



US Army Corps  
of Engineers  
Alaska District

# Public Notice of Application for Permit

ANCHORAGE  
Regulatory Division (1145)  
CEPOA-RD  
Post Office Box 6898  
JBER, Alaska 99506-0898

<b>PUBLIC NOTICE DATE:</b>	<b>April 10, 2020</b>
<b>EXPIRATION DATE:</b>	<b>May 11, 2020</b>
<b>REFERENCE NUMBER:</b>	<b>POA-2008-01401-M2</b>
<b>WATERWAY:</b>	<b>Campbell Creek</b>

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Interested parties are hereby notified that a Department of the Army permit application has been received for work in waters of the United States (U.S.) as described below and shown on the enclosed project drawings.

All comments regarding this Public Notice (PN) should be sent to the address noted above. If you desire to submit your comments by email, you should send it to the Project Manager's email as listed below or to [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil). All comments should include the PN reference number listed above.

All comments should reach this office no later than the expiration date of this PN to become part of the record and be considered in the decision. Please contact Ms. Arianne Logwood at (907) 753-5556, toll free from within Alaska at (800) 478-2712, by fax at (907) 753-5567, or by email at: [Arianne.n.logwood@usace.army.mil](mailto:Arianne.n.logwood@usace.army.mil) if further information is desired concerning this notice.

**APPLICANT:** Municipality of Anchorage (MOA), Real Estate Department and Heritage Land Bank, 4700 Elmore Road, 2<sup>nd</sup> floor, Anchorage, Alaska 99507

**AGENT:** Dowl, Attention: Josh Gabel, 4041 B Street, Anchorage, Alaska 99503

**LOCATION:** The project site is located within Section 34, T. 13 N., R. 3 W., Seward Meridian; USGS Quad Map Anchorage A-8; Latitude 61.1790° N., Longitude -149.8030° W.; in Anchorage, Municipality of Anchorage, Alaska.

**PURPOSE:** The applicant's stated purpose is to relocate the Anchorage School District (ASD) Transportation Facility from its current location at the southwest corner of Tudor and Elmore to an area in close proximity, on land owned by the MOA, with access requirements

for bus transportation objectives, that meets MOA master plan goals, is large enough to encompass the proposed facilities, meets environmental sensitivity requirements, contains soil and drainage requirements, has availability of utilities, and has reasonable acquisition and development costs. The current facility is aging, will need to be repaired or replaced, and does not adequately meet the needs of the ASD. The current facility has been identified in the recently adopted Anchorage 2040 Land Use Plan (LUP) to be converted to a mixed-use development planned as its highest and best potential due to no longer meeting the needs of the ASD (2040 LUP).

PROPOSED WORK: Discharge up to 105,000 cubic yards (CY) of clean fill into 7.6 acres of waters of the U.S. (wetlands) for the construction of an ASD Transportation Facility consisting of 17,200 square feet (sf) of office, 1,100 sf of maintenance and wash bays, 1,800 sf fuel station, 3,850 sf of storage space, 125 bus parking spaces, 12 work vehicle parking spaces, 148 staff parking spaces, and snow storage areas. Relocate an existing oil and grit separator, expand an existing on site detention basin and relocate an existing vegetated swales.

Approximately 127,000 CY of soil material would be excavated (cut) from the entire site including uplands and wetlands, and not re-used on site because it is unsuitable for construction. This material would be disposed of at an existing material site. Best Management Practices (BMPs) will be used for erosion control during construction. Side slopes would be re-vegetated after construction.

All work would be performed in accordance with the enclosed plan (sheets 1-7), dated various dates in September, October, and December, 2019.

ADDITIONAL INFORMATION: Permit POA-2008-01401 previously authorized the discharge of 40,000 CY of fill material into 3.28 acres of waters of the U.S. at this location for a multi-phase expansion project for the Anchorage Police Department (APD). Permit modification POA-2008-01401-M1 authorized an extension of time to complete the APD expansion project. The APD expansion project will no longer construct portions of Phase A, Phase C, and Phase D. To date, only the secure outdoor evidence storage area, associated parking, and drainage facilities have been constructed from the planned Phase A. An ASD Transportation Facility is now proposed to be permitted and built instead of the remaining APD Expansion Project facilities for Phase A, C, and D. The proposed 7.6 acres of impacts to waters of the U.S. for the ASD Transportation Facility includes an area of 1.8 acres of impacts to waters of the U.S. previously authorized for the APD expansion project.

APPLICANT PROPOSED MITIGATION: The applicant proposes the following mitigation measures to avoid, minimize, and compensate for impacts to waters of the U.S. from activities involving discharges of dredged or fill material.

- a. Avoidance: Avoiding impacts to wetlands is not practicable in order to meet the project purpose based on the site selection analysis that was conducted. Public buildings or facilities, such as the ASD Transportation Facility, are subject to a Public Facility Site Selection Study under Anchorage Municipal Code (AMC) 21.03.140.

