2.0 ALTERNATIVES

2.1 INTRODUCTION

This section describes the alternatives that are analyzed within this EIS. These alternatives include three build alternatives as well as the No Action Alternative. Consistent with Council on Environmental Quality (CEQ) guidelines (section 1502.14), this section includes a detailed discussion and comparison of the features of the alternatives analyzed in this EIS.

Two of the build alternatives would be sited on the South Bend site and one of the alternatives would be located on the Elkhart property. All three build alternatives include the establishment of an inalienable tribal land base in northern Indiana, development of a tribal village and commercial activities to generate revenues to fund the tribal village, all in support of the purpose and need of the Band as outlined in Section 1.1.

Mitigation features are described in Chapter 5. Mitigation measures have been identified and included in each of the three development alternatives where feasible to address specific effects regardless of whether a specific effect is considered "significant."

2.2 PROJECT LOCATION

The EIS includes the review of two project site locations. The Preferred Alternative-Alternative A, and Alternative C, would be located on the South Bend site, and Alternative B, would be located on the Elkhart site. The South Bend site is located in the northwestern portion of the State of Indiana, within the municipal limits of the City of South Bend. The property is bordered by Highway 23 (Prairie Avenue) to the north, U.S. 31 (St. Joseph Valley Parkway) to the south and west, and Locust Road to the east. The center of the property is at Latitude 41.640335/Longitude –86.287565. The South Bend property is ±165.81 acres (derived from ALTA/ACSM Land Surveys performed by Wightman and Associates) and consists of eighteen contiguous parcels of land, which are identified in **Table 2.2-1**. **Figure 2.2-1** shows the location of the proposed project site.

Another site owned by the Band, which is located within Elkhart County in the northwest portion of Indiana ("Elkhart site"), is not included in the Band's trust land application that is currently pending with the BIA. The Elkhart site is bordered to the north by State Road 26 and State Road 19 to the west. The center of the property is located at Latitude 41.620447/Longitude –85.996857. The property is 173.42 acres and consists of two adjacent parcels of land (135.29 acres and 38.13 acres, respectively). As described below in Chapter 2, the Elkhart site is the location for the Alternative B development. **Figure 2.2-1** shows the location of the proposed project site. The No Action Alternative is assumed to occur at the site of Preferred Alternative A in South Bend to facilitate comparison of the environmental consequences of the Preferred Alternative with No Action.

Table 2.2-1
Parcel Property Owners' Information

No.	Property owner	Acres	No.	Property owner	Acres
1	Jacobs	4.50	10	Jones	1.63
2	Crady	10.24	11	Cataldo	9.71
3	Bill Marvin	85.98	12	Haverstock	10.63
4	Miltenberger	1.03	13	Geyer	20.70
5	Santana	0.78	14	Shafer	6.64
6	Jurgonski	1.70	15	Jantzi	0.66
7	Sedam	3.28	16	Bova	1.71
8	Horrall	1.33	17	Gary Marvin	1.42
9	Hutchins	2.89	18	Donmoyer	0.98

2.3 ALTERNATIVE A – SOUTH BEND SITE TRIBAL VILLAGE AND CASINO (PREFERRED ALTERNATIVE)

The Preferred Alternative would consist of one phase of development. The development would include the following components: (1) Placing of ±165.81 acres of land into federal trust status (the "South Bend site"); and (2) development of a tribal village, including housing and governmental office space, and a class III gaming operation on the South Bend site (**Figure 2.3-1)**.

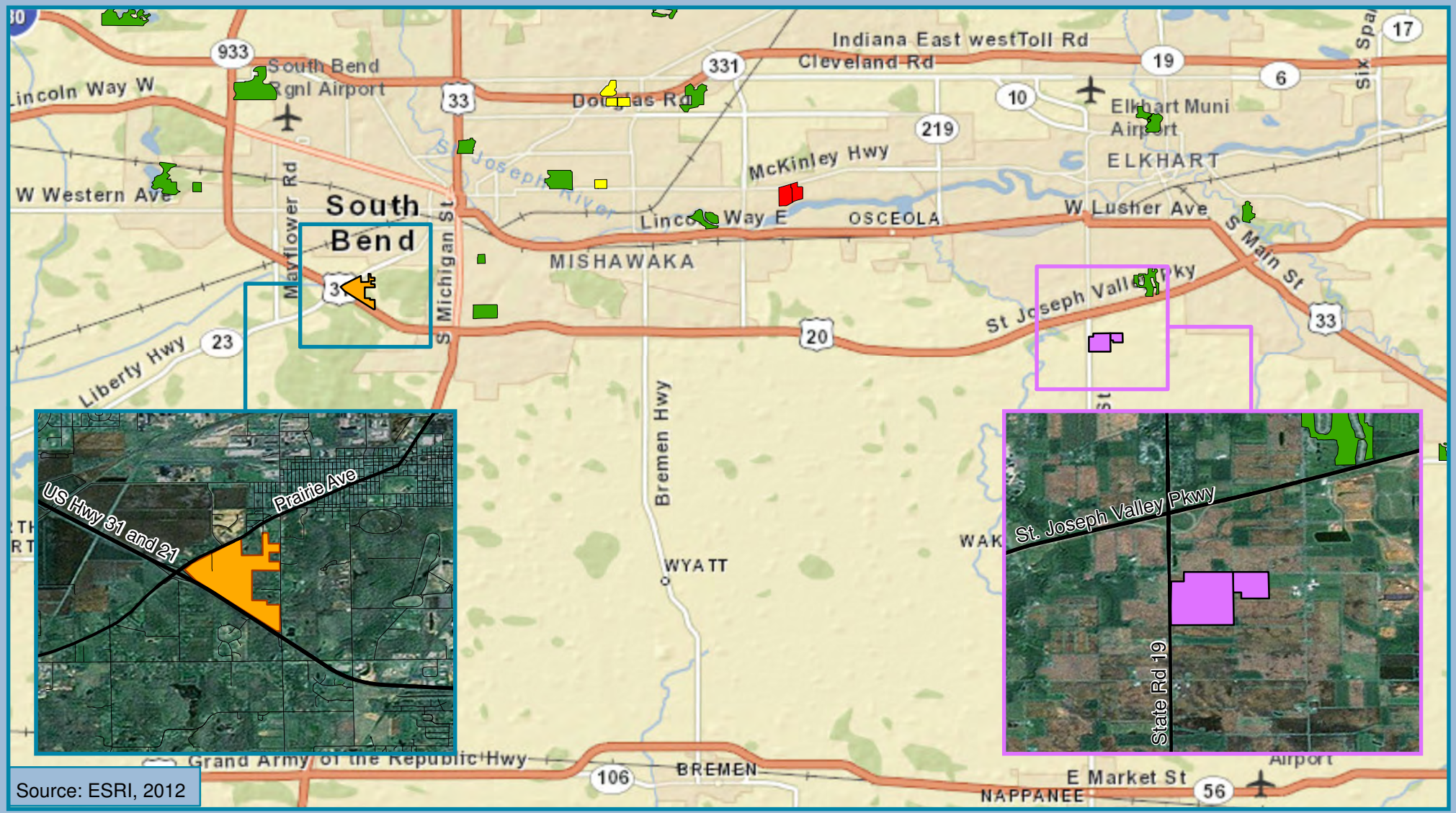
2.3.1 Tribal Village

The Tribal Village would consist of a mixture of uses, including single-family housing, duplex housing, apartments, and a community center facility to support meeting rooms, offices and a community room. One or more the existing five houses on the South Bend site may be suitable for use as emergency shelters, temporary or transitional housing, or auxiliary office space.

