



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 23, 2023
EXPIRATION DATE:	July 24, 2023
REFERENCE NUMBER:	POA-2021-00278
WATERWAY:	Glacier 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 as described below and shown on the enclosed project drawings.

All comments regarding this public notice 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 public notice reference number listed above.

All comments should reach this office no later than the expiration date of this public notice to become part of the record and be considered in the decision. Please contact Andrew Gregory at (907) 753-2791, toll free from within Alaska at (800) 478-2712, or by email at Andrew.W.Gregory@usace.army.mil if further information is desired concerning this public notice.

APPLICANT: Glacier View LLC, Attention: Tim Cabana, P.O. Box 201 Girdwood, Alaska 99587

AGENT: 3-Tier Alaska, 3305 Arctic Boulevard, Suite 102, Anchorage, Alaska 99503

LOCATION: The project site is located within Section 17, T. 10 N., R. 2E., Seward Meridian; Latitude 60.961167° N., Longitude 149.129237° W.; in Girdwood, Alaska.

PURPOSE: The applicant's stated purpose is to construct multi-family housing in Girdwood, Alaska.

PROPOSED WORK: Construction of multi-family homes including house pads, access driveways, and parking areas. Specifically, the work to include discharge of fill material into 1.03-acres of palustrine wetland for construction of five (5) approximately 120-foot-long by 48-foot-wide building pads. The western two building pads will have an approximately 122-foot-long by 20-foot driveway leading to the pads and the southern three building pads will have a driveway and parking area approximately 151-linear feet on the eastern edge. Additionally, construction of an “L” shaped access 20-foot-wide road in palustrine wetlands within the southern portion of the parcel for construction of subdivision in uplands approximately 183-linear feet in the going north to south and 96-linear feet from west to east. All work would be performed in accordance with the enclosed plan (sheets 1-7), dated June 9, 2023.

ADDITIONAL INFORMATION: The applicant has received the following additional permits from other state or local agencies: Alaska Department of Fish and Game Fish Habitat Permit (FH22-II-0115), Alaska Department of Environmental Conservation Construction General Permit (AKR10CJ24), Municipality of Anchorage Private Development/Subdivision Agreement (21-005/22-001), and Alaska Department of Transportation Approval to Construction (31462).

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

a. Avoidance: The applicant has provided the following statement in regards to avoidance of waters of the U.S.: wetland impact was avoided via reducing multi-family structures within location from seven to four with two shared driveways, re-orienting the location of one housing unit to be located more in upland area, walkways between parking areas and each multi-family structure located in wetlands to be on pilings.

b. Minimization: The applicant has provided the following statement in regards to minimization of impact to waters of the U.S.: the proposed project will utilize clean fill and stage materials within uplands, storm water runoff will be managed via a stormwater pollution prevention plan and erosion control measures in-place to reduce impacts to adjacent waters of the U.S., and natural hydrology patterns to be maintained.

c. Compensatory Mitigation: The applicant has proposed no compensatory mitigation and states the use of a July 26, 2005, land swap of parcels in the vicinity of proposed project between the applicant and Heritage Land Bank should be compensatory mitigation. The applicant received 1.92-acres from Heritage Land Bank which were developed into the subdivision Glacier View Estates and Heritage Land Bank received 8.41-acres of undeveloped land (Tract A-2D).

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 entire 8-acre parcel Tract B-2B encompassing the proposed impact area within wetlands and uplands. Consultation of the AHRs constitutes the extent of cultural resource investigations by the U.S. Army 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), Federally recognized Tribes, and other consulting parties. Any comments SHPO, Federally recognized Tribes, and other consulting parties 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.

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

The project area is not within mapped EFH.

TRIBAL CONSULTATION: The Corps 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 Corps, 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 public notice 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 rights or resources. 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 are enclosed with this public notice.