An initial site inventory during a site selection evaluation included 83 potential parcels. The zoning designation of each site was evaluated and only sites zoned PLI, I-1, or 1-2 District were retained for further evaluation. Developed parcels, parcels with obvious environmental constraints, or parcels not adjacent or near an arterial or greater classified road were eliminated.

b. Minimization: Emphasis has been placed on minimizing unavoidable impacts to waters of the U.S. by limiting fill discharges to the minimum amount and size necessary to achieve the project purpose. The proposed design uses uplands to the maximum extent practicable while meeting the project purpose. Portions of the Tudor Centre Drive Access Road and paved trail re-route, and the central portion of the project are in uplands. A water line runs from east to west at the southern extent of the project area, limiting expansion into a small portion of uplands near the current detention basin. The existing detention basin location would be used and expanded in mostly uplands to minimize additional wetland disturbance.

c. Compensatory Mitigation: Compensatory mitigation has been provided for 3.28 acres of wetlands within the APD Expansion Project Area by the purchase of 1.78 credits from Great Land Trust for POA 2008-1401. The ASD Transportation Facility Project would place fill in approximately 46% of the 3.9-acre APD Expansion Project Footprint wetlands. Thus, it is requested that 0.82 credits (0.46 X 1.78 credits) that were obtained from GLT be applied to the ASD Transportation Facility Project. An additional 5.8 acres or 3.07 debits of REV 3 wetlands would be compensated for through a conservation easement on a Heritage Land Bank (HLB) parcel identified on Attachment 2: Figure 5a and 5b. The parcel is within the same watershed, less than one mile from the Project location. MOA wetland and stream mapping was used for aquatic resource boundaries. The HLB parcel consists of 19.40 acres of REV 2 wetlands, 1,494 sf of a REV 2 non-anadromous stream, and 0.50 acres of REV 2 uplands. These aquatic resources and setbacks result in 6.40 credits of REV 2. These REV 2 credits would be redistributed with approval by USACE for appropriate mitigation for REV 3 debits for Class B and C wetland impacts.

WATER QUALITY CERTIFICATION: A permit for the described work will not be issued until a certification or waiver of certification, as required under Section 401 of the Clean Water Act (Public Law 95-217), has been received from the Alaska Department of Environmental Conservation.

CULTURAL RESOURCES: The latest published version of the Alaska Heritage Resources Survey (AHRs) has been consulted for the presence or absence of historic properties, including those listed in or eligible for inclusion in the National Register of Historic Places. There are cultural resources within the vicinity of the permit area, however the cultural resource has been determined to be not eligible by the State Historic Preservation Office (SHPO) and agency. The permit area has been determined to be waters of the U.S. and uplands within the 13.1 acre project site located east of Elmore Drive and west of Tudor Center

Drive and north of Martin Luther King Parkway and south of the existing APD parking lot and secure outdoor evidence storage area. Consultation of the AHRs constitutes the extent of cultural resource investigations by the Corps of Engineers (Corps) at this time, and we are otherwise unaware of the presence of such resources. The Corps has made a No Potential to Cause Effects determination for the proposed project. Consultation with the State Historic Preservation Office (SHPO) is not required, however, any comments SHPO may have concerning presently unknown archeological or historic data that may be lost or destroyed by work under the requested permit will be considered in our final assessment of the described work.

**ENDANGERED SPECIES:** No threatened or endangered species are known to use the project area.

We have determined the described activity would have no effect on any listed or proposed threatened or endangered species, and would have no effect on any designated or proposed critical habitat, under the Endangered Species Act of 1973 (87 Stat. 844). Therefore, no consultation with the U.S. Fish and Wildlife Service or the National Marine Fisheries Service (NMFS) is required. However, any comments they may have concerning endangered or threatened wildlife or plants or their critical habitat will be considered in our final assessment of the described work.

**ESSENTIAL FISH HABITAT:** The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH).

There is no mapped EFH within the project area. We have determined the described activity would not adversely affect EFH in the project area.

**TRIBAL CONSULTATION:** The Alaska District fully supports tribal self-governance and government-to-government relations between Federally recognized Tribes and the Federal government. Tribes with protected rights or resources that could be significantly affected by a proposed Federal action (e.g., a permit decision) have the right to consult with the Alaska District on a government-to-government basis. Views of each Tribe regarding protected rights and resources will be accorded due consideration in this process. This PN serves as notification to the Tribes within the area potentially affected by the proposed work and invites their participation in the Federal decision-making process regarding the protected Tribal right or resource. Consultation may be initiated by the affected Tribe upon written request to the District Commander during the public comment period.

**PUBLIC HEARING:** Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, reasons for holding a public hearing.

**EVALUATION:** The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity and its intended use

on the public interest. Evaluation of the probable impacts, which the proposed activity may have on the public interest, requires a careful weighing of all the factors that become relevant in each particular case. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. The outcome of the general balancing process would determine whether to authorize a proposal, and if so, the conditions under which it will be allowed to occur. The decision should reflect the national concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, must be considered including the cumulative effects thereof. Among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. For activities involving 404 discharges, a permit will be denied if the discharge that would be authorized by such permit would not comply with the Environmental Protection Agency's 404(b)(1) guidelines. Subject to the preceding sentence and any other applicable guidelines or criteria (see Sections 320.2 and 320.3), a permit will be granted unless the District Commander determines that it would be contrary to the public interest.

The Corps is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

AUTHORITY: This permit will be issued or denied under the following authority:

(X) Discharge dredged or fill material into waters of the United States – Section 404 Clean Water Act (33 U.S.C. 1344). Therefore, our public interest review will consider the guidelines set forth under Section 404(b) of the Clean Water Act (40 CFR 230).

Project drawings and a Notice of Application for State Water Quality Certification are enclosed with this Public Notice.