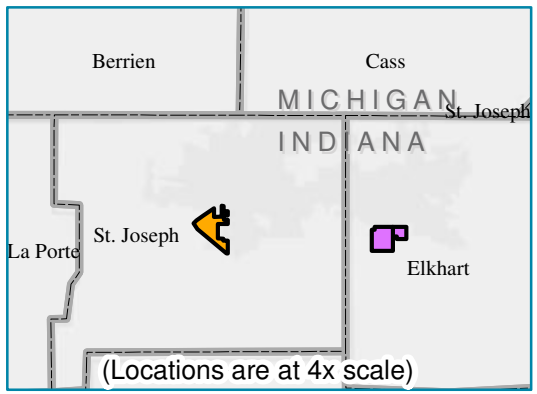
2.3.1.1 Proposed Tribal Village Uses

The proposed village would comprise single-story residential buildings, including single-family homes and a variety of multi-family housing types. Each home and duplex would range from two to three bedrooms and possess attached garages; apartments would consist of two to three bedrooms and have detached garages. A community center with meeting rooms, a community room, kitchen, and administrative offices would also be included as part of the proposed village to provide a community gathering place, educational facilities, and governmental office space (including health service offices).

Table 2.3-1 displays the breakdown of square footage for each component of the proposed tribal village. The proposed village would include the removal of 20.6 acres of existing vegetation on the property in order to construct necessary roads and buildings for this proposed use.



Source: ESRI, 2012



0 1 2 4 6 Miles

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Figure 2.2-1 Proposed Pokagon Band Tribal Village Fee-to-Trust Acquisition and Casino

- South Bend Proposed Project Location
- Elkhart Alternate Project Location
- County Line

Landmarks

- Shopping
- Industrial Area
- Golf Course

Map Produced: September 2012 . rap

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FIGURE 2.3-1

ALTERNATIVE A: SOUTH BEND SITE TRIBAL VILLAGE AND CASINO - PREFERRED ALTERNATIVE

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Table 2.3-1
Alternative A – Tribal Village Uses and Size

Proposed Use	Total Units	Square Feet Per Unit	Square Feet Total
1. Single Family Homes (24 Units)	24	1,200	28,800
2. Duplex Homes (2 Units/building)	8	800	6,400
3. Apartments (4 Units/building)	12	850	13,600
4. Community Center	1	8,500	8,500
		TOTAL	57,300

Source: Conservation Design Forum 2013.
Note: Subtotals in **bold**; all figures are approximate.

2.3.2 Regulatory Oversight and Management of the Proposed Casino Project

The proposed casino would be subject to regulatory oversight by the Pokagon Band Gaming Commission (Gaming Commission), an independent regulatory agency that was established under the Pokagon Band Gaming Regulatory Act (GRA) to provide regulatory oversight over all forms of gaming within Band jurisdiction. The GRA was approved by the National Indian Gaming Commission, which confirms that the GRA meets the requirements of the Indian Gaming Regulatory Act, 25 U.S.C. § 2701 et seq. (IGRA). The GRA makes the Gaming Commission responsible for licensing all gaming employees and suppliers of gaming equipment and services. The GRA also makes the Gaming Commission responsible for licensing gaming facilities, which requires that the Gaming Commission confirm that the buildings and facilities used for gaming activities (a) have adequate, safe, and operational plumbing, electrical, heating, cooling and ventilation systems in place; (b) have been inspected and approved for compliance with all applicable law by a qualified and duly authorized building and fire inspector; and (c) meet all other requirements of applicable federal, Tribal and state law.

The proposed gaming operation on the South Bend site would be developed and self-managed by the Band through its wholly owned chartered enterprise, the Pokagon Gaming Authority. Consequently, the Band would not have any development contract or management contract involving the proposed casino to submit to the National Indian Gaming Commission for approval in accordance with IGRA. The Pokagon Gaming Authority employs a highly trained and experienced management team for its existing casino operations in Michigan. Key members of the management team have a demonstrated record of success in the development and operation of casinos, hotels, and related amenities in other jurisdictions and, over the last 5 years, in the highly competitive southwest Michigan-northern Indiana gaming market.

2.3.3 Casino Design and Construction Standards

The proposed casino development project would consist of a mixture of uses on the South Bend site. Proposed uses include gaming and hotel facilities, food and beverage facilities, administration facilities to support Casino operations, conference facilities, small retail outlets, and office space for the Pokagon Band Gaming Commission.

2.3.3.1 Development Standards

Chapter 2 of the Band's Health and Safety Act adopts as Band law the 2012 International Building Code, including all International fire, plumbing, electrical, mechanical and related referenced standards. Compliance with the building and safety standards in the Health and Safety Act would be enforced during design and construction of the proposed facilities through construction permitting, plan review, and regular inspections during the construction process. The construction of the facility would also comply with the Soil Erosion Control Best Management Practices (BMPs) described in Section 2.2.5. In addition, the development would comply with standards for Accessible and Usable Buildings and Facilities, which are equivalent to or exceed standards established under the federal Americans with Disabilities Act (ADA), 2010 ADA Standards for Accessible Design. Pursuant to the Health and Safety Act, the proposed development must also comply with the following requirements before it can be opened to the public:

- The 2012 International Building Code and other building, fire, and life safety requirements, as confirmed by a certificate of occupancy issued by a Code Enforcement Officer exercising regulatory authority for the Band under the Health and Safety Act;
- The U.S. Food and Drug Administration's Food Code of 2009;
- The federal Safe Drinking Water Act;
- The U.S. Occupational Safety and Health Act, standards for the workplace, 29 C.F.R, 1920 and 1926;
- The applicable Health Code, and all rules and regulations adopted there under, for St. Joseph County, Indiana; and
- The adoption of an Emergency Operation Plan for the casino facility which shall, at a minimum, include detailed plans to protect life and property in the event of an: (1) earthquake; (2) flood; (3) hazardous materials; (4) lethal unitary chemical agents and munitions; (5) radiological hazards; (6) terrorism; (7) tornado; and (8) fire.

2.3.3.2 Proposed Casino Standards

The proposed facility would be housed in a single-story building consisting of a main gaming floor with slot machines and table games, administrative offices, back of house facilities to support the gaming operations, as well as a variety of food and beverage venues ranging from buffet to grab and go fast food restaurants and a premier full service restaurant.

