



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

PUBLIC NOTICE DATE:	June 13, 2019
EXPIRATION DATE:	June 28, 2019
REFERENCE NUMBER:	POA-2013-00541
WATERWAY:	Campbell Creek

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. 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 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 if further information is desired concerning this notice.

APPLICANT: 100th & C Street, LLC, 813 D Street, Suite 200, Anchorage, Alaska 99501

AGENT: DOWL, 4041 B Street, Anchorage, Alaska 99503

LOCATION: The project site is located within Section 18, T. 12 N, R. 3 W., Seward Meridian; USGS Quad Map Anchorage A-8; Latitude 61.1285° N., Longitude -149.8894° W.; in Anchorage, Alaska.

PURPOSE: The applicant's stated purpose is to construct a new commercial retail center.

PROPOSED WORK: The applicant proposes to discharge approximately 484,000 cubic yards of fill material into 19.94 acres of wetlands during the construction of The Outlets of Alaska, a commercial outlet mall. All work would be performed in accordance with the enclosed plan (sheets 1-4), dated June 2019.

ADDITIONAL INFORMATION: The proposed action was previously authorized in April 2014. No work was performed prior to permit expiration but the compensatory mitigation was purchased in 2014.

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: Complete avoidance of the wetlands for the subject parcel within Unit 60 South cannot be accomplished and provide for the required acreage to accomplish this project. Along the northern boundary of the parcel, 2.43 acres of wetlands are being sold to the Municipality of Anchorage for the right-of-way associated with the extension of West 100th Avenue. The remaining property will be 24.83 acres. Due to the design requirements of an outlet mall and the associated Title 21 requirements for development, all 19.94 acres of wetland will need to be filled.

b. Minimization: The project will directly impact the wetland located within the parcel boundaries. The project will however seek to minimize the impacts to the neighboring wetlands to north and west to the greatest extent practicable through the use of design details such as: specific construction methods and surface and groundwater controls. These efforts will follow generally accepted Best Management Practices (BMPs) and clearing activities will be restricted during spring bird nesting season (April 15 through July 15).

c. Compensatory Mitigation: The Developer proposes the following to secure 15.241 mitigation credits to meet the necessary compensatory mitigation requirements:

1. The preservation of properties located within North Klatt Bog (Laurel Acres subdivision) under a permittee-responsible mitigation plan. 3.231 credits
2. The purchase of available released and advance credits from the Great Land Trust (GLT), an in-lieu fee program; and if necessary. 7.88 credits
3. The purchase of available and released credits from Harmany Ranch Wetland Mitigation Bank 4.13 credits

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 no cultural resources in the permit area or within the vicinity of the permit area.

The permit area has been determined to be the entire 27.26 acre parcel. 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 Historic Properties Affected (No Effect) determination for the proposed project. This application is being coordinated with the State Historic Preservation Office (SHPO). 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. The Corps is requesting the SHPO's concurrence with this determination.

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

There is no essential fish habitat within 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

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.