District Commander  
U.S. Army, Corps of Engineers

Enclosures

# STATE OF ALASKA

DEPT. OF ENVIRONMENTAL CONSERVATION  
DIVISION OF WATER

Wastewater Discharge Authorization Program (WDAP) / 401 Certification

DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
WDAP/401 CERTIFICATION  
555 CORDOVA STREET  
ANCHORAGE, ALASKA 99501-2617  
PHONE: (907) 269-6285 | EMAIL: [dec-401cert@alaska.gov](mailto:dec-401cert@alaska.gov)

## NOTICE OF APPLICATION FOR STATE WATER QUALITY CERTIFICATION

Any applicant for a federal license or permit to conduct an activity that might result in a discharge into navigable waters, in accordance with Section 401 of the Clean Water Act of 1977 (PL95-217), also must apply for and obtain certification from the Alaska Department of Environmental Conservation that the discharge will comply with the Clean Water Act, the Alaska Water Quality Standards, and other applicable State laws. By agreement between the U.S. Army Corps of Engineers and the Department of Environmental Conservation, application for a Department of the Army permit to discharge dredged or fill material into navigable waters under Section 404 of the Clean Water Act also may serve as application for State Water Quality Certification.

Notice is hereby given that the application for a Department of the Army Permit described in the Corps of Engineers' Public Notice (PN) Reference Number **POA-2008-01401, Campbell Creek**, serves as application for State Water Quality Certification from the Department of Environmental Conservation.

After reviewing the application, the Department may certify there is reasonable assurance the activity, and any discharge that might result, will comply with the Clean Water Act, the Alaska Water Quality Standards, and other applicable State laws. The Department also may deny or waive certification.

Any person desiring to comment on the project with respect to Water Quality Certification, may submit written comments to the address above or via email to [dec-401cert@alaska.gov](mailto:dec-401cert@alaska.gov) by the expiration date of the Corps of Engineer's Public Notice. All comments should include the PN reference number listed above. Mailed comments must be postmarked on or before the expiration date of the public notice.

### Disability Reasonable Accommodation Notice

The State of Alaska, Department of Environmental Conservation complies with Title II of the Americans with Disabilities Act of 1990. If you are a person with a disability who may need special accommodation in order to participate in this public process, please contact Kate Orozco at 907-465-6171 or TDD Relay Service 1-800-770-8973/TTY or dial 711 within 5 days of the expiration date of this public notice to ensure that any necessary accommodations can be provided.