The proposed casino complex is projected to accommodate almost 4.2 million visitors annually on a stabilized basis, or approximately 11,375 visits per day. The actual visitation levels will fluctuate by time of day, day of week, and time of year, regardless of the hours of operation proposed as 24 hours/day, 7 days/week, 365 days/year. A full report of economic impacts is available in **Appendix J**. The proposed casino development would be expected to employ approximately 1,850 employees. **Table 2.3-2** displays the breakdown of proposed uses with associated square footages for the proposed casino complex.

Table 2.3-2
Alternative A – Casino Uses and Size

Proposed Use	Square Feet
1. Gaming Floor and Other Public Areas	216,061
Slot Floor Area	
Beverage Service	
Public Amenities and Circulation	
Food and Beverage / Retail	
2. Meeting and Banquet Space	20,000
3. Administrative Areas	23,605
4. Casino Support	48,144
5. Facilities and Maintenance	48,144
6. Building Support	67,408
Total	423,362

Source: Hnedak Bobo Group 2013.
Note: Subtotals in **bold**; figures are approximate.

The proposed casino development would entail the removal of existing vegetation on the property in order to construct roads and buildings for this proposed use.

2.3.4 Parking

A proposed multi-level parking garage would provide a total of 3,500 spaces. The parking garage would be located directly west of the casino building and attached to the casino for convenient patron access. Access to the parking garage would be provided by a driveway from Highway 23 at the north side of the site. Surface parking would supply an additional 500 parking spaces.

2.3.5 Hotel

The Band proposes to construct a 500-key hotel as part of the Casino development, which would employ approximately 150 additional employees. The hotel would be located at the east end of the casino and would be connected to the casino for convenient guest access. The hotel would be a tower structure approximately 18 stories tall, with approximately 335,102 square feet of space, in

addition to the casino space shown in **Table 2.3-2**. The hotel would include a public lobby with amenity spaces (approximately 12,785 square feet), and a spa (approximately 15,000 square feet, including support space). In addition, a public circulation promenade, included within the casino building, would link the hotel, casino and parking garage.

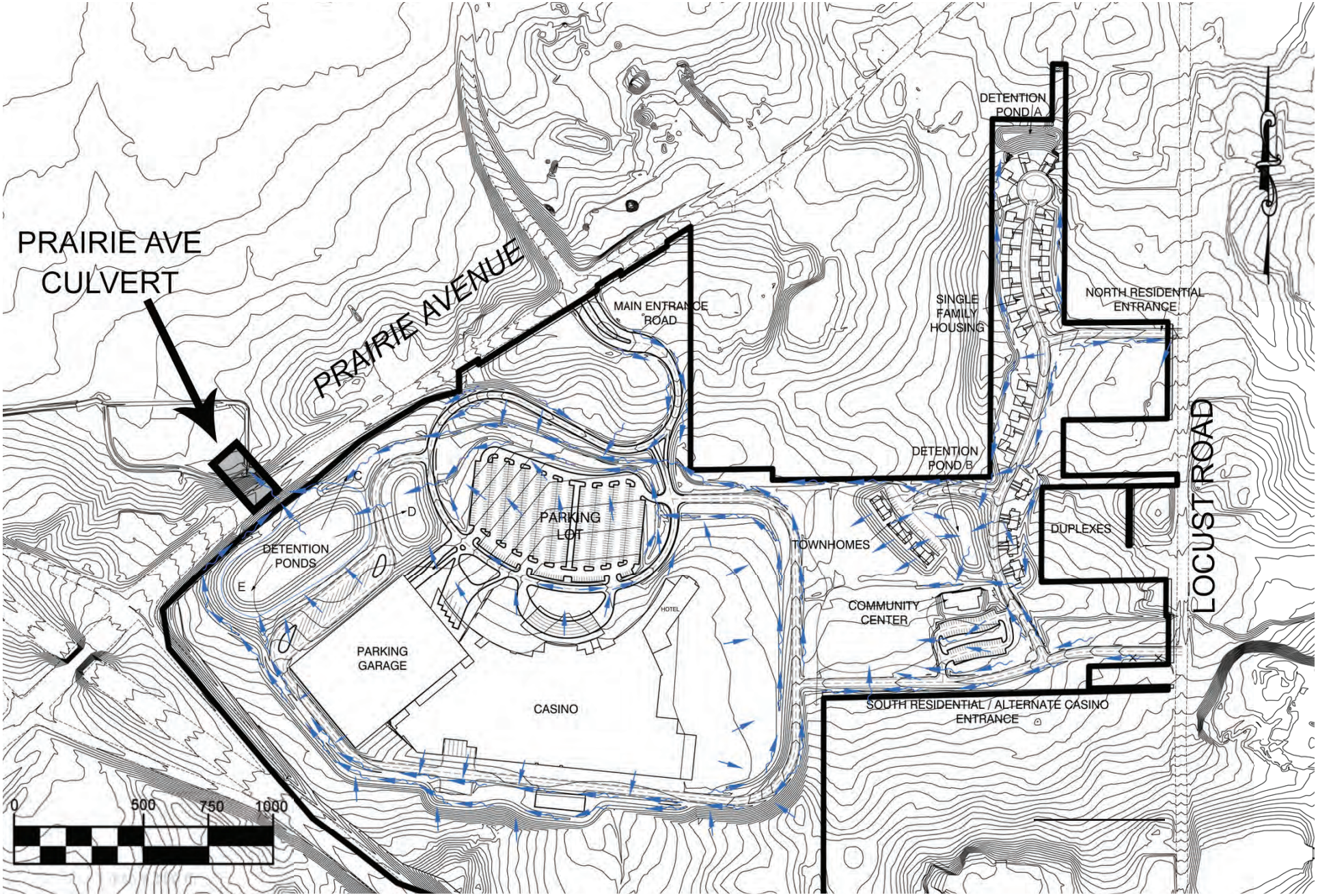
2.3.6 Site Drainage

Runoff from the project site would be conveyed through storm sewers, vegetative swales and culverts (**Figure 2.3-2**). The drainage plan includes the use of vegetative swales onsite, which would be designed to help filter surface runoff and increase infiltration during small storm events. Runoff from the project site would be directed into vegetated swales or other traditional storm water conveyance systems that would lead to a detention basin and then be released from the project site through an existing culvert beneath Prairie Avenue. The vegetative swales would provide initial filtration of sediment and pollutants and increased infiltration during small storm events prior to reaching the detention basins.

The detention basins would be designed to provide both water quality and water quantity benefits. Permanent pools associated with wet detention basins would be designed to capture settling debris through increased retention time and reduced peak flows, while also providing storage for large storm events. These basins would assure that post development runoff peaks from the project site would not exceed the predevelopment conditions. The post development runoff peaks are discussed in more detail in Section 4.3.3.2. The detention of water on site would be designed using standard site design practice to reduce the potential for downstream erosion and water quality issues from high flow velocities typically associated with storm water runoff on impervious surfaces. The maximum amount of water to be detained in the detention pond would be based upon the 100-year, 24-hour storm event. Preliminary locations of the detention basins are shown in **Figure 2.3-2**. Detention basins would be constructed at both the residential and gaming sectors of the project site.

