

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

**Date: January 2018**

**Project Status:**

- **A.1. CBBEL:** Ditch mitigation and permitting will affect jurisdictional wetland mitigation and permitting on the sites where the ditch is relocated if the wetland is disturbed. Environmental consultation as part of the Ditch relocation permitting process with the USACE. Depending on the jurisdictional determination (jurisdictional or isolated) and if it is shown that each development site is independent of the other sites, the isolated wetland mitigation permit allowances may be as follows: Isolated Class 1 Wetland – Do not have to mitigate the first 0.5 Acres of disturbance. Isolated Class 2 Wetland – Do not have to mitigate the first 0.25 Acres of disturbance. Other wetland mitigation strategies include avoiding wetland, buying credits through the In-Lieu fee program, etc. Completion of Site 1 and 2 plus future wetland delineation surveys on hold until March 2018. Need clarification from team if priority areas have changed from initial site 1 and 2.
- **A.2. DLZ:** DLZ is in the process of developing projections of residential, commercial and industrial sewage generation.
- **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:** LFA met with Antero, Cardno and CBBEL to discuss the wetlands investigations. A consensus was for moving forward with permitting for the Ditch relocation project. A meeting with the ACOE was rescheduled to February 22, 2018. This meeting will focus on getting input from the Corp for this project for the requirements for purpose, need, avoidance, and minimization. LFA has received comments from the IDNR on the hydrology for the ditch project that was submitted in December 2016. The Survey has been processed and LFA continues with the Ditch design and detention basin design. LFA continues to analyze the hydraulic interaction of the basins and the ditch in order to meet the requirements set forth by IDEM. We have engaged EEI for Geotechnical work related to site certification.  
The Sebastys Parcels, South Shore and County owned properties are the first targets to complete prior to planting season. We received a verbal approval from Ken Sebasty, Sr. through Joe G. to stake his parcels which has been completed. We are awaiting final approval from him to perform the actual borings. We still need to determine which access agreement we will need signed from the Sebastys (County Standard Form or simple Right-of-Entry). We have also engaged Greg Dougherty at South Shore and submitted a signed agreement for entry. An additional inquiry email was answered by LFA and a proposed boring log submitted to the South Shore group. We are awaiting response for permission to access.
- **A.5. Lehman:** Attended as series of project related meetings, including with area stakeholders, such as Hamilton Grove Board Members. Continued land use mapping effort. Development of a Core Development Area and conceptual plan diagram of the “homestead-agricultural” developments.

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- **A. 6. Lochmueller:** Work for the month of January was limited. We continue to attend meetings and workshops to move the land use development forward. Roadway alternative layouts were revised based on the land use developed by Lehman & Lehman. During January we received responses from additional utilities and created an updated utility layer to replace the existing County GIS layer
- **A. 7. Antero Group:** Antero attended multiple meetings in an effort to get the land use plan to an 80% completion level. We coordinated many of the above project elements. Relative to our specific tasks we completed the following:
  - The bulk of the data was collected and analyzed for the economic development efforts;
  - We developed an overall master planning document structure;
  - The site certification matrix was completed;
  - Project schedule was updated based on input from the various team members;
  - Initial rail analysis was completed to begin a more detailed exploration of the alternatives for site access;
  - Branding alternatives were discussed, and a programmatic strategy was laid out, including an input survey from other resources to identify the optimal nomenclature; and,
  - Worked on final data collection, Geodatabase maintenance, and general project management.