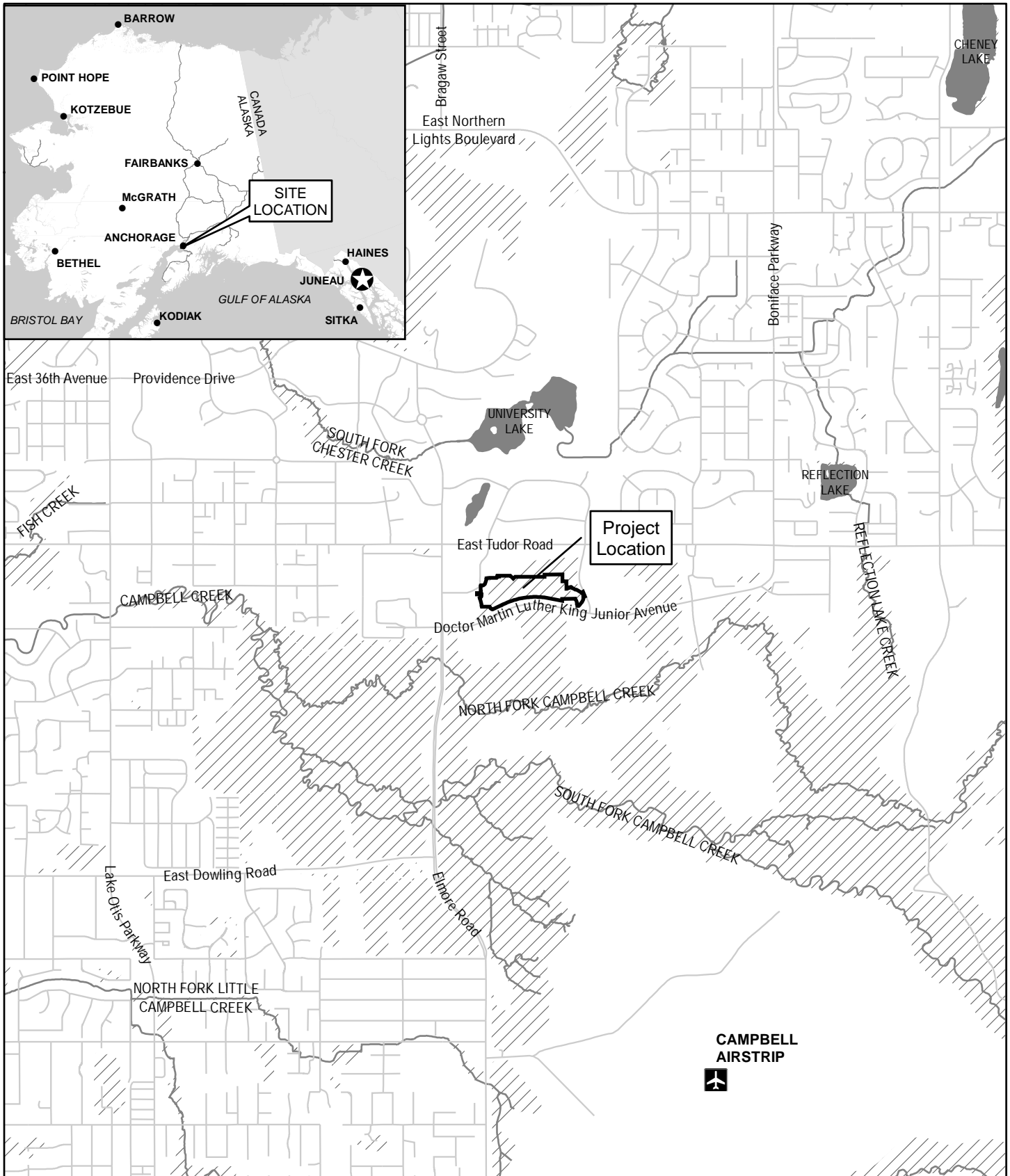



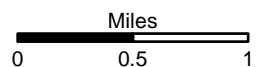


FIGURE 1: Vicinity Map POA-2008-01401-M2

Applicant: Anchorage School District  
 Proposed Activity: ASD Transportation Facility  
 Section 34 T 13 N, R 3 W Seward Meridian USGS  
 Lat.: 61.179009° N Long.: 149.803321° W  
 Sheet: 1 of 7

Date: 9/13/2019

-  Campbell Air Strip
-  MOA Lake
-  MOA Street
-  MOA Wetland
-  MOA Stream
-  Project Footprint



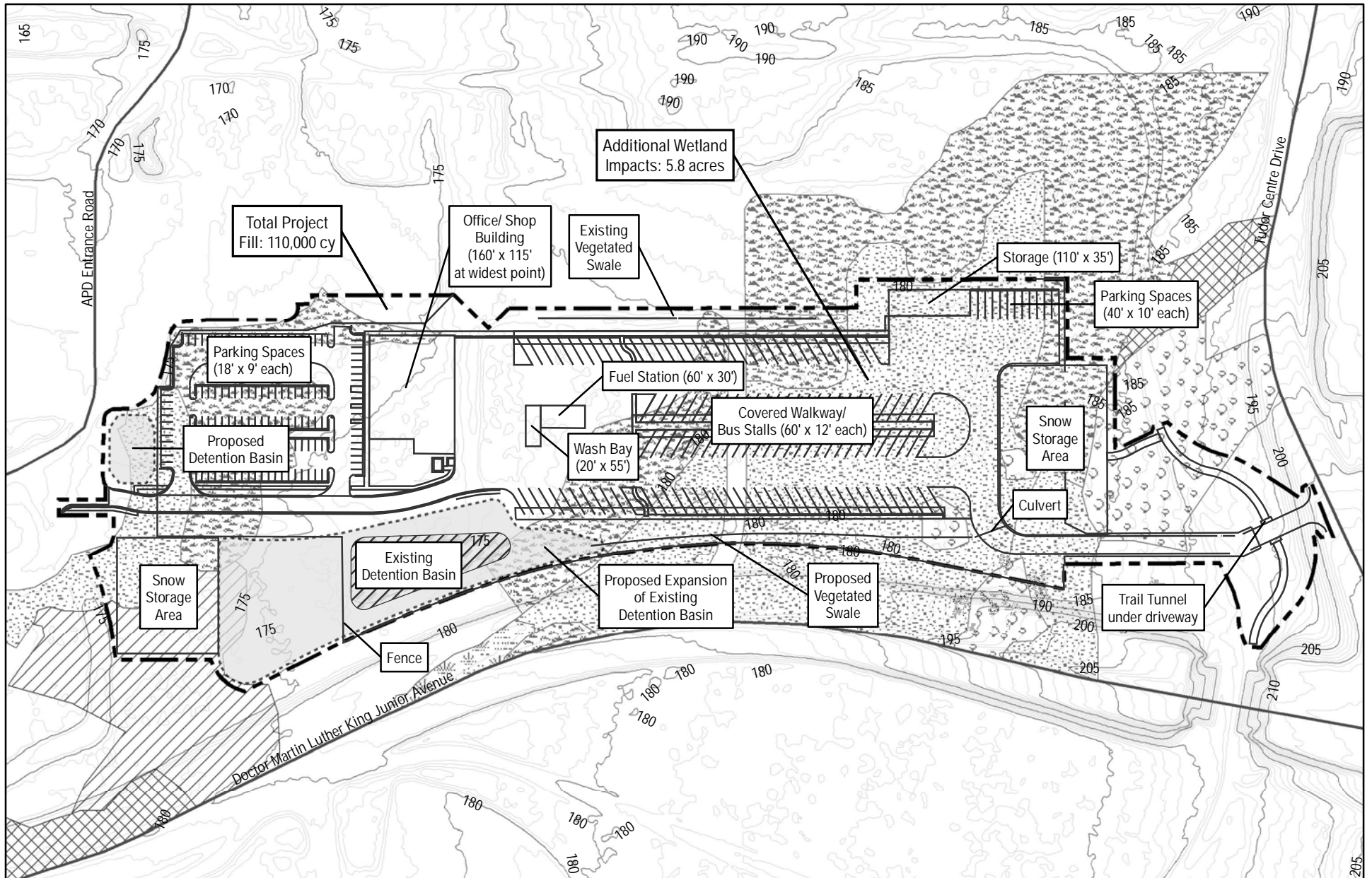
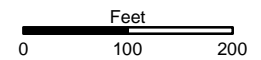