District Commander
U.S. Army, Corps

Enclosure

N

POA-2021-00278, Glacier

Glacier Creek

Glacier View Girdwood Location

Legend

- ◆ Project Location
- Routes
- AK Place Names

Bing Virtual Earth

REVISIONS:	

DRAWN:
KEL

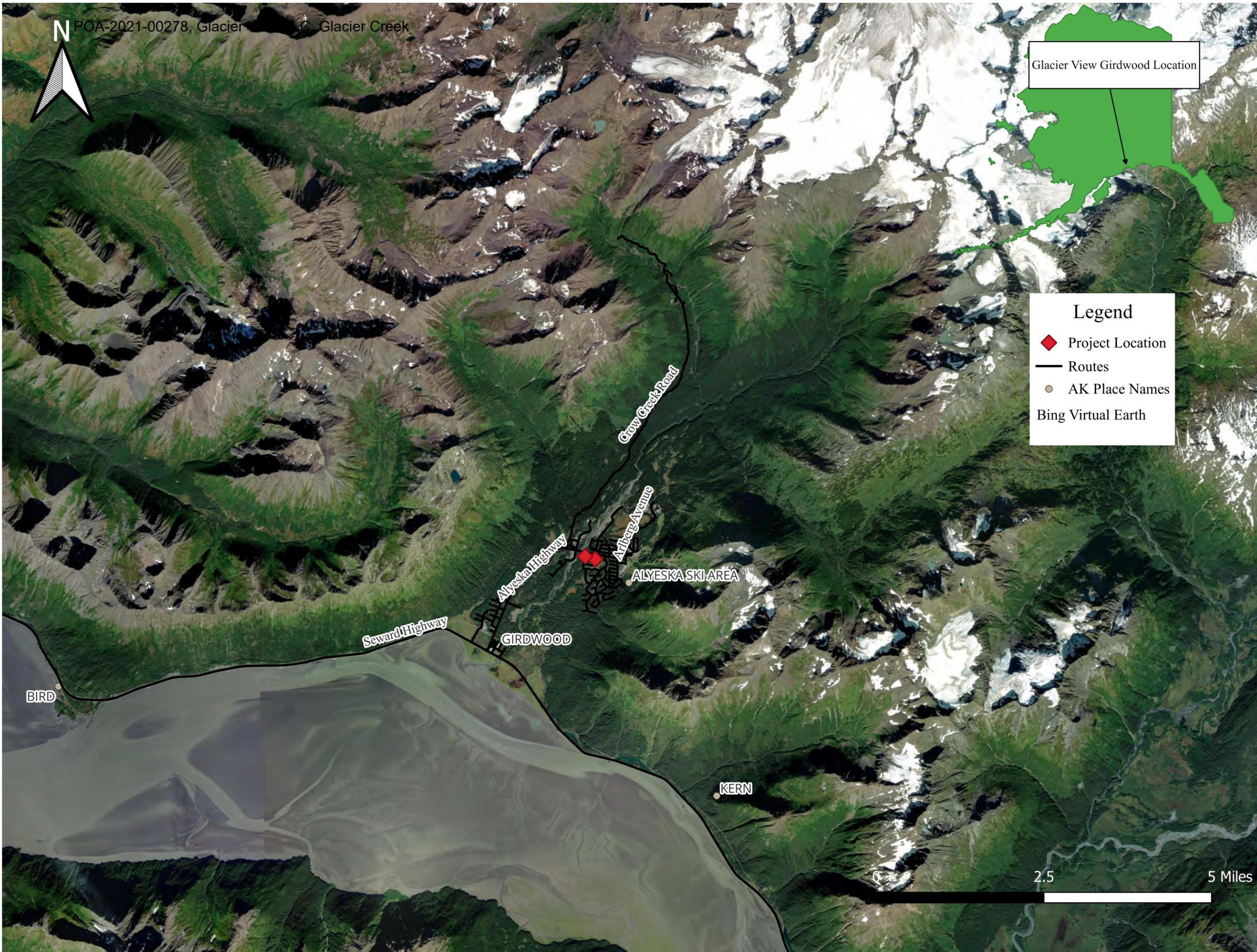
CHECKED:
MDT

DATE OF DRAWING:
05/03/2023

PROJECT:
Glacierview Girdwood Construction

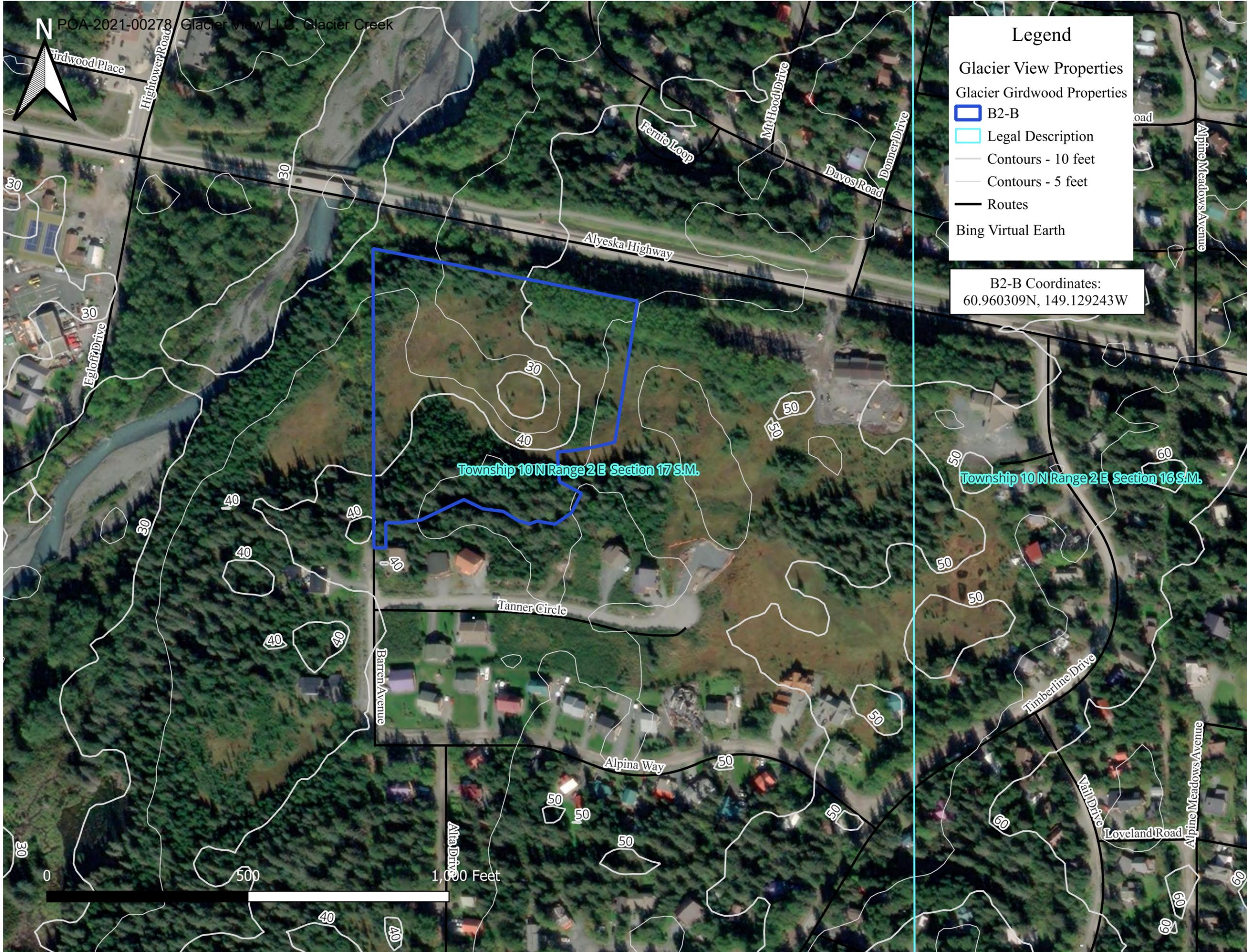
SHEET TITLE:
Figure 1: Site and Vicinity Location

FILENUMBER: 1733-01
SHEET: 1 OF 3



N

POA-2021-00278, Glacier View LLC, Glacier Creek



Legend

- Glacier View Properties
- Glacier Girdwood Properties
- B2-B
- Legal Description
- Contours - 10 feet
- Contours - 5 feet
- Routes
- Bing Virtual Earth

B2-B Coordinates:
60.960309N, 149.129243W

REVISIONS:

DRAWN:
KEL

CHECKED:
MDT

DATE OF DRAWING:
05/03/2023

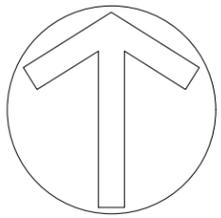
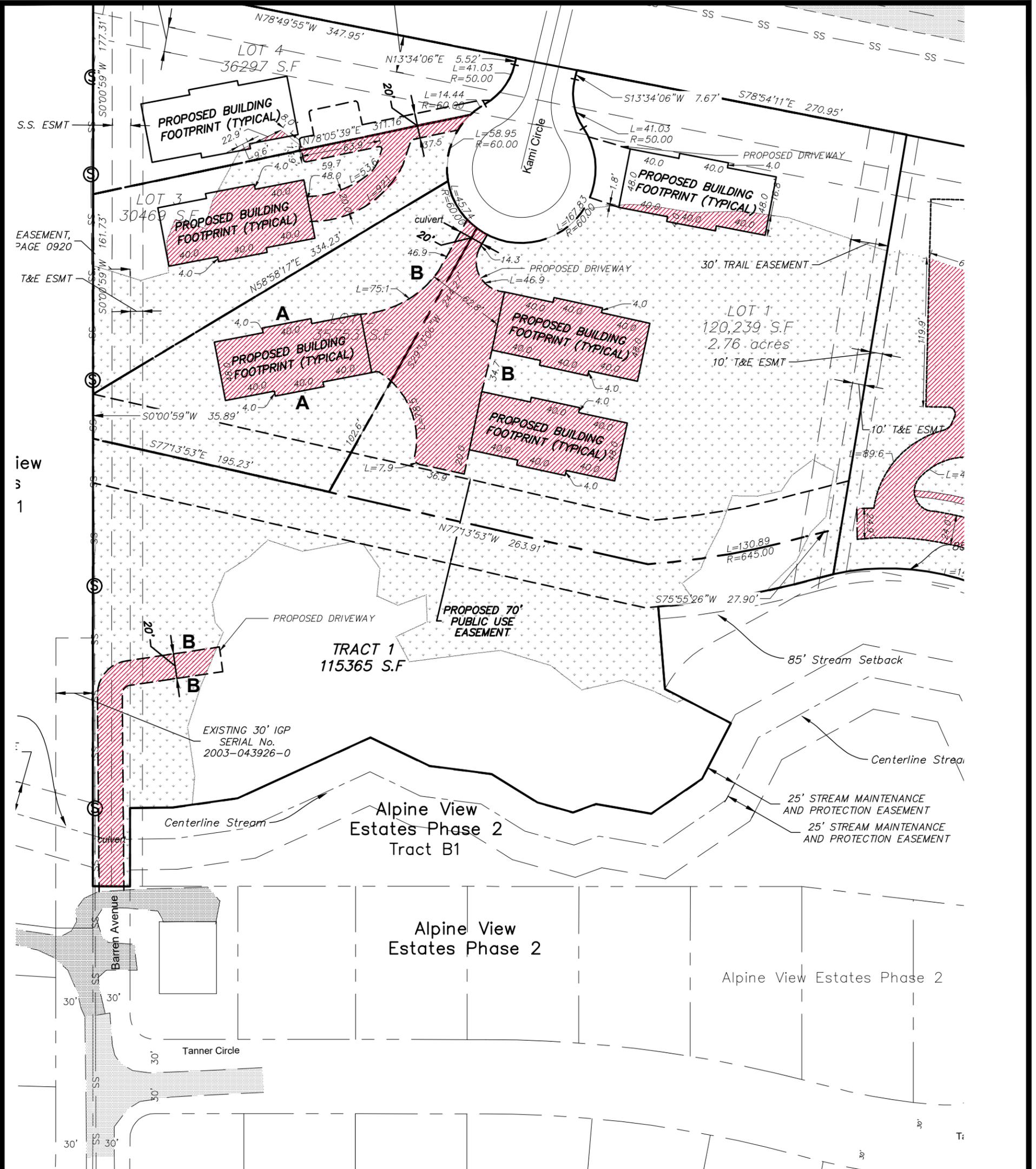
PROJECT:
Glacierview Girdwood Construction

