

Northwest Industrial Logistics Center Master Plan Monthly Project Status Update

Date: June 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 available as an option and will be considered on a case by case basis. Some elements of project on hold until land access is granted.
- **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:** A draft of TM #2 has been completed and will be revised based on meeting comments from 07/19/18. Amendment for additional groundwater analysis (via subconsultant Peerless Midwest), which will be integrated with TM #1 and TM #2 into the final Master Plan, has been provided to the County and is awaiting approval.
- **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 and determination if homes in basin area will be purchased. Hydraulic evaluation of the detention basins was reviewed and revised to accommodate appropriate freeboard at SR 2. Met with the County to discuss the Stormwater Management and potential regulations for the development areas. Working with CBBEL to develop pieces of stormwater guidelines and a fee structure for future developments based on their desire to utilize the regional basin. EEI is compiling a report on the completed borings.
- **A.5. Lehman:** Attended meetings and work sessions with various stakeholders, community members, and team members. Continued to modify land use concepts and implementation of the Village concepts in the Agriculture 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 improvement 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 about the refinements to the Parcel ID strategy.
- **A. 6. Lochmueller:** Continued work with the project team on development of the IEC. The initial IEC open house was held at the New Carlisle library. From that meeting we learned some questions and concerns related to the development to be reviewed and addressed moving forward. We are continuing to support work on the EDA and BUILD grants. We are also moving forward on conduit design plans. We are moving forward on environmental permitting related to the construction of the conduit loop as well.

Northwest Industrial Logistics Center Master Plan Monthly Project Status Update

- **A. 7. Antero Group:** Complete rail alignment alternatives; advance branding and marketing initiatives; discussed expansion opportunities with ArcelorMittal; Developed South Shore rail public transit integration strategy; Coordinated all elements of project; Updating geodatabase; worked with consultants on nomenclature protocol updates.

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:** We will continue to coordinate with utilities. MACOG has the traffic counting scheduled. However, the counts likely will not take place until summer. We are also collecting data on some of the County pursuits to help identify projected traffic volumes.
- **A.7. Antero Group: Data collection is largely 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

Northwest Industrial Logistics Center Master Plan Monthly Project Status Update

Project Schedule:

- **A.1. CBEL:** 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 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:** Completion of remaining tasks are pending the receipt of the final land use plan and development phasing. Utility coordination meeting held 6/5/18. Wastewater Collections Infrastructure Needs, Wastewater Treatment Plant Infrastructure Needs, Opinion of Probable Project Costs, Written Report in progress.
- **A.3. Donohue:** As of July 1, 2018, Donohue has used approximately 73.3% 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. Moving forward on the BUILD Grant application and EDA Grant application. 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:** Requested all consultants to build out completion work plan to draw project toward completion. Branding strategy determined and being advanced. Access agreement remains to be completed to advance site selection and other project elements. Working with County on improved public outreach, which could prolong project.

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.

Northwest Industrial Logistics Center Master Plan Monthly Project Status Update

- **A.2. DLZ:** Completed maps for: Existing wastewater infrastructure for the Planning Area. Future Development Areas: depicting developable areas for estimating future sewer flows for the Core Development Area. Proposed Sewer: depicting 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, and Army Corp). Continued Plan Development Draft Stormwater Documents
- **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.
- **A.7. Antero Group:** Completed logo and branding strategy; Economic Development plan; Railroad alignment alternatives. Needs final review and approval. Thereafter will migrate to master plan production.

Team Coordination:

- **A.1 CBEL:** 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. It is Donohue’s understanding that Antero will provide clarifications on assumptions to be made/ revised for use in the finalization of TM #2.
- **A.4. LFA:** Continued coordination on property access for jurisdictional determination request. A signed JD Access Form will be required from the property owners who’s land we wish to enter. A signed document, indicating 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.

Northwest Industrial Logistics Center Master Plan Monthly Project Status Update

- **A.5. Lehman:** Coordinate the 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 this 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. Work with Antero Group to review rail routing options and identify constraints. Based on more recent meetings we will be updating the route to address right-of-way constraints. Will need upcoming meeting with INDOT to further discuss the SR 2 to US 20 corridor as well as a future interchange option at the project site.
- **A.7. Antero Group:** Continue coordinating project consultants on project. Moving toward project completion. July progress meeting will focus on project completion requirements.