- **A.7. Antero Group:** N/A

Project Schedule:

- **A.1. CBBEL:** Updated wetland delineation data provided on April 13th, 2018. 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. Obtained Air Quality Map / (confirmed with OCRA. Property access approvals for remaining wetland delineation. Coordination with OCRA regarding archeological report requirements. Met with

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DNR to discuss ILF Program (June 11, 2018). Continue to work with LFA on draft Stormwater Management strategy. 30 Days after Property access granted - finish site 1 and 2 wetland surveys (or other priority areas) and schedule JD inspections with regulatory agencies. Update wetland geodatabase – as collected and finalize 1 week after completion of remaining wetland delineations. Prepare wetland delineation site reports (dependent on property access).

- **A.2. DLZ:** DLZ received Land Use and Development Phasing GIS shapefiles on August 17, 2018, however modifications to the shapefiles were necessary to be consistent with the June 18, 2018 Land Use map from Lehman & Lehman. DLZ prepares Final Draft Sewer Map (9/7/18), which will fill the final need for Wastewater Collections Infrastructure.
- **A.3. Donohue:** As of August 1, 2018, Donohue has used approximately 77.5% of its \$181,000.00 budget.
- **A.4. LFA:** Permits will be submitted once Engagement Letter is signed and home property purchase are confirmed. The project is currently targeted for a Late Winter/Early Spring Advertisement.
- **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 Group:** Updated project schedule matrix for all elements of project. Target November for master plan draft, with possible subsequent updates and additions. Developed public meeting and steering committee meeting schedule.

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, 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.
- **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:** A draft version of TM #2 has been completed in conjunction with the development of the water distribution model. TM #2 has been briefly discussed and will be revised based on comments made during the July 19, 2018 Utility Coordination (“Nomenclature and Rate Discussion”) and Project Team meetings.
- **A.4. LFA:** Completed Draft Permit Applications (IDEM, IDNR, & Army Corp). Cont. Development.

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- **A.5. Lehman:** No final document production at this point other than the in-progress land use and site analysis maps.
- **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. Lochmueller will move forward on the IEC work plan.
- **A.7. Antero Group:** Updated geodatabase; created parcelized land-use map; updating railroad alignment alternatives; coordinating master plan preparation. Developed branding and marketing plan. Logo has been finalized.

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, others?
- **A. 2 DLZ:** Will coordinate with teams in accordance with 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 future coordination/project meetings include: August 24, 2018 – Project Coordination Meeting, September 13 – Steering Committee 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 required from the property owners who's land we wish to enter. A signed document (property negotiation) will be required to submit the Army Corp Permit. Right-of-Way Procurement along east-west connector, in addition to north of SR 2, is a critical element.
- **A.5. Lehman:** Coordinate 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 Development Guidelines components to master plan. Continue the discussions 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.
- **A.7. Antero Group:** Pivoted focus of project and team to completion of plans. Developing completion plan. Coordinating utility alignments with AEP. Working on steering committee workshop program, as well as public feedback strategies. Finalizing branding and marketing plan.