FIGURE 2A: Plan Map POA-2008-01401-M2

Applicant: Anchorage School District  
 Proposed Activity: ASD Transportation Facility  
 Section 34 T 13 N, R 3 W Seward Meridian USGS  
 Lat.: 61.179009° N Long.: 149.803321° W  
 Sheet: 2 of 7

Date: 12/19/2019

— 1 ft Contour	<b>DOWL Mapped Wetlands</b>	<b>Project Elements</b>
— 5 ft Contour	PEM1B	Project Cut/ Fill Limit
— MOA Street	PFO1/4/EM1A	Detention Basin (Proposed)
	PFO1A	Detention Basin (Existing)
	PFO4/SS1A	
	PFO4A	
	PSS1/4B	





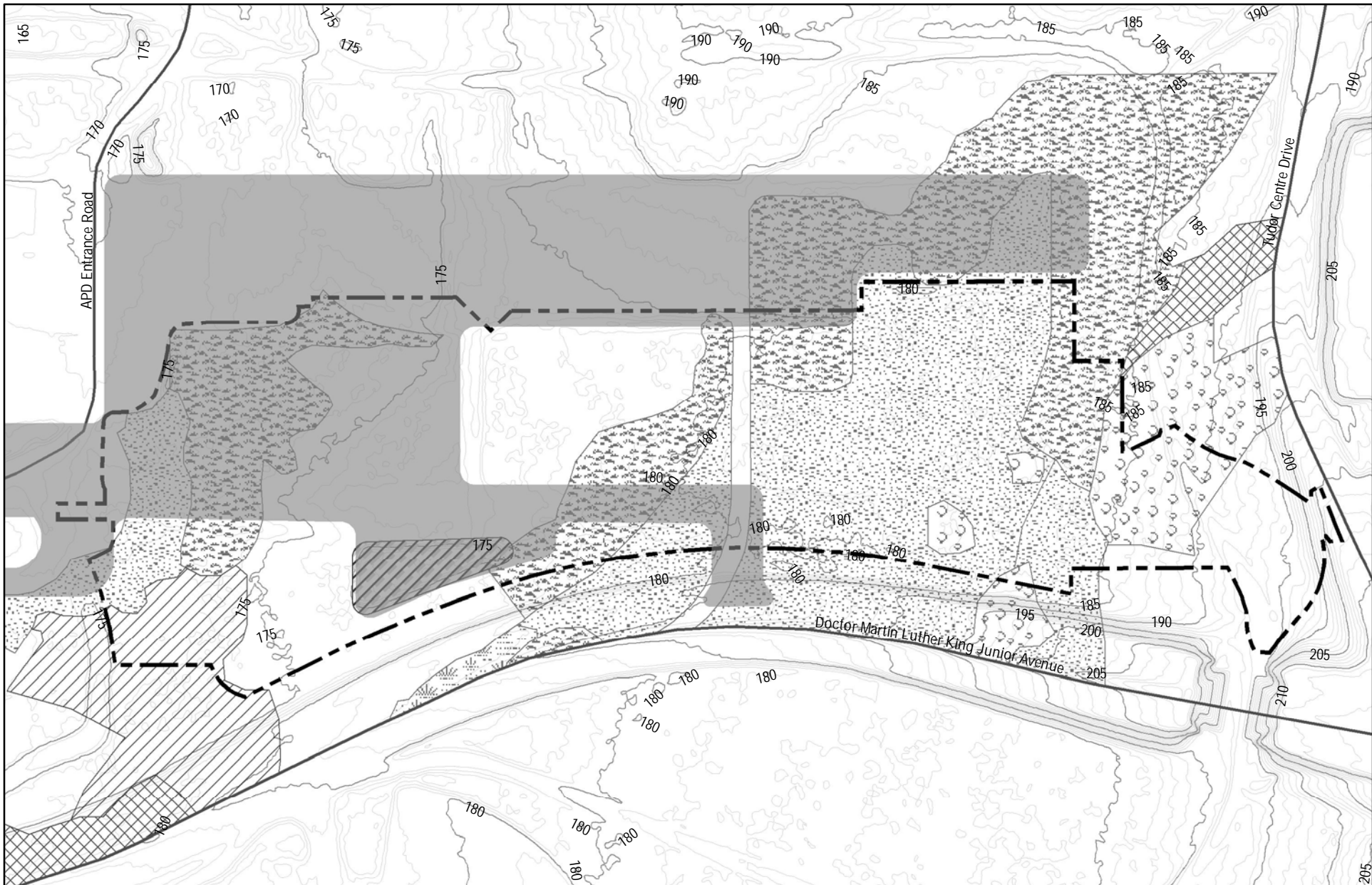


FIGURE 2B: Plan Map POA-2008-01401-M2

Applicant: Anchorage School District  
 Proposed Activity: ASD Transportation Facility  
 Section 34 T 13 N, R 3 W Seward Meridian USGS  
 Lat.: 61.179009° N Long.: 149.803321° W  
 Sheet: 3 of 7

Date: 12/19/2019

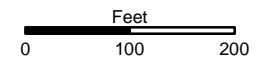
- 1 ft Contour
- 5 ft Contour
- MOA Street

