

Northwest Industrial Logistics Center Master Plan Monthly Project Status Update

Date: November 2017

Project Status:

- **A.1. CBBEL:** 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:** In the process of compiling existing wastewater infrastructure data, reviewing existing service areas and assessing existing service area sewer demands.
- **A. 3. DONOHUE:** In process of collecting data and developing Tech Memo No. 1.
- **4. LFA:** Conducted an early coordination meeting with the IDNR, IDEM, and the ACOE to discuss the project. Meeting was scheduled for December 6, 2017 at 10:30 AM. LFA has submitted the hydrology for the project to the IDNR for review and comment. Additionally, LFA has proceeded with the preliminary ditch design in preparation for receipt of the survey data.
- **A.5. LEHMAN:** Met with project team members to discuss approach on the Land Use concept development. Assembled the current zoning and other GIS layers for study area that included portions of St. Joseph and LaPorte Counties – time spent in coordinating the data from the different counties. Reviewed the current zoning ordinance for any limitations in the current ordinance. Prepared study area mapping. Defined a schematic of the geographic study area and its boundaries. Participated in the field trip and observation of the planning area.
- **A. 6. LOCHMUELLER:** Finalization of proposed roadway improvements and development of the traffic analysis is on hold until the land use component is further defined. Our team has moved forward on utility coordination aspects of the project. Initial coordination letters were sent out in November and prepared further coordination efforts with utilities who have provided a response.
- **A. 7. ANTERO GROUP:** Coordinated team members, set up several project meetings, finalized GIS data collection and distribution. Began economic development analysis. Facilitated several project meetings, both internal and external. Set up several early stage meetings with RR's and utilities. Maintained project database and files.

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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), 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. DLZ submitted a request information on 11/27/17 for existing wastewater infrastructure data from the Town of New Carlisle and the City of South Bend. Information pending receipt.
- **A. 3. DONOHUE:** Awaiting responses to the RFI submitted on 11/17/17. RFI responses will be instrumental to the development of the Tech Memo No. 1. The distribution system model is in development and fire flow testing took place on 12/6/17. Additional information/data regarding the tests has been requested from New Carlisle and will be formalized in an RFI.
- **A.4. LFA:** LFA has performed the field work for the wetland determination within the ditch realignment corridor. Cardno has a Draft Report and is expected to deliver by the 1st week in January. Despite the delay in dropped foliage, a preliminary ortho mosaic of aerial imagery will be available by 22 December. LFA will wrap information into a detailed survey collected and make a survey base drawing with linework and surface terrain available by January 12th.
- **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 is completed. Coordinated and adjusted GIS properties.
- **A.6. LOCHMUELLER:** Lochmueller group will work on collection of data from utilities and provide 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:** Assisting with collection of New Carlisle and South Bend information. Working on past RFP collection to review.

Relevant Report Summary:

- **A.1. CBBEL: N/A**
- **A.2. DLZ:** Reviewed data related to the sanitary sewer extensions for the I/N Kote and I/N Tek facilities.
- **A.3. DONOHUE:** Added the following 4 files to Dropbox: 1) Final IN Tek_IN Kote San FM Inv Report .pdf 2) EconDevDist_PropRRMap.pdf 3) EconDevDist_PropRRMap_V2.pdf, 4)

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1997_EDD_SanSewerMasterPlan.pdf. All documents currently reside in: **Project ONE RING\02_Planning and Engineering\02_Other Data.**

- **A. 4. LFA:** None since last report.
- **A.5. LEHMAN:** No activity.
- **A.6. LOCHMUELLER:** Nothing currently.
- **A.7. ANTERO GROUP:** Collected summary of economic data for region. Waiting on TranSearch data from INDOT. No additional reports collected.

Project Schedule:

- **A.1. CBBEL:** On schedule. Currently developing overall wetland/environmental strategy. Coordinating wetlands with LFA. Target March/April for additional field work.
- **A.2. DLZ:** Project is waiting on RFI data. Feb. 6th workshop has been scheduled.
- **A.3. DONOHUE:** Requesting an extension for the submittal of Tech Memo No. 1 (initially scheduled for delivery on December 20, 2017) due to the delayed RFI issued on 11/17/17. As of December 1, 2017, Donohue has used approximately 10.1% of its \$181,000.00 budget.
- **A.4. LFA:** Survey and meeting with IDEM and the ACOE are the critical work tasks at this point. Filling in Niespodziany Ditch is an item that needs further discussion with the ACOE. This item could affect the current project schedule. The impact on schedule will be more evident following the meeting with the ACOE. It is anticipated meetings will be scheduled for early January.
- **A.5. LEHMAN:** No changes in schedule or budget updates to report.
- **A.6. LOCHMUELLER:** Anticipate working on refining the proposed roadway corridor based on proposed land use defined by Lehman and Lehman.
- **A.7. ANTERO GROUP:** Land use planning needs to advance through Jan. 4th workshop to remain on schedule for RR concepts. Working on supporting utility data collection.

Document Production:

- **A.1. CBBEL:** Partial wetland delineation survey data for Environmental Site Conditions Exhibit. Created exhibit & spreadsheet identifying properties requiring future permission to access. Also, initiated site-specific wetland delineation reports.
- **A.2. DLZ:** The comprehensive map of existing wastewater infrastructure for the project area is in progress.

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- **A. 3. DONOHUE:** Tech Memo No. 1 is in development.
- **A.4. LFA:** Prepared meeting minutes for Early Coordination Meeting with regulatory agencies.
- **A.5. LEHMAN:** No final document production at this point except for in-progress land use and site analysis maps.
- **A.6. LOCHMUELLER:** At this time, no new documents have been prepared by Lochmueller. The team will begin development of a Utility Basemap to identify the type and location of utilities within the project area.
- **A.7. ANTERO GROUP:** Nothing currently.

Team Coordination:

- **A.1. CBBEL:** Acquire Aerial Survey/Ortho Photos when available – **LFA.** Property access for remaining wetland delineation field work – **Antero.** Ditch and Wetland Mitigation and Permitting team effort with **LFA.** Site specific wetland avoidance, enhancement, or mitigation incorporated into the land use plan – **Lehman & Lehman.**
- **A.2. DLZ:** Coordinating with other consultants, specifically L&L and Donohue on land use planning and data collection. See full schedule in DLZ summary document.
- **A.3. DONOHUE:** Planning coordination with DLZ regarding meetings and flow demands. 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.
- **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 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.
- **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:** Coordinating with L&L, Lochmueller, and LFA to get land use issues and constraints identified.