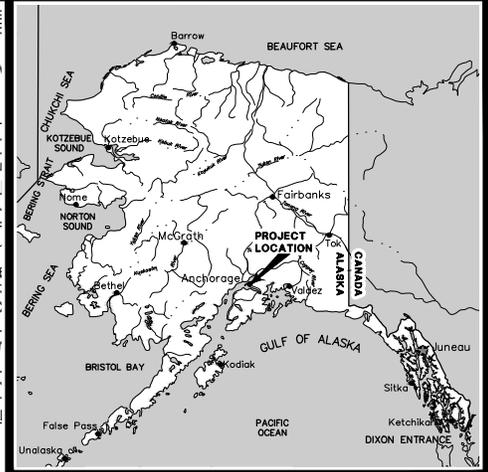
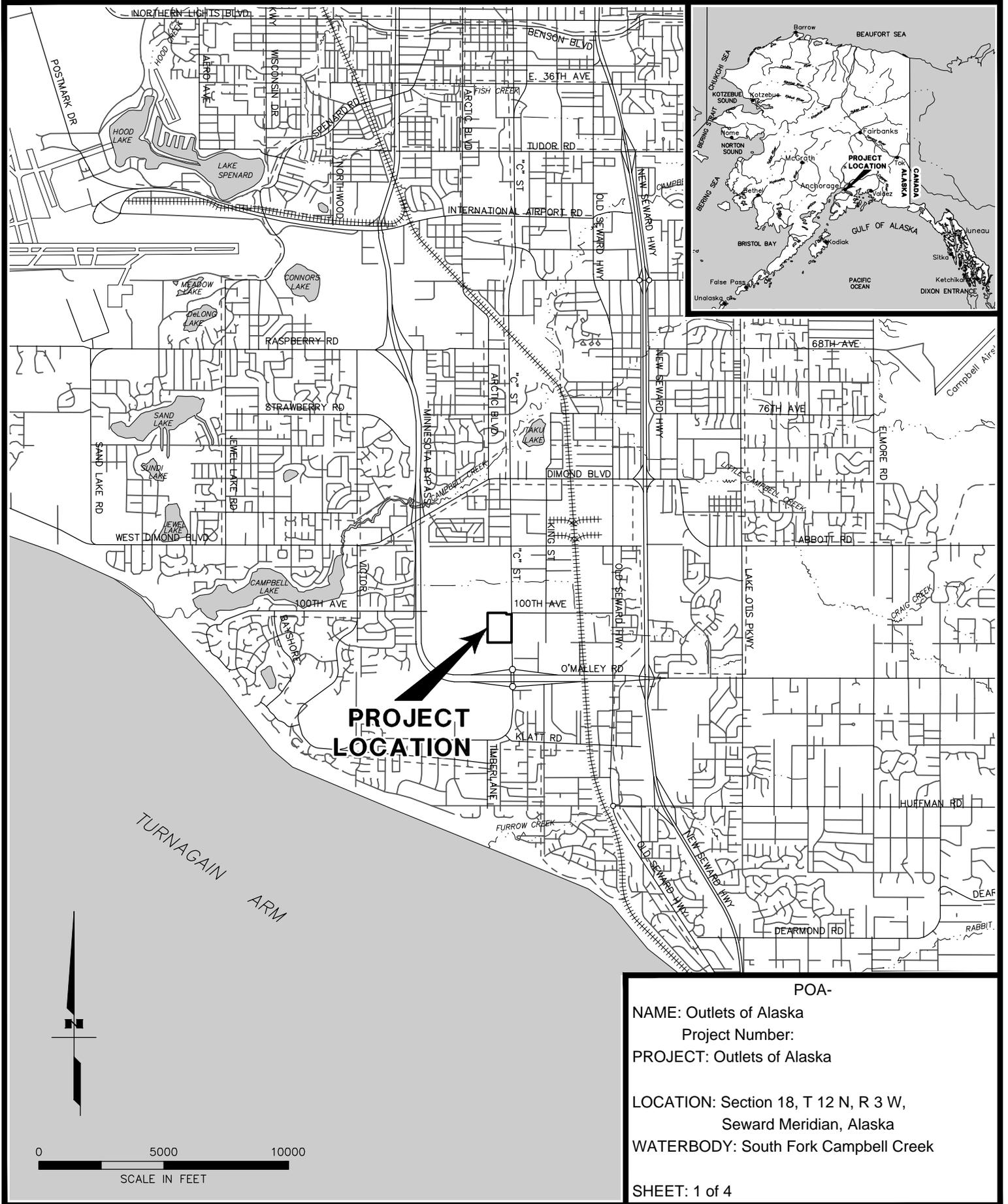
Notice is hereby given that the application for a Department of the Army Permit described in the Corps of Engineers' Public Notice (PN) Reference Number **POA-2013-00541, Campbell Creek**, serves as application for State Water Quality Certification from the Department of Environmental Conservation.

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 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 Theresa Zimmerman 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.



PROJECT LOCATION

POA-

NAME: Outlets of Alaska

Project Number:

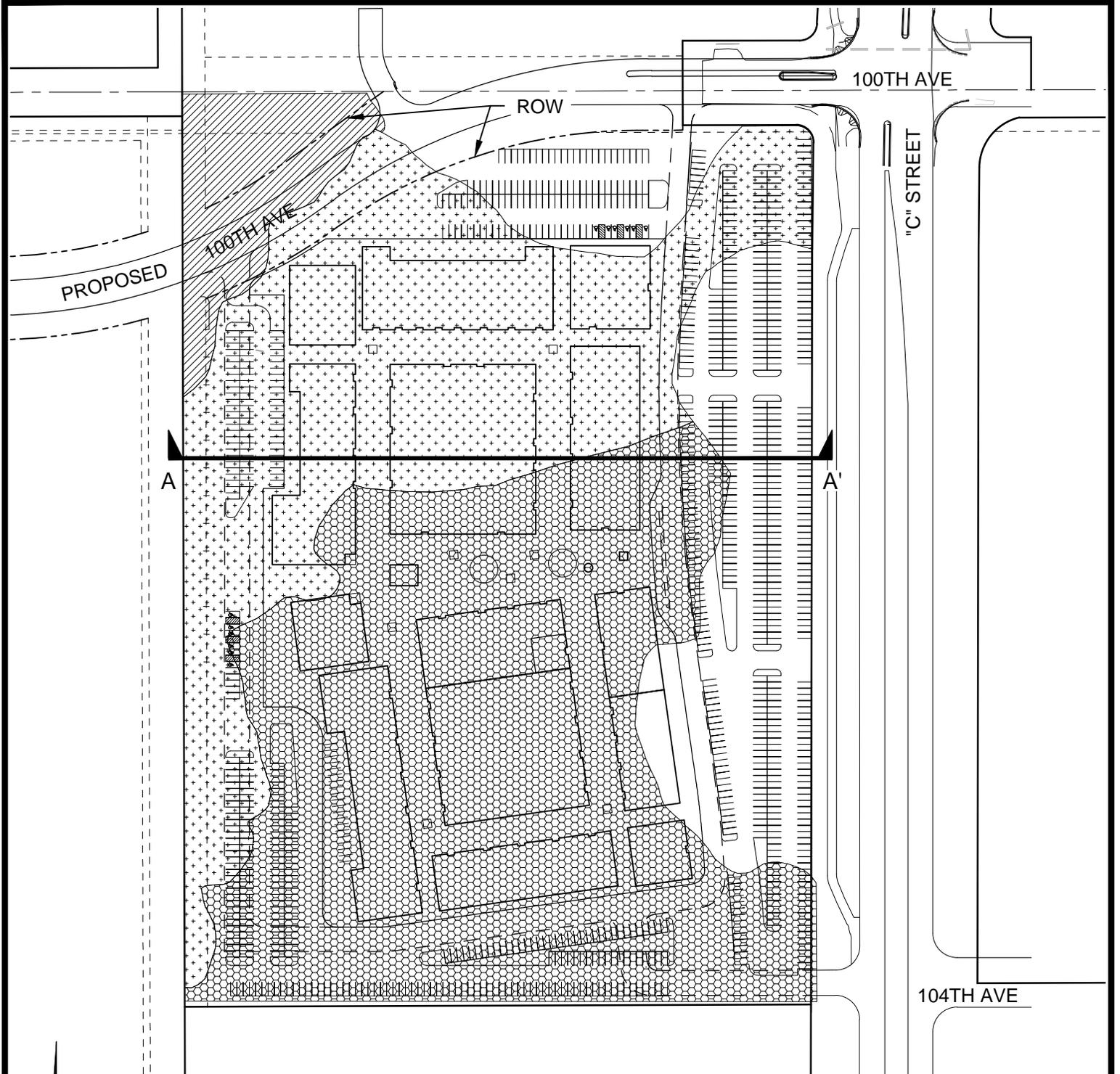
PROJECT: Outlets of Alaska

LOCATION: Section 18, T 12 N, R 3 W,
Seward Meridian, Alaska

WATERBODY: South Fork Campbell Creek

SHEET: 1 of 4





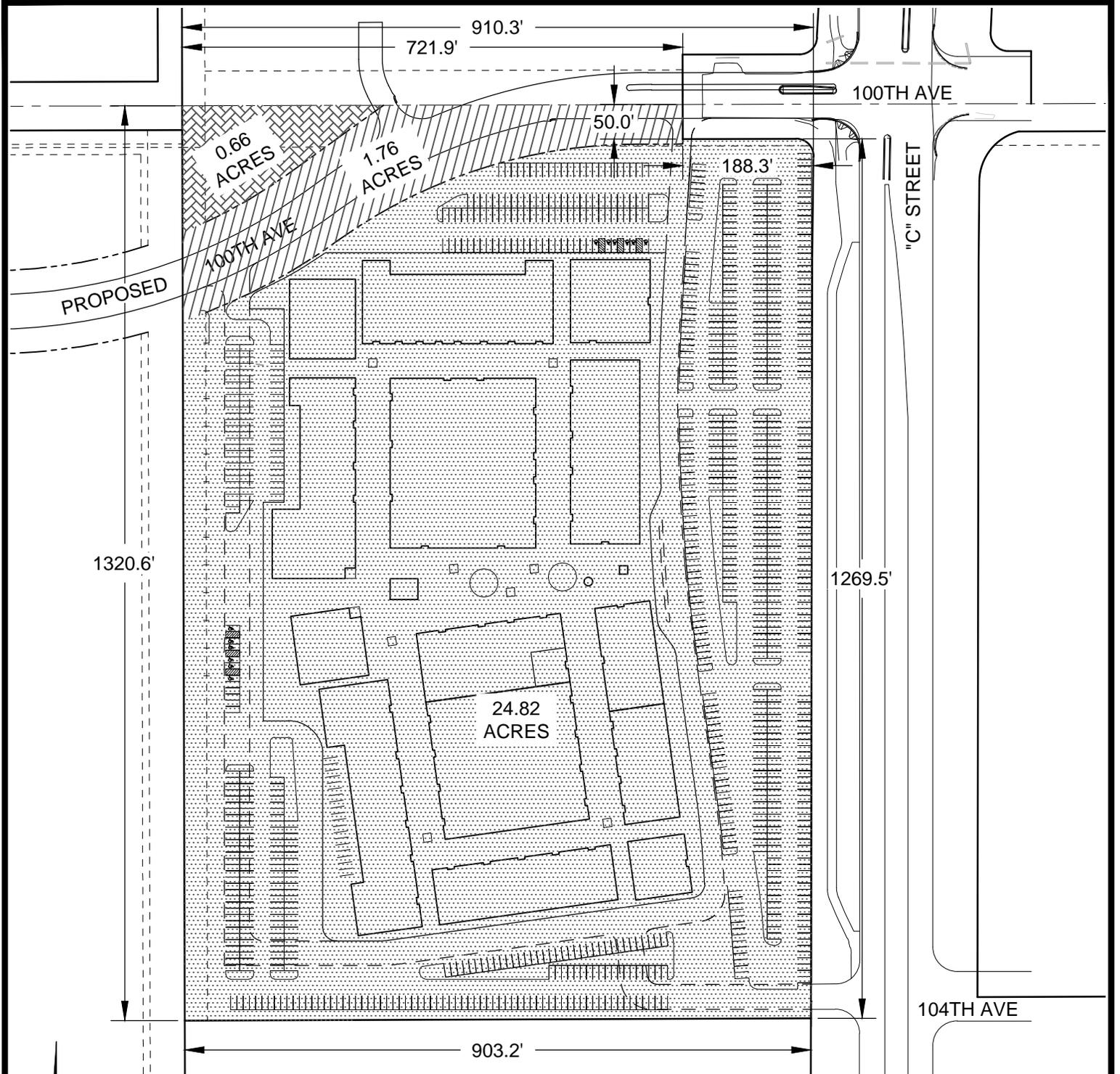
LEGEND

	PSS1B WETLANDS IMPACTS		PROPOSED RIGHT-OF-WAY
	PFO1C WETLANDS IMPACTS		EXISTING ROAD
	PSS1/EM1B WETLANDS IMPACTS		PROPOSED DRIVEWAY
	EXISTING RIGHT-OF-WAY		PROPOSED PARKING
			PROPOSED BUILDING

POA-
 NAME: Outlets of Alaska
 Project Number:
 PROJECT: Outlets of Alaska

LOCATION: Section 18, T 12 N, R 3 W,
 Seward Meridian, Alaska
 WATERBODY: South Fork Campbell Creek

SHEET: 2 of 4



LEGEND

	DEVELOPED AREA		PROPOSED RIGHT-OF-WAY
	WETLAND REMNANT		EXISTING ROAD
	PROPOSED ROW		PROPOSED DRIVEWAY
	EXISTING RIGHT-OF-WAY		PROPOSED PARKING
			PROPOSED BUILDING

