

Northwest Industrial Logistics Center Master Plan Monthly Project Status Update

Date: December 2017

Project Status:

- **A.1. CBBEL:** Staff completed wetland survey field work on November 2nd and 9th, 2017. The areas of focus were originally identified as primary sites 1 and 2 (the east boundary is Strawberry Road). The field data has been processed with GIS Shape files created for confirmed wetland areas.
- **A.2. DLZ:** Team is in the process of compiling existing wastewater infrastructure data, reviewing existing service areas and assessing existing service area sewer demands.
- **A. 3. Donohue:** Remains in the process of collecting data, developing Tech Memo No. 1, and developing the existing distribution system water model.
- **A. 4. LFA:** Met with IDEM on January 4, 2018 at 1:00 PM to discuss the project and the possibility of routing the proposed ditch alignment through the proposed detention basins. LFA will now schedule a meeting with the ACOE to discuss purpose and need, as well as avoidance and minimization. LFA has been working with the team to prepare talking points and gathering data for the meeting with the ACOE.
 - LFA has submitted the hydrology for the project to the IDNR, the IDNR began their review on December 4, 2017. LFA would estimate 60 days for the IDNR to review and comment. We expect to received word from the IDNR on the review in February 2018
- **A.5. Lehman:** Attended as series of project related meetings, including with area stakeholders, such as SHLT. Initiated land use mapping effort. Continue to refine in January. Set up early January land use workshop.
- **A. 6. Lochmueller:** Work for the month of December was limited. Finalization of proposed roadway improvements and development of the traffic analysis is on hold until the land use component is further defined. We have moved forward on utility coordination aspects of the project. Initial coordination letters were sent out in November and I have had further coordination efforts with utilities who have provided a response.
- **A. 7. Antero Group:** Antero Group staff completed the following tasks
 - A) Facilitator
 - Facilitated Project Team monthly meeting (12/15/17)
 - Facilitated, set agendas, and took notes at various task-specific meetings
 - Managed on-going data-sharing/conversion tasks
 - Met with KPMG and JLL regarding opportunity
 - B) Brand and Marketing Coordination
 - Facilitated Brand and Marketing Meeting #2 (12/12/17)
 - Brainstormed ~10 name concepts, created internal survey to refine concepts
 - C) Economic Development/Workforce Analysis
 - Facilitated meetings with JLL and KPMG (12/18/17)
 - Held call with IBM regarding potential Data Center projects in SJC
 - Produced Draft Economic Development SWOT Analysis Draft 1

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- D) Rail and Transportation Conceptual Planning
 - Identified critical corridor opportunities
 - Set up multiple rail meetings
 - Evaluated topography
 - Identified N. Ditch and Huston property alternatives

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).
- **A.2. DLZ:** Collected GIS layers associated with the existing wastewater infrastructure within LaPorte and St. Joseph counties including collection system piping and lift stations. The GIS data is being compiled into one comprehensive map for the project area. DLZ submitted a request for information (RFI) on 11/27/17 for existing wastewater infrastructure data from the Town of New Carlisle and the City of South Bend. No information has been received from New Carlisle to-date. DLZ received all requested information from South Bend on the 11/27/17 RFI. Additional information from South Bend requested on 1/4/17 is pending.
- **A. 3. Donohue:** Received some of the requested data/information, but continues to await responses to the following submitted RFI's:
 - RFI No. 1 11/17/17
 - RFI No. 2 12/18/17
- **A.4. LFA:** Cardno (LFA's Sub) has performed the field work for the wetland determination within the ditch realignment corridor and has provided LFA with the Report on January 18th. LFA will review the report and meet with CBBEL to correlate the findings with the work that they have completed.
- **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
 - Coordinated and adjusted GIS properties
- **A.6. Lochmueller:** Lochmueller Group will work on collection of data from utilities and provide that information to the project team as it becomes available. We have started to receive responses from utilities with basic location information.
- **A.7. Antero Group:** Data has been collected and aggregated. Followed up on outstanding team RFI's with SB and NC. Reached out to all railroads for meeting and data coordination efforts.