SHEET TITLE:
Figure 3: B2-B Legal Description,
GPS Coordinates, and Major and
Minor Street Names

FILENUMBER: 1733-01

SHEET: 3 OF 3

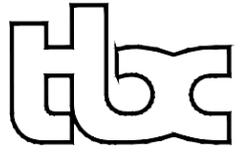




2023 Wetlands Mapping

Wetlands Disturbance Area (45,215 s.f.)*

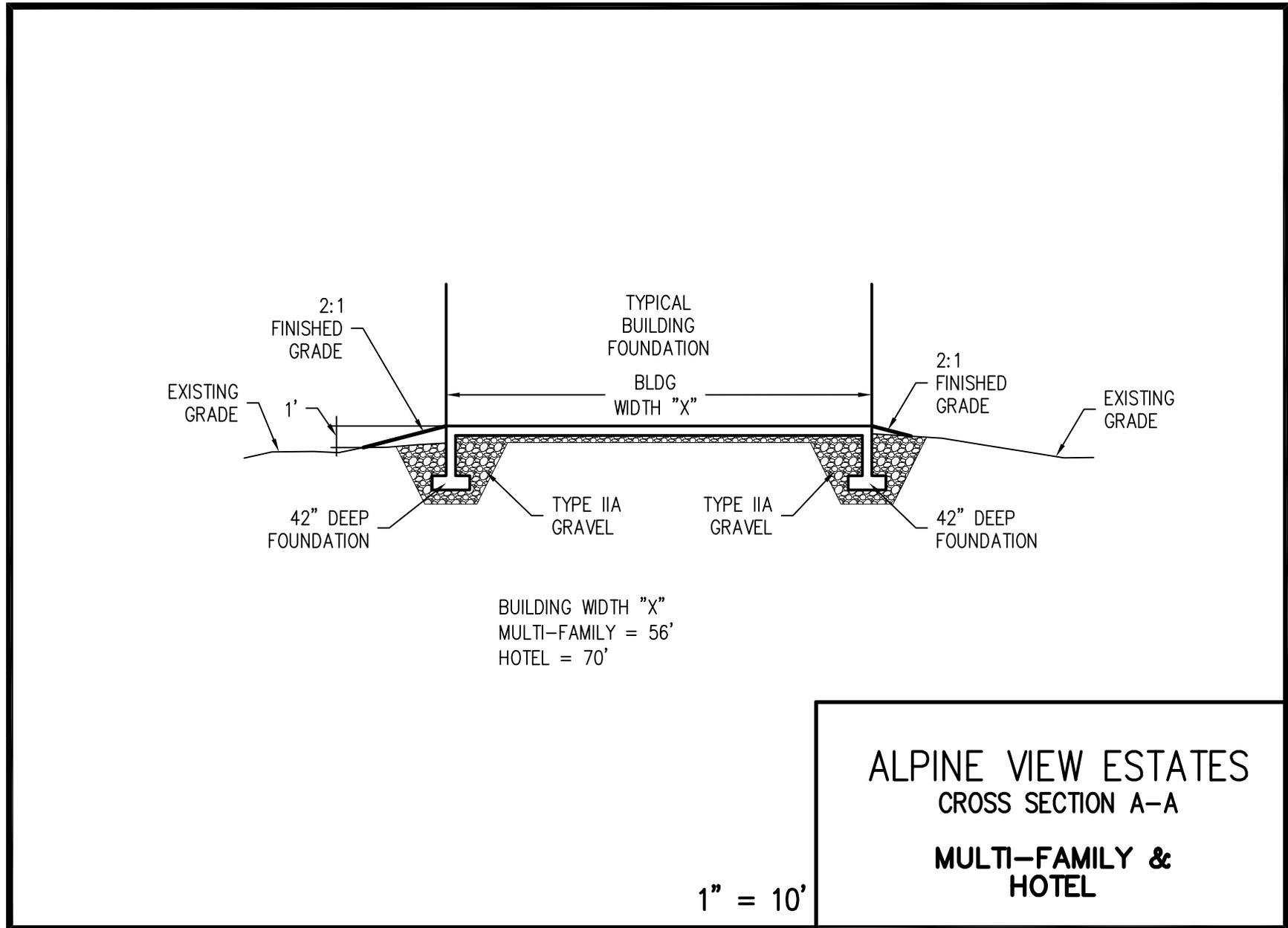
* MOA Type III spec - 10,083cyds

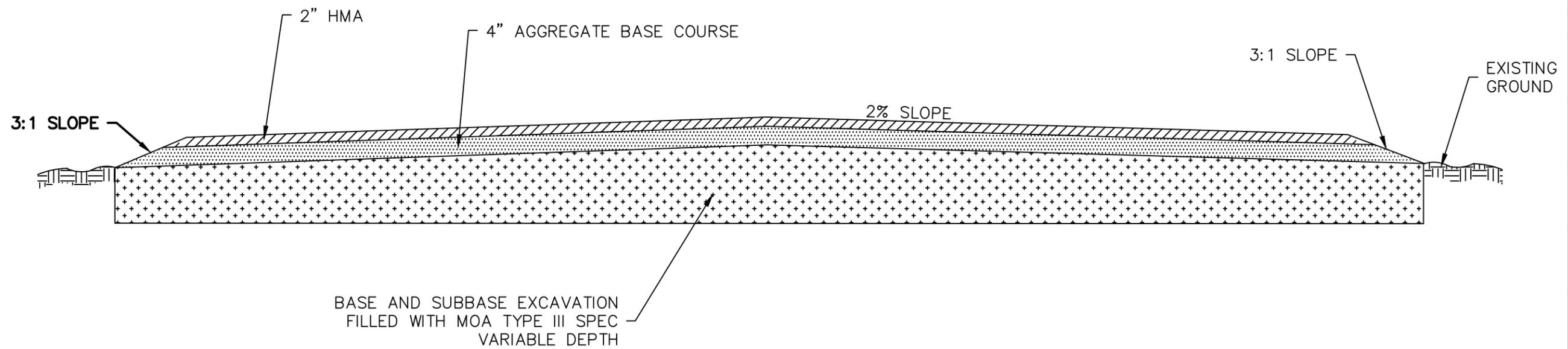


The Boutet Co.
601 East 57th Place, Suite #102