2.3.7 Wastewater Treatment and Disposal

The proposed method of wastewater treatment for the Preferred Alternative would be provided through the City of South Bend, as the project site is within the wastewater treatment service district of the City. The City's treatment facility is classified as Class IV activated sludge treatment and is designed to produce an average 48.0 MGD (million gallons per day) of treated, reclaimed water with a peak design flow of 77.0 MGD (City of South Bend "Treatment Plant" 2012). The service area for South Bend wastewater treatment has over 590 miles of sanitary and combined sewer with over 40 pumping stations at various locations throughout the district. Pumping stations and combined sewer overflow points are monitored continuously to ensure proper operation. Alarms are triggered at the wastewater treatment plant and crews are dispatched to respond to any problems that may be detected. Following treatment, the plant currently discharges into the



Source: St. Joseph County GIS

Pokagon South Bend EIS /January 2013

Figure 2.3-2

Alternative A - Drainage Plan

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St. Joseph River and also has 36 combined overflow locations for discharge during flooding. Currently, the project site is located near three main sewer lines varying from 8-15 inches in diameter that are available for connection to the service lines of the proposed development. Preliminary analysis of the wastewater system indicates the potential need for a lift station and forced main to connect from the project site to the City's existing service lines. That will be determined in later stages ofengineering and design with the City's assistance.

2.3.8 Water Delivery

For the Preferred Alternative, the potable water system and fire service would be supplied by the City of South Bend. South Bend Water Works, in accordance with the local fire codes, would provide compliant emergency fire flow, pressure, and storage. The closest water mains to the proposed trust parcels include an existing 12-inch water main beneath Locust Road and a 10-inch water main under a portion of S.R. 23 (Prairie Avenue). South Bend Water Works has the capacity to provide sufficient operational, emergency, and fire flow water; therefore, onsite storage reserves would not be required (John Wiltrout, pers. comm.). Preliminary analysis of the water system indicates that a booster station may need to be constructed due to the varying pressure zones within the system, as the project site lies near the border of two different pressure zones. If required, design of the booster station would follow best engineering practices of construction and be consistent with the infrastructure proposed at the rest of the facility. Also, additional water main may need to be constructed off-site to complete a loop and increase the reliability and redundancy of the service. The design of these features will be determined in later stages of engineering and design with the City's assistance.

2.4 ALTERNATIVE B – ELKHART SITE TRIBAL VILLAGE AND CASINO

Alternative B would consist of one phase of development. The development would include the following components: (1) Placing of 173.42 acres of land into federal trust status (the "Elkhart site"); and (2) development of a tribal village with the same features as provided in the Preferred Alternative, including housing and governmental office space, and a class III gaming operation on the Elkhart site (**Figure 2.4-1).**

2.4.1 Tribal Village

The Tribal Village would consist of a mixture of uses, including single-family housing, duplex housing, apartments, and a community center facility to support meeting rooms, offices and a community room.

2.4.1.1 Proposed Tribal Village Uses

The proposed village for Alternative B would be the same as for the Preferred Alternative, comprised of single-story residential buildings, including single-family homes and a variety of multi-family housing types. Each home and duplex would range from two to three bedrooms and possess attached garages; apartments would consist of two to three bedrooms and have detached garages. A community center with meeting rooms, a community room, kitchen, and administrative offices would also be included as part of the proposed village to provide a community gathering place, educational facilities, and governmental office space.

Table 2.4-1 displays the breakdown of square footage for each component of the proposed tribal village. The proposed village would include the removal of 20.6 acres of existing vegetation on the property in order to construct necessary roads and buildings for this proposed use.

Table 2.4-1
Alternative B – Tribal Village Uses and Size

Proposed Use	Total Units	Square Feet Per Unit	Square Feet Total
1. Single Family Homes (24 Units)	24	1,200	28,800
2. Duplex Homes (2 Units/building)	8	800	6,400
3. Apartments (4 Units/building)	12	850	13,600
4. Community Center	1	8,500	8,500
TOTAL			57,300

Source: Conservation Design Forum 2013
Note: Subtotals in **bold**; all figures are approximate.

2.4.2 Casino

The proposed casino would consist of a mixture of uses on the Elkhart site. Proposed uses include gaming facilities, food and beverage facilities, administration facilities to support the Casino operations, office space for the Pokagon Band Gaming Commission, conference facilities, child/ family fun entertainment, and retail, hotel, and spa facilities.

2.4.2.1 Development Standards

The same standards would be used for Alternative B as would be used for the Preferred Alternative. Chapter 2 of the Band's Health and Safety Act adopts as Band law the 2012 International Building Code, including all International fire, plumbing, electrical, mechanical and related referenced standards. Compliance with the building and safety standards in the Health and Safety Act would be enforced during design and construction of the proposed facilities through construction permitting, plan review, and regular inspections during the construction process. The construction of the facility would also comply with the Soil Erosion Control Best Management Practices described in

Section 2.2.5. In addition, the development would comply with standards for Accessible and Usable Buildings and Facilities, which are equivalent to or exceed standards established under the federal Americans with Disabilities Act, 2010 ADA Standards for Accessible Design. Pursuant to the Health and Safety Act, the proposed development must comply with the following specific requirements before it can be opened to the public:

- The 2012 International Building Code and other building, fire, and life safety requirements, as confirmed by a certificate of occupancy issued by a Code Enforcement Officer exercising regulatory authority for the Band under the Health and Safety Act;
- The U.S. Food and Drug Administration's Food Code of 2009;
- The federal Safe Drinking Water Act;
- The U.S. Occupational Safety and Health Act, standards for the workplace, 29 C.F.R, 1920 and 1926.
- The applicable Health Code, and all rules and regulations adopted there under, for Elkhart County, Indiana; and,
- The adoption of an Emergency Operation Plan for the casino facility which shall, at a minimum, include detailed plans to protect life and property in the event of an: (1) earthquake; (2) flood; (3) hazardous materials; (4) lethal unitary chemical agents and munitions; (5) radiological hazards; (6) terrorism; (7) tornado; and (8) fire.

2.4.2.2 Proposed Casino Standards

The proposed facility would be the same for Alternative B and the Preferred Alternative would be housed in a single-story building consisting of a main gaming floor with slot machines and table games, administrative offices, back of house facilities to support the gaming operations, as well as a variety of food and beverage venues ranging from buffet to grab and go fast food restaurants and a premier full service restaurant.

The proposed casino complex is projected to accommodate almost 4.0 million visitors annually on a stabilized basis, or approximately 10,985 visits per day. The actual visitation levels will fluctuate by time of day, day of week, and time of year, regardless of the hours of operation proposed as 24 hours/day, 7 days/week, 365days/year. A full report of economic impacts is available in **Appendix J**. The proposed casino development would be expected to employ approximately 1,850 employees. **Table 2.4-2** displays the breakdown of proposed uses with associated square footages for the proposed casino complex.

