

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

**Month:** August 2019

**Project Status:**

- **A.1. CBBEL:**
  - No wetland delineation field work during the month of August 2019
  - Wetland delineation is at 90% complete for the original primary sites.
  - Wetland delineation is at 80% complete for the CSS Site.
  - Threatened and Endangered Species draft report complete.
  - Submitted wastewater utility master plan review comments.
  - Prepared supplemental wetland delineation report for LFA JD submittal.
  - Finished draft wastewater agreement outline.
  - Continued correspondence and coordination with LFA regarding Jurisdictional Determination (JD) report and access agreements for Wetland Delineations.
  
- **A.2. DLZ:** N/A
  
- **A.3. DONOHUE:** N/A
  
- **A.4. LFA:**
  - LFA continued coordination with Army Corp of Engineers and CBBEL on JD site visits.
  - LFA added Subsurface Utility Exploration (SUE) Investigation to the Bendix Woods Project and coordinated those activities.
  - LFA is Coordinating with NICTD and AEP on Survey needs and R/W items.
  - LFA continued to perform Corridor clean-up activities for R/W including producing various documentation.
  
- **A.5. LEHMAN:**
  - Meetings / Work Sessions participated
  - Participated in various conference calls and meetings regarding various aspects of the project and the subprojects
  - Further discussions regarding the Zoning and processing meetings with project team and with APC Staff
  - Additional meetings with the staff of County Area Planning Dept. regarding the details and processing of the Amendment to the County Comprehensive Plan (for the study area) and the details and processing of the Development Guidelines of the same
  - Coordination strategies with regard to the New Carlisle comprehensive plan update and the NICTD Feasibility Study
  - Project Team defining agendas for the work session with New Carlisle Town Board and the IEC development

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- 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
  - Assisted in Adjusting Growth Boundaries and Comprehensive Planning limits via GIS.
  - Determine scheduling strategies for the Amending the County's Comprehensive Plan and the development of Development Guidelines for the study area.
- **A.6. LOCHMUELLER:** N/A
  - **A.7. ANTERO:**
    - Worked on project master planning documents.
    - Responded to various developer interests and data requests.
    - Working with Anacostia on CRISI grant prospects and land development.
    - Finalizing project sell sheets.
    - Updated GIS land use information.

### **Data Collection Status:**

- **A.1. CBBEL:** N/A
- **A.2. DLZ:** N/A
- **A.3. DONOHUE:** N/A
- **A.4. LFA:** SUE Report on findings for Bendix Woods Drainage Project
- **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:** N/A
- **A.3. DONOHUE:** N/A

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- **A.4. LFA:** None since last project 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 documentation
- **A.6. LOCHMUELLER:** N/A
- **A.7. ANTERO:**
  - Working on master plan.
  - Working on Comp Plan update to integrate full development area.

### **Project Schedule:**

- **A.1. CBBEL:**
  - Schedule additional wetland delineation field work to complete LFA JD Submittal (Sept. 5th)
  - Finish wetland delineation field work on prime sites and CSS site (dependent on access agreements).
  - Update supplemental wetland delineation report to for LFA JD Submittal.
  - Continue development of stormwater management strategy.
  - Continue to develop Urban Drain / Impact Fee approach outline.
  - Continue to confirm we have the most up to date Air Quality Map – updated on August 27, 2019.
  - Complete field work and prepare Stream Habitat Assessment for Niespodziany Ditch and Huckleberry Creek.
  - Upon request by the County, set up meeting with DNR and IEC Conservation Group to discuss ILF Program • Prepare Draft Project Completion Work Plan (dependent on access agreements):
  - Fall 2019 - finish prime site and CSS site wetland delineations (or other priority areas) and schedule JD inspections with regulatory agencies upon completion of the wetland delineations. No wetland delineation between Nov 15th and April 1st .
  - (3) Weeks after completion of Wetland Delineation - Update wetland geodatabase and prepare wetland delineation site reports
  - Finalize wetland/environmental strategy (site specific)
  - Finalize stormwater management strategy (site specific).
  - Amendment No. 1 has been approved for additional Environmental and Utility Services.
- **A.2. DLZ:** N/A
- **A.3. DONOHUE:** N/A

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- **A.4. LFA:** Budgets and schedules are tracking on the various projects.
- **A.5. LEHMAN:** No changes in schedule or budget updates to report.
- **A.6. LOCHMUELLER:** N/A
- **A.7. ANTERO:** Targeting November for final master plan deliverable. Working on Comp Plan update, as well.

### **Document Production:**

- **A.1. CBBEL:**
  - Supplemental Wetland Delineation Report for JD report along Ditch corridor (LFA)
  - Wetland Delineation Report for CSS site (dependent on access)
  - Threatened and Endangered Species report
  - Stream Habitat Assessment for the Niespodziany Ditch and Huckleberry Creek
  - Prepare approach outline for Stormwater Management (Urban Drain)
  - Wastewater Utility Agreement Approach Outline
- **A.2. DLZ:** N/A
- **A.3. DONOHUE:** N/A
- **A.4. LFA:** Right-of-Way Exhibits and Documents for various parcels in development area.
- **A.5. LEHMAN:** No final documentation production at this point other than the in-progress land use and site analysis maps.
- **A.6. LOCHMUELLER:** N/A
- **A.7. ANTERO:**
  - Working on Comp Plan update and final Master Plan.

### **Team Coordination:**

- **A.1. CBBEL:**
  - Need property access for remaining wetland delineation field work.
  - Environmental coordination with LFA (Ditch JD)
  - Coordination with team to complete the Wastewater Utility Agreement Approach
  - Coordination with team to complete the Stormwater Management Strategy
  - Wetland mitigation strategy meeting with DNR and IEC Conservation Group
- **A.2. DLZ:** N/A

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- **A.3. DONOHUE:** N/A
- **4. LFA:** Continued coordination with CBBEL on JD and with NICTD and AEP on Rail Park site.
- **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 and other groups.
- **A.6. LOCHMUELLER:** N/A
- **A.7. ANTERO:**
  - Coordinating all aspects of projects.
  - Working with Area Plan Commission on comprehensive plan amendment.