Relevant Report Summary:

- **A.1. CBBEL:** N/A
- **A.2. DLZ:** Reviewing data related to the sanitary sewer extensions for the I/N Kote and I/N Tek facilities.
- **A.3. Donohue:** Nothing new to up-date regarding existing reports.

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- **4. LFA:** None since last progress report.
- **A.5. Lehman:** Defined the “Core Development” area as a result of the Land Use Work Session.
- **A.6. Lochmueller:** Nothing currently.
- **A.7. Antero Group:** Began outlining the final Master Plan structure (sections, components, elements). Identified Hudson and Saugany Lake reports and requested from LaPorte County.

Project Schedule:

- **A.1. CBBEL:** Project is on schedule. Additional site work anticipated for March/April timeframe.
- **A.2. DLZ:** Project falling behind as data has been slow to come. Likely deliverable timeframe late April 2018.
- **A.3. Donohue:** Reiterates the need for an extension for the submittal of Tech Memo No. 1 (initially scheduled for delivery on December 20, 2017) due to the unanswered RFI items. Schedule falling behind due to need for data.
- **A.4. LFA:** Scheduling a meeting with the ACOE is a critical work tasks at this point. The impact on schedule will be more evident following the meeting with the ACOE. It is anticipated that these meetings will be held in late January. We do anticipate discussions to result in a start of construction later than the originally set construction period.
- **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.

A.7. Antero Group: Overall project schedule to be refined as land use plan and data requests continue to advance. As of end of December, anticipate schedule to remain. January team progress, as well as responsiveness by area municipalities to data requests, will determine impacts to 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 anticipated completion)
 - Updated shape files showing wetland delineation survey data, national inventory data, and potential wetland concern area (based on current aerial photos).
- **A.2. DLZ:** Comprehensive map of existing wastewater infrastructure for project area is in progress.
- **A. 3. Donohue:** The development of Tech Memo No. 1 is on hold, waiting on responses to RFI Nos. 1 and 2.
- **A.4. LFA:** Meeting minutes from the IDEM meeting have been provided, Project Team Site Layout uploaded, Parcel Priority Map for EEI Boring Work (to be discussed at meeting).

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- **A.5. Lochmueller:** At this time no new documents have been prepared by Lochmueller. Team will begin development of a Utility Base map to identify the type and location of utilities within the project area.
- **A. 6. Lehman:** No final document production at this point other than the in-progress land use and site analysis maps
- **A.7. Antero Group:** Antero Group produced the following documents in December:
 - Draft Master Plan Outline
 - Brand options analysis

Team Coordination:

- **A.1 CBBEL:**
 - Property access for remaining wetland delineation field work – Antero
 - 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 – Lehman & Lehman
- **A. 2 DLZ:** Support collecting data from municipalities. Coordination on land use plans with NC master plan initiative.
- **A. 3. Donohue:** Team will be coordinating with DLZ regarding meetings and flow demands. Donohue is also awaiting the zoning/classification information that Lehman & Lehman is developing in conjunction with the County and Lochmueller.
- **A.4. LFA:** Continue coordination on environmental and regulatory issues with CBBEL. LFA is awaiting a layout from NFS on alternate rail routes. Coordination with Lochmueller on R/W needs for Smith Ready Mix.
- **A.5. Lehman:**
 - Discussed with Eric N. and Bill S. the strategy of project team members involvement in applying their area of study to the land use planning projections to the issues of roads/highways, drainage and wetlands and utility services – This will engage more of the project team’s involvement in the planning process
 - Need to assemble the new aerial photography as a layer into the GIS database and the core development area
- **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.
- **A.7. Antero Group:** Continue to support data collection and land use efforts, as well as N. Ditch impacts. Coordinate with Chamber on branding and promotion initiatives.