The proposed casino development would entail the removal of existing vegetation on the property in order to construct roads and buildings for this proposed use.

Table 2.4-2
Alternative B – Casino Uses and Size

Proposed Use	Square Feet
1. Gaming Floor and Other Public Areas	216,061
Slot Floor Area	
Beverage Service	
Public Amenities and Circulation	
Food and Beverage / Retail	
2. Meeting and Banquet Space	20,000
3. Administrative Areas	23,605
4. Casino Support	48,144
5. Facilities and Maintenance	48,144
6. Building Support	67,408
Total	423,362

Source: Hnedak Bobo Group 2013.
Note: Subtotals in **bold**; all figures are approximate.

2.4.3 Parking

Alternative B and the Preferred Alternative would both include a multi-level parking garage would provide a total of 3,500 spaces. The parking garage would be located directly west of the casino building and would be attached to the casino for convenient patron access. Access to the parking garage would be provided by a driveway from State Road 19 at the west boundary of the site. Surface parking would supply an additional 500 parking spaces.

2.4.4 Hotel

Alternative B and the Preferred Alternative would both include construction of a 500-key hotel as part of the Casino development, which would employ approximately 150 additional employees. The hotel would be located at the east end of the casino and would be connected to the casino for convenient guest access. The hotel would be a tower structure approximately 18 stories tall, with approximately 335,102 square feet of space, in addition to the casino space shown in **Table 2.4-2**. The hotel would include a public lobby with amenity spaces (approximately 12,785 square feet) and a spa (approximately 15,000 square feet, including support space). In addition, a public circulation promenade, included with the casino building, would link the hotel, casino and the parking garage.