### **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). Reviewed the deeds for the parcels in the NW quadrant of the project area and identified potential parcels for conservation easement acquisition.
- **A.2. DLZ:** 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 (Pump Run Times, Pump Tests, Pump Curves) Pending.
- **A. 3. Donohue:** Donohue has received a significant portion of the data requested in RFI Nos. 01 and 02. In addition, Donohue has coordinated with the St. Joseph County Health Department and secured data from the Indiana DNR regarding all existing high capacity wells in the Master Planning area. Donohue is planning to meet with officials of the Town and their WTP later in February in an attempt to secure the remaining data that is required for the final development of Tech Memo No. 1 and reasonably accurate development of the WaterGEMS model.
- **A.4. LFA:** Survey and aerial mapping data collection is complete and processed. Aerial mosaic files of the complete 63 square miles have been made available for use. The mosaic files are saved with two file compression rates and two coordinate systems. The different compression styles are differentiated by the resulting file sizes. Depending on the desired use, aerial data is

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available in both Indiana State Plane Coordinates (East Zone) and Indiana Geospatial Coordinate System. The files have been uploaded via Dropbox.

- **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:** Will continue to coordinate with utilities. We are moving forward on the traffic analysis, I anticipate we will look at collecting additional traffic data/turning movement counts. We are also collecting data on some of the County pursuits to help identify projected traffic volumes.
- **A.7. Antero Group:** We have collated and review the collected above data. The only outstanding data is the TranSearch data which does not appear to have been made available by INDOT yet. We have set up a meeting with LaPorte County to collect additional data around Saugany and Hudson Lakes, as well.

### **Relevant Report Summary:**

- **A.1. CBBEL:** N/A
- **A.2. DLZ:** DLZ is reviewing data related to the sanitary sewer extensions for the I/N Kote and I/N Tek facilities.
- **A.3. Donohue:** Nothing new to report regarding existing reports.
- **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:** We are working to get LaPorte County sanitary and water reports.

### **Project Schedule:**

- **A.1. CBBEL:** Work is on schedule with an estimated complete wetland delineation site report to be completed in April/May 2018.
- **A.2. DLZ:** Most target dates pushed back a month. Expected end date of late May. On budget.
- **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. As of February 1, 2018, Donohue has used approximately 28.4% of its \$181,000.00 budget.
- **A.4. LFA:** The hydraulic evaluation will continue, and plan preparation will begin in late February and proceed through March. The plan for Site Certification borings is to collect the aforementioned properties prior to planting season. A separate report will be created for the South Shore properties and all other borings will be compiled in a report that will be completed at the end of 2018. The remaining borings will be taken in the late fall of 2018 after crops are harvested.
- **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.

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- **A.7. Antero Group:** Schedule for the project to be discussed in more detail after February meetings with public works officials and communities. May need to be extended to accommodate pace of data collection and holiday season interruption.

### **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:** The comprehensive map of existing wastewater infrastructure for the 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:** Maps and documents to be utilized in the meeting with the ACOE have been produced. The existing survey information has been combined and is available in CAD format. All Low-Distortion and State Plan Coordinate files have been uploaded for use by the group.
- **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. A utility shapefile was produced and submitted to Antero to update existing County utility information.
- **A.7. Antero Group:** Crafting initial document templates. Beginning to explore brand names and taglines. Initiating template for economic development analysis. Produced, in conjunction with NS, concept rail alignments.

### **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:** Team will follow schedule.
- **A. 3. Donohue:** Donohue has coordinating with Antero, DLZ and Lehman regarding the Utility and Land Use Meeting that occurred on 2/6/18. Following our individual meetings with the Town regarding the specific utility information requests, Donohue and DLZ will coordinate to plan the follow-up Utility Stakeholders meeting, which will be held in late March or April. Donohue and DLZ will coordinate flow projection data following the finalization of the Land Use

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planning by Lehman. Antero has indicated that they will provide Donohue with shape files of the entire Master Planning area, as well as shapefiles of the detailed core/land use planning area.

- **A.4. LFA:** Continued coordination on Sebasty property access with Joe G. Need direction from County on preferred access form (County Standard or Right-of-Entry). We have been working with Bill on the Algae Project and will need to coordinate RO water needs with Donohue as they evaluate the existing plant. We have limited them currently to 50 GPM from the existing RO system.
- **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:** Significant team coordination around finalizing land use plan. Also, working on stormwater management and wetlands impacts. Plan to facilitate workshops around various items later in the spring.