

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

**Month: May 2019**

**Project Status:**

- **A.1. CBBEL:** No wetland delineation work completed during the month of January 2019. Wetland delineation is still at 80% for the primary sites. Actively working with Lawson Fisher Associates (LFA) on developing a stormwater management strategy for the IEC area. Prepared a preliminary draft narrative that includes funding options. Correspondence with LFA regarding Jurisdictional Determination (JC) for Wetland Delineations near proposed ditch relocation.
- **A.2. DLZ:** Incorporate comments and finalize IEC Wastewater Utility Master Plan – update Preliminary Effluent Limitations Application.
- **A.3. DONOHUE:** N/A
- **A.4. LFA:** LFA and CBBEL continued to coordinate development of stormwater guidelines and a fee structure for future developments in the economic development regions. This included conversations and correspondence on a central basin, organizational structure/standards and probable costs. LFA is moving forward with the Jurisdictional Determination (JD) for the properties North of State Road 2 in the Niespodziany Ditch Relocation Project. This includes the need for the property owner permissions. LFA continued coordination with Navistar and Bendix Woods on proposed flows to Rogers-Clark Ditch and finalized a proposal for stormwater management project. LFA continued to perform Corridor clean-up activities for R/W including producing various documentation.
- **A.5. LEHMAN:** Refinements to the land use parcels and the Town of New Carlisle along with the Town’s Growth Boundaries for their Comprehensive Plan Update. Conducted research on comprehensive plan amendment and the land use strategies and zoning options. Adjusted the boundaries of the County’s Comprehensive Plan of the study area of the IEC along with that of the Town of New Carlisle. Determine scheduling strategies for the Amending the County’s Comprehensive Plan and the development of Development Guidelines for the study area.
- **A.6. LOCHMUELLER:** Continue work with the project team on development of the IEC. Work on the design plans for the conduit installation is continuing to move forward. Attended the meeting with EDA to discuss the Grant requirements as part of the project development. We also worked on revisions to the preliminary north-south corridor route and secondary roads.
- **A.7. ANTERO:** Coordinating requests for information. Reviewing various utility agreements. Working on master plan documents. Coordinating stormwater management strategies and next steps on various development interests.

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### **Data Collection Status:**

- **A.1. CBBEL:** N/A
- **A.2. DLZ:** N/A
- **A.3. DONOHUE:** N/A
- **A.4. LFA:** None since last progress report.
- **A.5. LEHMAN:** Finalization of the planning maps for the project area.
- **A.6. LOCHMUELLER:** N/A
- **A.7. ANTERO:** N/A

### **Relevant Report Summary:**

- **A.1. CBBEL:** N/A
- **A.2. DLZ:** No additional reports reviewed this month.
- **A.3. DONOHUE:** N/A
- **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. Continue the narrative of the Land Use components of the master plan documentation.
- **A.6. LOCHMUELLER:** Nothing currently.
- **A.7. ANTERO:** N/A

### **Project Schedule:**

- **A.1. CBBEL:** Draft Project Completion Work Plan – Spring/Summer 2019 finish site 1 and 2 wetland delineations and schedule JD inspections with regulatory agencies upon completion. Three weeks after completion of wetland delineation – update wetland geodatabase and prepare wetland delineation site reports. Finalize wetland/environmental strategy (site specific). Finalize stormwater management/utility strategy (site specific).
- **A.2. DLZ:** Incorporate comments and finalize IEC Wastewater Utility Master Plan – update Preliminary Effluent Limitations Application.
- **A.3. DONOHUE:** N/A

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- **A.4. LFA:** Continue to progress Storm Water Fee Concept. Continue to work with IDEM on the JD submittal and approval.
- **A.5. LEHMAN:** No final document production at this point other than the in-progress land use and site analysis maps.
- **A.6. LOCHMUELLER:** Designing Metronet conduit corridor, including necessary INDOT coordination. Supporting various development information requests in the IEC area.
- **A.7. ANTERO:** On schedule for master plan delivery. Assembling information from other consultant team members.

### **Document Production:**

- **A.1. CBBEL:** Updated draft Stormwater Management Approach and Research information on Urban Drain, Stormwater Utility, and Impact Fees.
- **A.2. DLZ:** Submitted – awaiting review.
- **A.3. DONOHUE:** Final report submitted
- **A.4. LFA:** Right-of-Way Exhibits for various parcels resulting from the Corridor Study. Prepared Letter to Property Owners for permission to access property for JD and design purposes. Navistar and Bendix Woods Drainage Impacts – Finalized Proposal for Redevelopment and Commission consideration.
- **A.5. LEHMAN:** No final document production at this point.
- **A.6. LOCHMUELLER:** Conduit designs in progress.
- **A.7. ANTERO:** Working toward master plan completion. Updated project completion schedule.

### **Team Coordination:**

- **A.1. CBBEL:** Property access for remaining wetland delineation field work. Environmental coordination with LFA, Stormwater Management Strategy with LFA. Wetland delineation site priorities. Wetland mitigation strategy meeting with DNR and IEC Conservation Group.
- **A.2. DLZ:** Will coordinate with teams in accordance with work plan.
- **A.3. DONOHUE:** N/A
- **A.4. LFA:** Continued coordination with CBBEL on stormwater.
- **A.5. LEHMAN:** Assisted in determining phasing of overall development strategy. Discussion on Development Guidelines components. Continue discussion on vetting the land use design with developers and other groups.

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- **A.6. LOCHMUELLER:** Nothing currently.
- **A.7. ANTERO:** Coordinating all aspects of project.