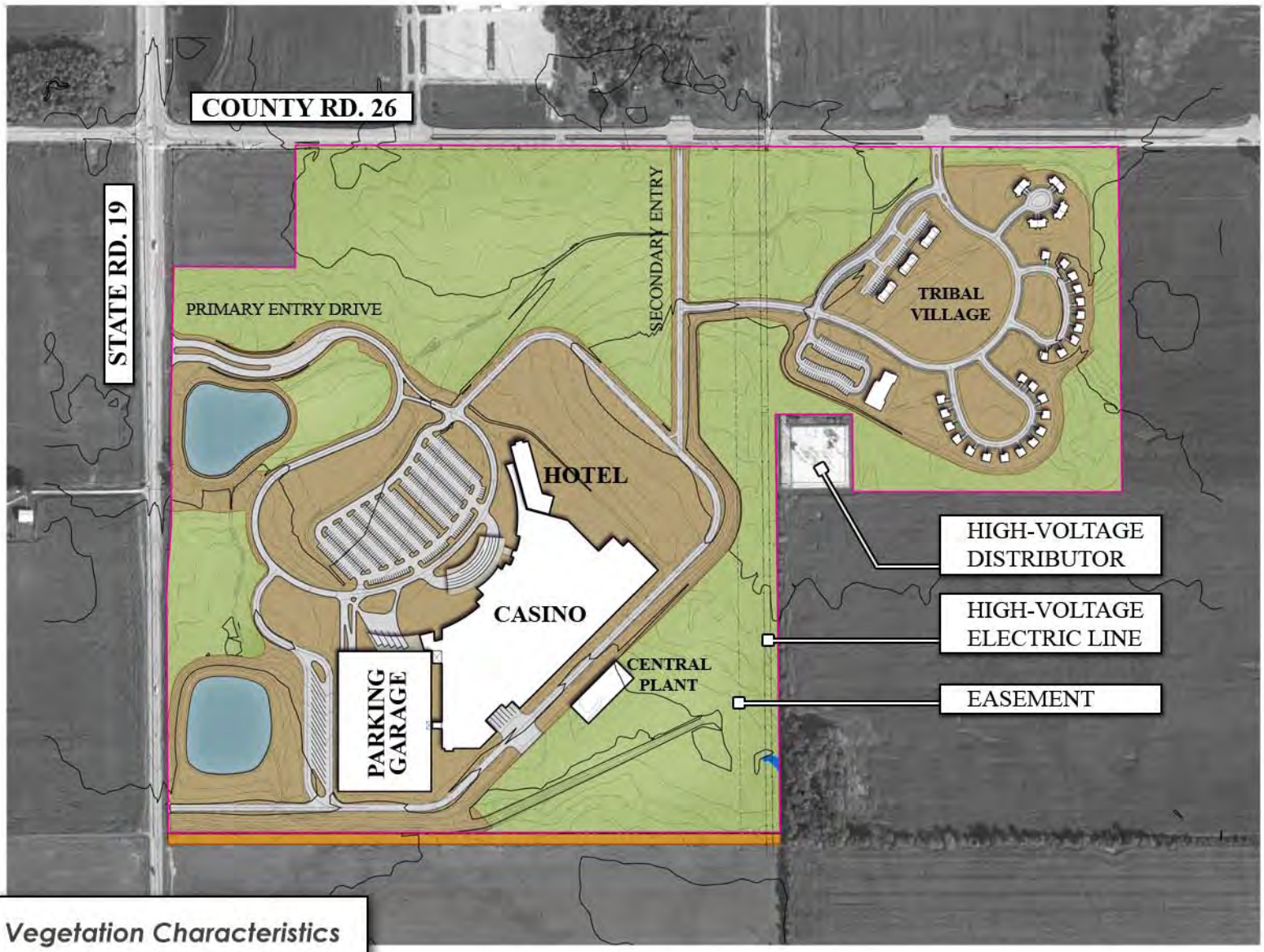

FIGURE 2.4-1
ALTERNATIVE B - ELKHART SITE TRIBAL VILLAGE AND CASINO

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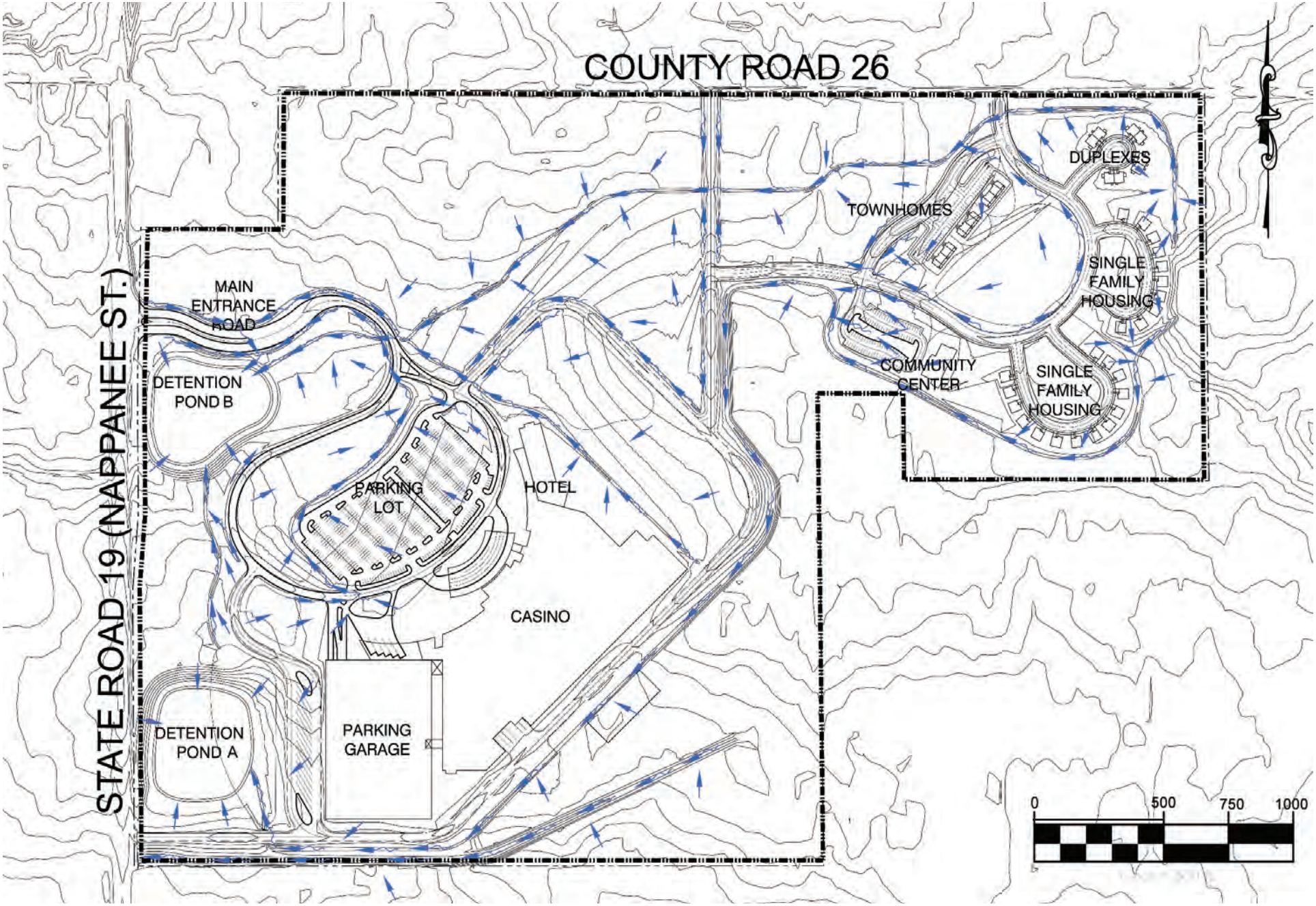

Source: Elkhart County GIS

Pokagon South Bend EIS /January 2013

Figure 2.4-2

Alternative B - Drainage Plan

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2.4.5 Site Drainage

Similar to the Preferred Alternative, runoff from the Alternative B site would be conveyed through a combination of vegetative swales and culverts (**Figure 2.4-2**). The drainage plan includes the use of

several BMPs, which would be designed to filter and detain storm water onsite prior to release into the natural drainage channels off site. Runoff from the project site would be directed into vegetated swales or other traditional storm water conveyance systems that would lead to a detention basin, prior to release from the project site through an existing culvert beneath Nappanee Street. The vegetative swales would provide initial filtration of sediment and pollutants and increased infiltration during small storm events prior to reaching the detention basins.

The detention basins would be designed to provide both water quality and water quantity benefits. Permanent pools associated with wet detention basins would be designed to capture settling debris through increased retention time and reduced peak flows, while also providing storage for large storm events. These basins would assure that post development runoff peaks from the project site would not exceed the predevelopment conditions. The detention of water on site would reduce the potential for downstream erosion and water quality issues from high flow velocities typically associated with storm water runoff on impervious surfaces. The maximum amount of water to be detained in the detention pond would be based upon the 100-year, 24-hour storm event. Preliminary locations of the detention basins are shown in (see **Figure 2.4-2)**.Detention basins would be constructed at both the residential and gaming sectors of the project site.

2.4.6 Wastewater Treatment and Disposal

The project site is within the wastewater treatment service district of the City of Elkhart. The Elkhart Wastewater Treatment Plant is located at 1201 South Nappanee Street. The facility utilizes the conventional activated sludge process and is designed to treat an average daily flow of 20 MGD with a peak flow capacity of 40 MGD (City of Elkhart "Wastewater" 2013). The sewer system for the City of Elkhart includes both separate sanitary sewer and combined sewer with pumping stations at various locations throughout the district. Pumping stations and combined sewer overflow points are monitored continuously to ensure proper operation. Following treatment, the plant currently discharges effluent to the St. Joseph River under the authority of the Indiana Department of Environmental Management. Currently, the project site is located near three main sanitary lines (8 to 15 inches in diameter). A preliminary analysis of the City's sewer system indicates that these sewer lines may not provide enough capacity for the Alternative B development. Approximately 3,600 feet of new sewer line would likely be needed to reach sewer pipes with adequate capacity.

2.4.7 Water Delivery

The Alternative B's potable water system and fire service would be supplied by the City of Elkhart. The City of Elkhart, in accordance with the local fire codes, would provide emergency fire flow,

pressure, and storage. Currently, the project site is located in an elevated pressure zone of the City of Elkhart's water system because it is at a higher elevation than other areas of the system. An existing main line is situated just north of the project site; about 900 feet east of the intersection of Nappanee Street (State Road 19) and County Road 26. The City's water system has the capacity to provide sufficient operational, emergency, and fire flow water; therefore, onsite storage reserves would not be required (Mike Machlan, pers. comm.). Preliminary analysis of the on-site water system indicates that a booster station would not need to be constructed due to the high elevation of the project site compared to the rest of the surrounding system.

2.5 ALTERNATIVE C – SOUTH BEND SITE TRIBAL VILLAGE WITH COMMERCIAL DEVELOPMENT

Alternative C would consist of one phase of development. The development would include the following components: (1) Placing of ±165.81 acres of land into federal trust status (the "South Bend site"); and (2) development of a tribal village, including housing and governmental office space, and commercial development facilities on the South Bend site (**Figure 2.5-1**).

2.5.1 Tribal Village

The Tribal Village for Alternative C includes the same features as for the Preferred Alternative and Alternative B that would consist of a mixture of uses, including single-family housing, duplex housing, apartments, and a community center facility to support meeting rooms, offices and a community room.

2.5.1.1 Proposed Tribal Village Uses

Similar to the Preferred Alternative and Alternative B, the proposed village for Alternative C would be comprised of single-story residential buildings, including single-family homes and a variety of multi-family housing types. Each home and duplex would range from two to three bedrooms and possess attached garages; apartments would consist of two to three bedrooms and have detached garages. A community center with meeting rooms, a community room, kitchen, and administrative offices would also be included as part of the proposed village to provide a community gathering place, educational facilities, and governmental office space (including health service offices).

Table 2.5-1 displays the breakdown of square footage for each component of the proposed tribal village. The proposed village would include the removal of 20.6 acres of existing vegetation on the property in order to construct necessary roads and buildings for this proposed use.