POA-

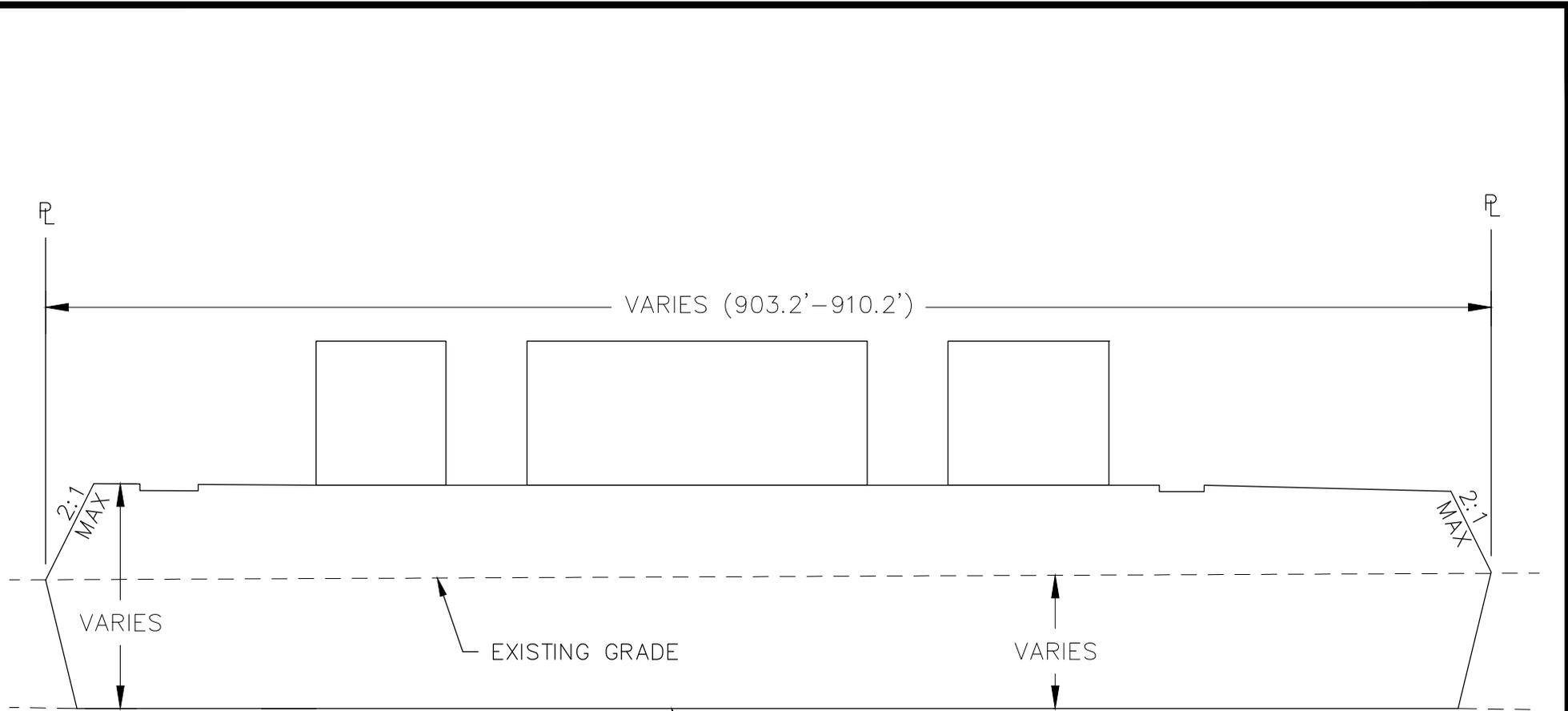
NAME: Outlets of Alaska
 Project Number:
 PROJECT: Outlets of Alaska

LOCATION: Section 18, T 12 N, R 3 W,
 Seward Meridian, Alaska
 WATERBODY: South Fork Campbell Creek

SHEET: 3 of 4

June 2019

POA-2013-00541



NOTE: EXCAVATION LIMITS WILL VARY BASED ON ACTUAL PEAT DEPTH. PEAT REMOVAL ANTICIPATED TO BE 4'-12'

SECTION A-A'

POA-
NAME: Outlets of Alaska
Project Number:
PROJECT: Outlets of Alaska

LOCATION: Section 18, T 12 N, R 3 W,
Seward Meridian, Alaska
WATERBODY: South Fork Campbell Creek

SHEET: 4 of 4