

## **Northwest Industrial Logistics Center Master Plan Consolidated Monthly Progress Update**

**Month:** August 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.
- **A.3. DONOHUE:** The tabletop groundwater analysis/study is in the process of being developed and future water infrastructure development scenarios are starting to develop given the land use and phasing coordination that has taken place over the last several weeks and months.
- **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). 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 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.
- **A.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:** Coordinated project elements, met with various consultant teams and summarized past meetings. Updating geodatabase and supporting response to economic development interests. Refined logo and marketing strategy and completed an internal draft of the economic development study. Responded to various information requests about the site. Coordinated refinement of land use plan in response to June public meetings.

### **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

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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. Donohue continues to work with their subconsultant (Peerless Midwest) to collect data from regarding desktop hydrogeological analysis.
- **A.4. LFA:** None since last progress report.
- **A.5. LEHMAN:** Adjustments to the Land use Plan for GIS conversions, and finalization of the planning maps for project area.
- **A.6. LOCHMUELLER:** Received traffic count data for the project area.
- **A.7. ANTERO:** Continue to collect additional information in an effort to further refine focus of study area. Collected economic development impacts of area agriculture, as well as data around trucking related to proposed developments.

### **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.
- **A.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 planning generation. Continued the narrative of the Land Use components of the master plan document.
- **A.6. LOCHMUELLER:** Nothing at this time.
- **A.7. ANTERO:** Marketing report and economic development report in progress. Plan to be complete by late September.

### **Project Schedule:**

- **A.1. CBBEL:** 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.

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- **A.3. DONOHUE:** As of September 1, 2018, Donohue has used approximately 77.1% of its \$188,600.00 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:** Project is on schedule. Transitioning toward project completion.

### **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). 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:** Aspects of the assumption identified in the Draft copy of TM #2 have been discussed internally and coordinated externally with DLZ, to ensure that the Water Utility and Sanitary Utility efforts have some correlation and are of a similar direction.
- **A.4. LFA:** Draft Permit Applications (IDEM, IDNR, and Army Corp) – Completed. Continued Plan Development. Stormwater Fees/Ordinance – Various Sized Site Data to Christopher Burke
- **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 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:** Document production is on track. Updated geodatabase, working toward completion of other deliverables.

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### **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. Donohue is unaware of any future coordination/project meetings being scheduled, however it is anticipated that there will be another consultant coordination meeting in the next few weeks, along with another steering committee meeting in October, with a potential public meeting to follow
- **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. Rail alignment, conservative wetland mitigation area calculations, trail/maintenance routes and utility corridor information was requested by IDEM to be submitted with the permits as they have impact on the alignment and location of the proposed ditch.
- **A.5. LEHMAN:** Assisted in determining phasing of the overall development strategy. Discussions on the Development Guidelines components to this master plan. Continue the discussions of vetting the land use design with developers + other groups. Design layout and aesthetics of the Ditch relocation and alignment.
- **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.
- **A.7. ANTERO:** Coordinating with L&L on updated land uses in response to public meeting in June. Updated geodatabase and corresponding mapping for water and sewer analysis. Working with all consultants to update overall schedule and respond to interim market requests.