**DOWL Mapped Wetlands**

- PEM1B
- PFO1/4/EM1A
- PFO1A
- PFO4/SS1A
- PFO4A
- PSS1/4B

**Project Elements**

- APD Expansion Project Footprint
- ASD Transportation Facility Footprint
- Detention Basin (Existing)



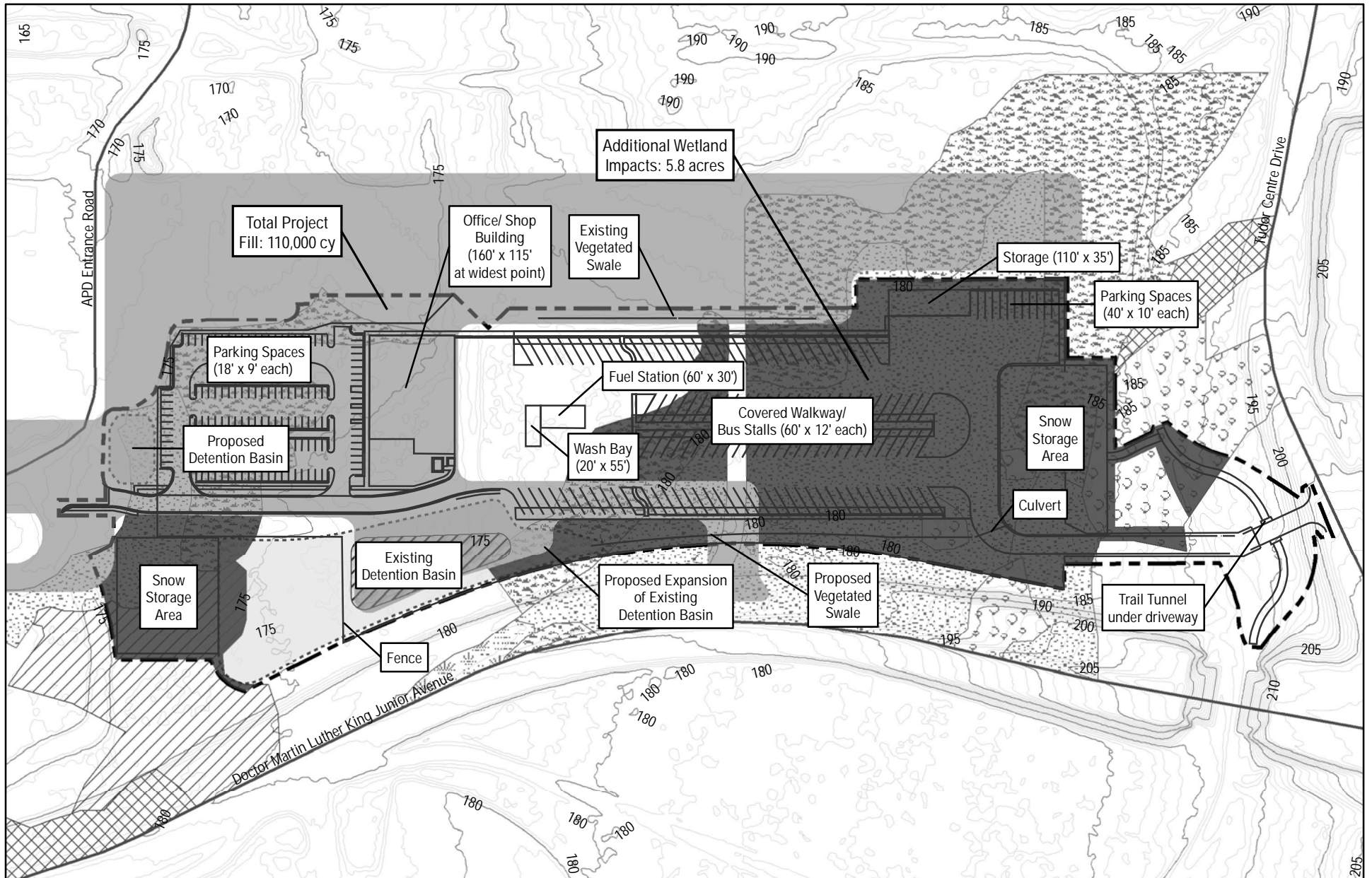
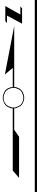
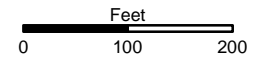


FIGURE 2C: Plan Map POA-2008-01401-M2

Applicant: Anchorage School District  
 Proposed Activity: ASD Transportation Facility  
 Section 34 T 13 N, R 3 W Seward Meridian USGS  
 Lat.: 61.179009° N Long.: 149.803321° W  
 Sheet: 4 of 7

Date: 12/19/2019

— 1 ft Contour	<b>DOWL Mapped Wetlands</b>	<b>Project Elements</b>
— 5 ft Contour	PEM1B	APD Expansion Project Footprint
— MOA Street	PFO1/4/EM1A	ASD Transportation Facility Footprint
	PFO1A	Additional Wetland Impact
	PFO4/SS1A	Detention Basin (Proposed)
	PFO4A	Detention Basin (Existing)
	PSS1/4B	