Table 2.5-1
Alternative C – Tribal Village Uses and Size

Proposed Use	Total Units	Square Feet Per Unit	Square Feet Total
1. Single Family Homes (24 Units)	24	1,200	28,800
2. Duplex Homes (2 Units/building)	8	800	6,400
3. Apartments (4 Units/building)	12	850	13,600
4. Community Center	1	8,500	8,500
Total			57,300

Source: Conservation Design Forum 2013.
Note: Subtotals in **bold**; all figures are approximate.

2.5.2 Travel Plaza

Alternative C does not include a class III casino like the other two development alternatives, but instead includes a travel plaza that would have twelve fueling islands with 24 gasoline pumps, and two islands with four diesel pumps. An approximately 8,000-square-foot convenience store would include a full range of convenience store offerings as well as a name brand fast food franchise restaurant with a drive thru and dining room seating. A drive thru automatic car wash would also be included as part of the travel plaza amenities. Parking for 20 cars would be provided. A pylon sign would be located at the corner of the site adjacent to Highway 23 and Interstate 31 on and off ramps.

2.5.3 Family Entertainment Center

Alternative C would include a family entertainment center consisting of a 30,000-square-foot building to house entertainment offerings such as laser tag, an arcade, indoor miniature golf, and a concession stand. Outdoor golf would also be provided, as well as a go cart track and batting cages, within a 30,000-square-foot outdoor activity space. Parking for 90 cars would be provided.

2.5.4 Strip Shopping Center

Alternative C would include construction of a small strip shopping center of approximately 15,000 square feet. Parking for 90 vehicles would be available to accommodate patrons of the family entertainment center as well as the strip shopping center.

The development would be sited to provide visibility and road frontage along Highway 23 for the shopping and family entertainment centers. The travel plaza would be sited to provide visibility from Highway 23 and Interstate 31. Access from Highway 23 would be via two entry drives. One access drive would be located between the travel plaza and the shopping center, and a second access drive to the north end of the property would provide access from Highway 23 to the residential village and thru traffic to Locust Street at the opposite side of the property.

2.5.5 Site Drainage

Runoff from the Alternative C site would be conveyed through a combination of open channels and culverts (**Figure 2.5-2**). The drainage plan includes the use of several features, which would be designed to filter and detain the surface runoff prior to release into the natural drainage channels off site. Runoff from the project site would be directed into vegetated swales or conventional storm water conveyance systems prior to discharging into wet detention basins. The vegetative swales would provide initial filtration of sediment and pollutants and increased infiltration during small storm events prior to reaching the detention basins.

The detention basins would be designed to provide both water quality and water quantity benefits. Permanent pools associated with wet detention basins would be designed to capture settling debris through increased retention time and reduced peak flows, while also providing storage for large storm events. These basins would assure that post development runoff peaks from the project site would not exceed the predevelopment conditions. The detention of water on site would reduce the potential for downstream erosion and water quality issues from the high flow velocities typically associated with storm water runoff on impervious surfaces. The maximum amount of water to be detained would be based upon the 100-year, 24-hour storm event. The preliminary locations of the detention basins are shown in (see **Figure 2.5-2)**. The detention basins would be constructed at both the residential and commercial sectors of the project site.

2.5.6 Wastewater Treatment and Disposal

Similar to the Preferred Alternative, wastewater treatment for Alternative C would be provided through the City of South Bend, as the project site is within the wastewater treatment service district of the City. The City's treatment facility is classified as Class IV activated sludge treatment and is designed to produce an average 48.0 MGD of treated, reclaimed water with a peak design flow of 77.0 MGD (City of South Bend "Treatment Plant" 2012). The service area for South Bend wastewater treatment has over 590 miles of sanitary and combined sewer with over 40 pumping stations at various locations throughout the district. Pumping stations and combined sewer overflow points are monitored continuously to ensure proper operation. Alarms are triggered at the wastewater treatment plant and crews are dispatched to respond to any problems that may be detected. Following treatment, the plant currently discharges into the St. Joseph River and also has 36 combined overflow locations for discharge during flooding. Currently, the project site is located near three main sewer lines varying from 8 to 15 inches in diameter that are available for connection to the service lines of the proposed development. Based on a preliminary analysis, no enhancements to the current city system would be required to provide adequate service for the components of Alternative C.

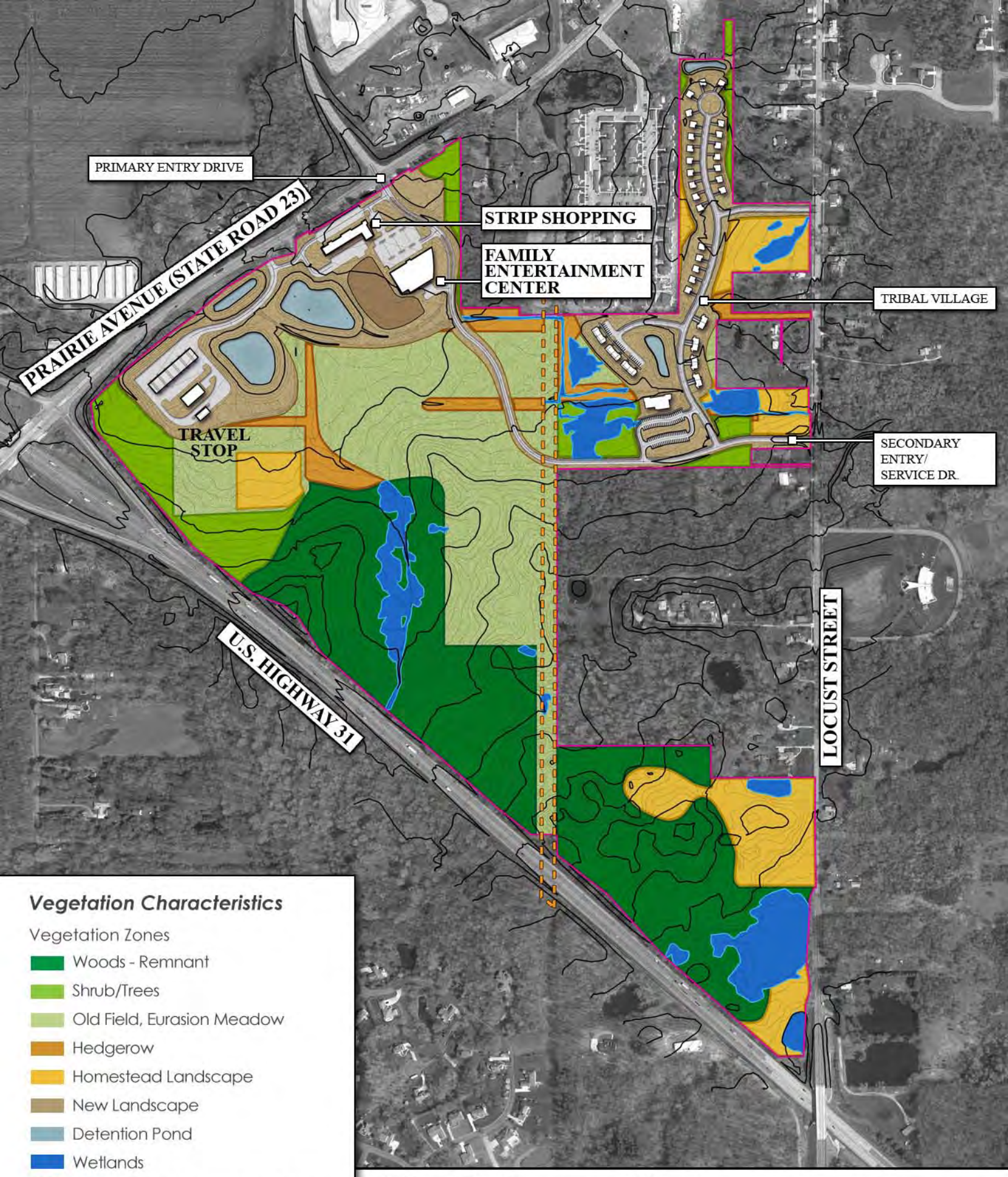

FIGURE 2.5-1

ALTERNATIVE C - SOUTH BEND SITE TRIBAL VILLAGE WITH COMMERCIAL DEVELOPMENT

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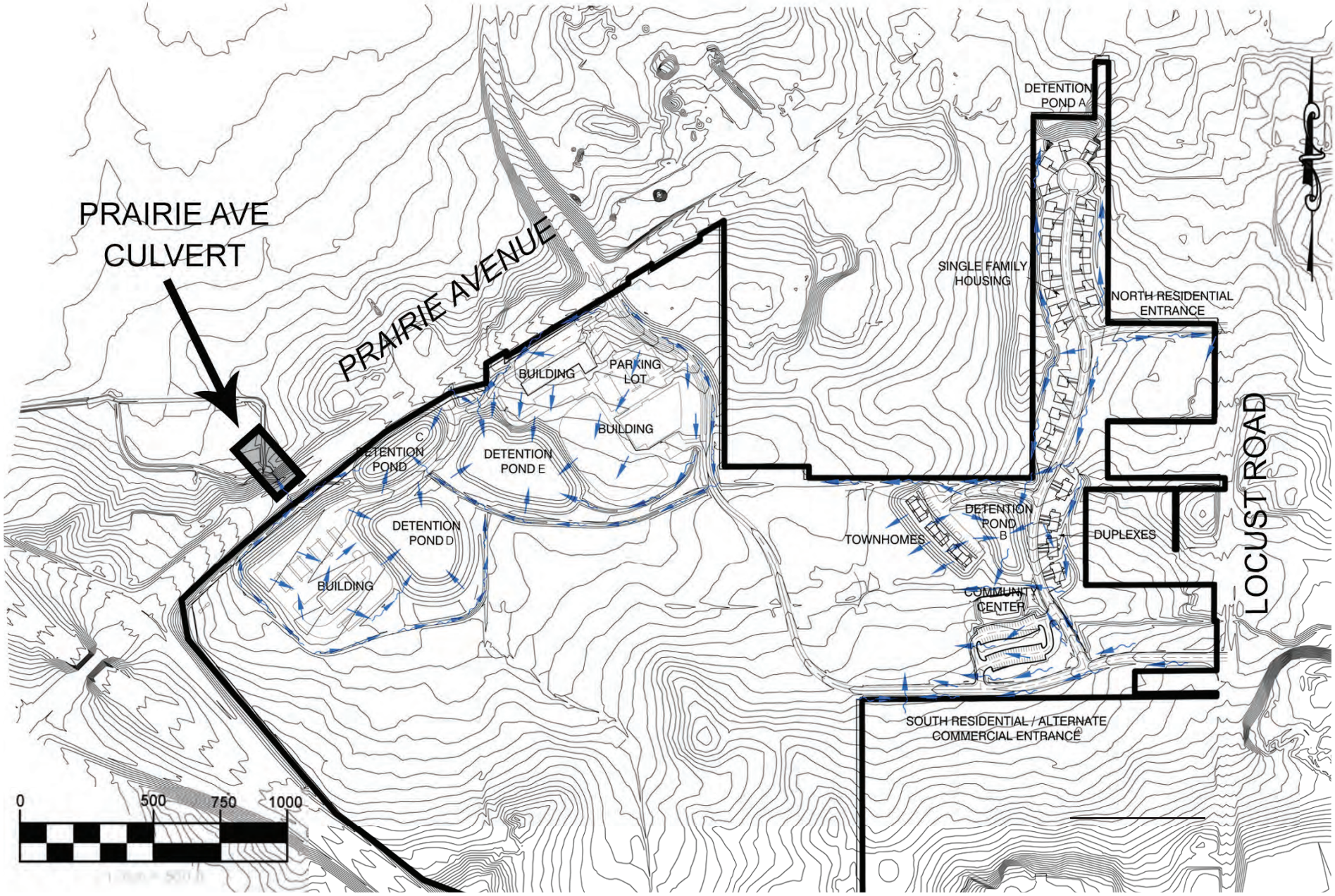

Source: St. Joseph County GIS

Figure 2.5-2
Alternative C - Drainage Plan

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2.5.7 Water Delivery

Similar to the Preferred Alternative, the potable water system and fire service for Alternative C would be supplied by the City of South Bend. South Bend Water Works, in accordance with the local fire codes, would provide emergency fire flow, pressure and storage. The closest water mains to the proposed trust parcels include an existing 12-inch water main beneath Locust Road and a 10-inch water under a portion of S.R. 23 (Prairie Avenue). South Bend Water Works has the capacity to provide sufficient operational, emergency, and fire flow water; therefore, onsite storage reserves would not be required (John Wiltrout, pers. comm.). Preliminary analysis of the on-site water system indicates that, similar to the Preferred Alternative, a booster station may need to be constructed due to the varying pressure zones within the system, as the project site lies near the border of two different pressure zones. If required, design of the booster station would follow best engineering practices of construction and be consistent with the infrastructure proposed at the rest of the facility. Also, a minimal amount of water main may need to be constructed off-site to complete a loop and increase the reliability and redundancy of the service.

2.6 ALTERNATIVE D – NO ACTION

Under the No Action Alternative, the South Bend site would not be placed into federal trust status for the benefit of the Band; further the South Bend site would remain undeveloped, the current land uses on these parcels would continue or could be changed in accordance with applicable state and local law. Under the No-Action Alternative D, neither of the alternative sites at South Bend nor Elkhart would be developed as described above under Alternatives A, B, and C. Under Alternative D, the Band would be unable to proceed with plans to fulfill governmental responsibilities to its citizens residing in northern Indiana. The Band's purpose and need as described in Chapter 1 would remain unmet for better housing, healthcare, education, cultural activities, and economic development to produce employment opportunities and revenue, would remain unmet.

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