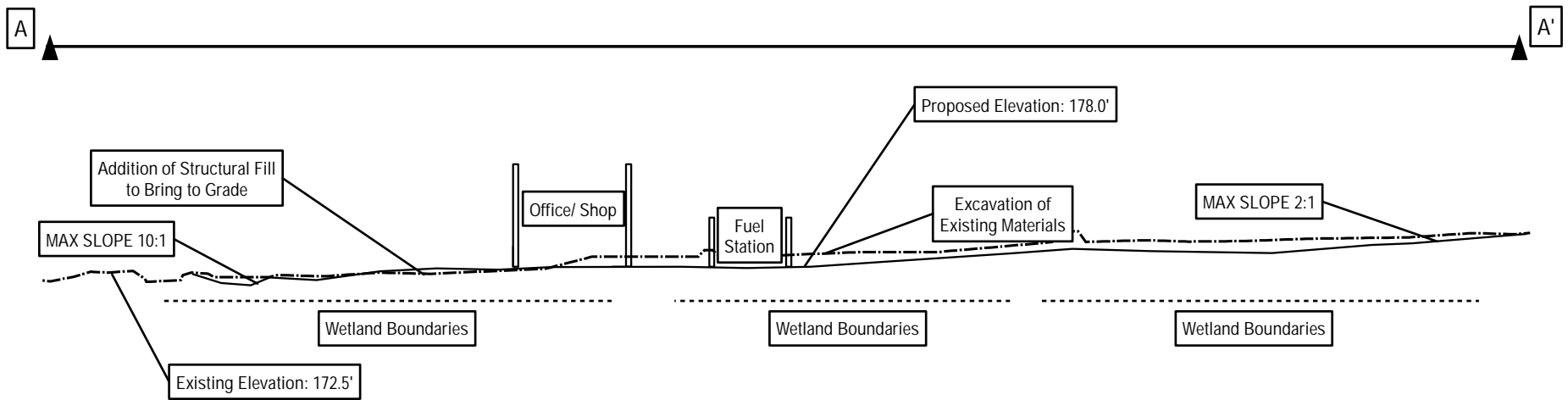
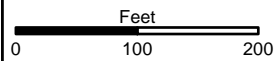
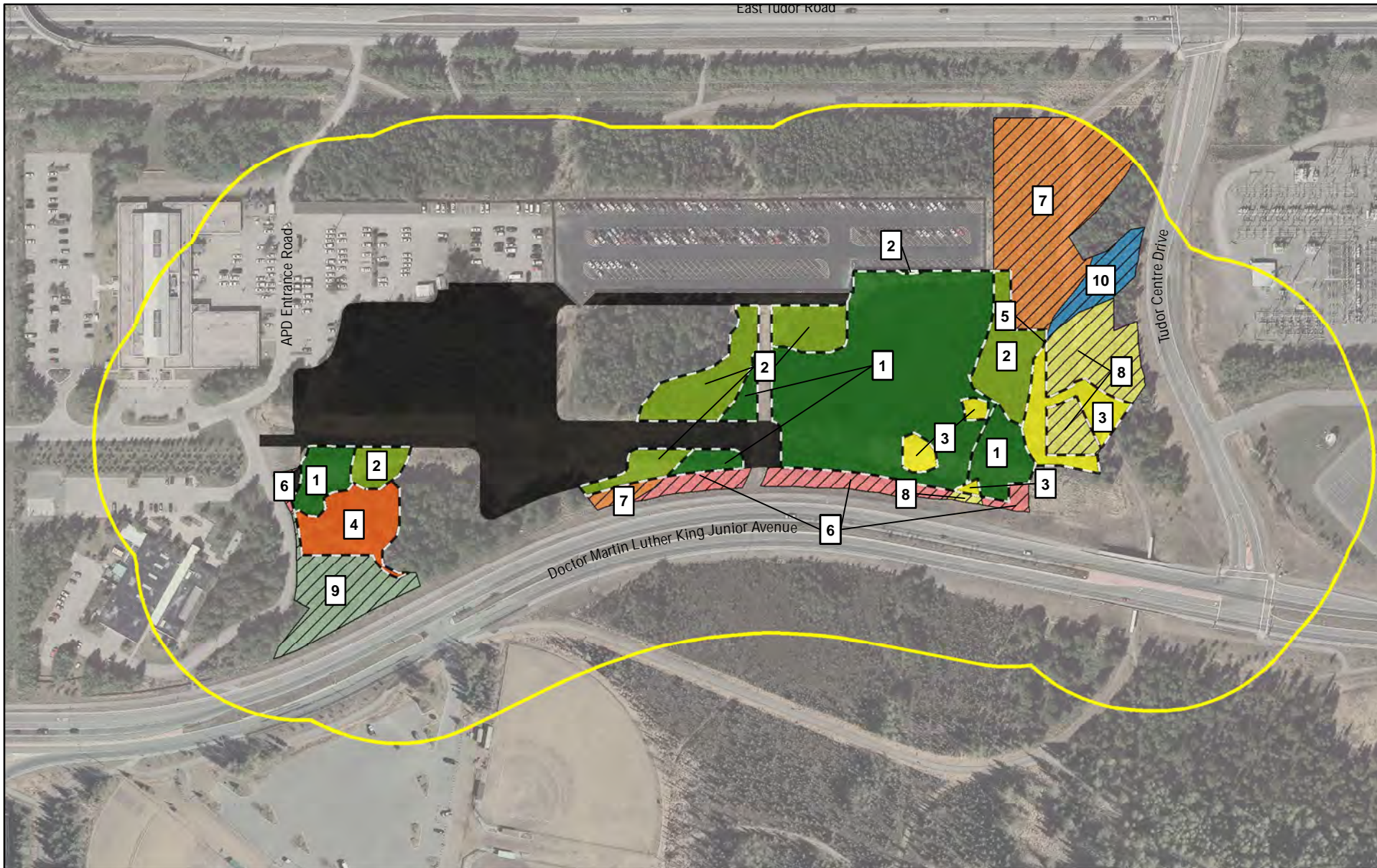


FIGURE 3: Elevation Map POA-2008-01401-M2

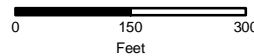
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 Proposed Activity: ASD Transportation Facility  
 Section 34 T 13 N, R 3 W Seward Meridian USGS  
 Lat.: 61.179009° N Long.: 149.803321° W  
 Sheet: 5 of 7

Date: 9/10/2019





-  Direct Impact
-  300-ft Buffer
-  Indirect Impacts
-  APD Expansion Project (Phase B)



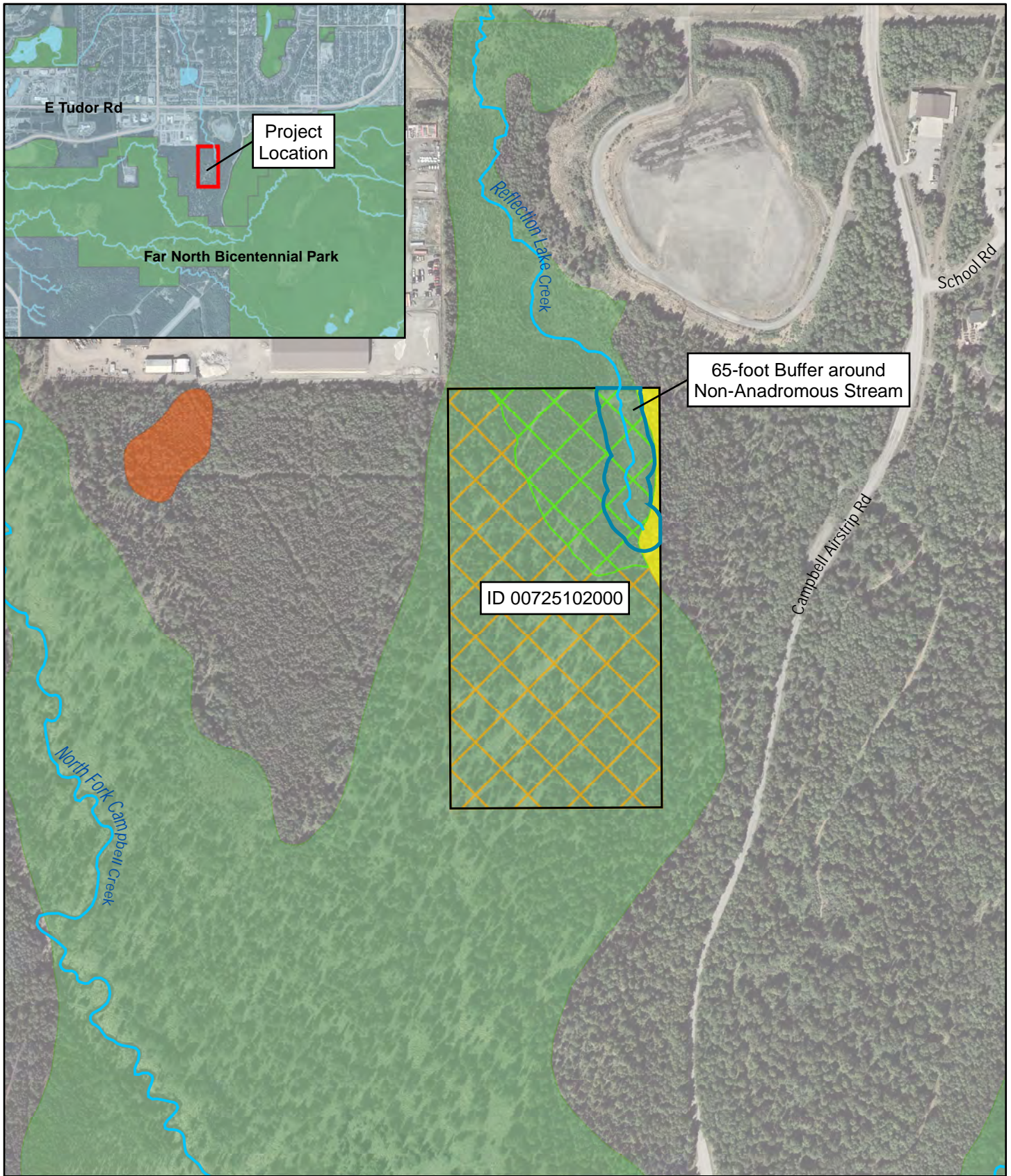
**POA-2008-01401-M2 Compensatory Mitigation  
ADCM Debits**

ASD Transportation Facility Project



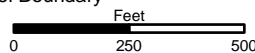
Date: October 04, 2019

Sheet 6 of 7



**MOA Wetland Mapping**

-  Wetland Mixed Forest
-  Wetland Evergreen Forest
-  Upland
-  MOA Stream
-  MOA Wetland Class A
-  MOA Wetland Class C
-  MOA Parcel Boundary



**POA-2008-01401-M2 Compensatory Mitigation - ADCM Preservation**

ASD Transportation Facility Project



Date: October 09, 2019

Sheet 7 of 7