Anchorage Alaska, 99518
PHONE (907) 522-6776 FAX (907) 522-6779

Preliminary Plot Plan
Alpine View Estates
Phase 4
Tract 1, Lots 1-4

4/11/2023 (Rev 4/14/2023 and 6-9-23)





REVISIONS:

DRAWN:

KEL

CHECKED:

MDT

SCALE:

N/A

DATE OF DRAWING:

5/3/2023

PROJECT NAME:

1733-01
GILACIER VIEW

SHEET TITLE:

B2-B
B'-B'
CROSS-SECTION

SHEET:

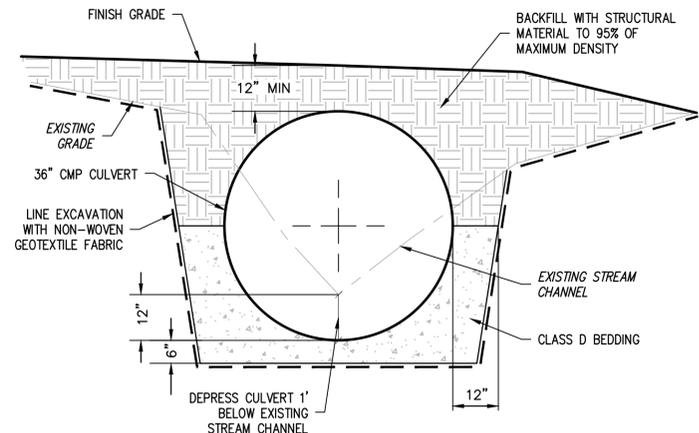
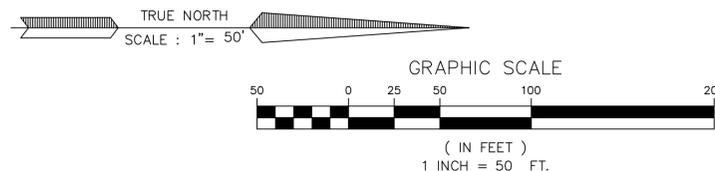
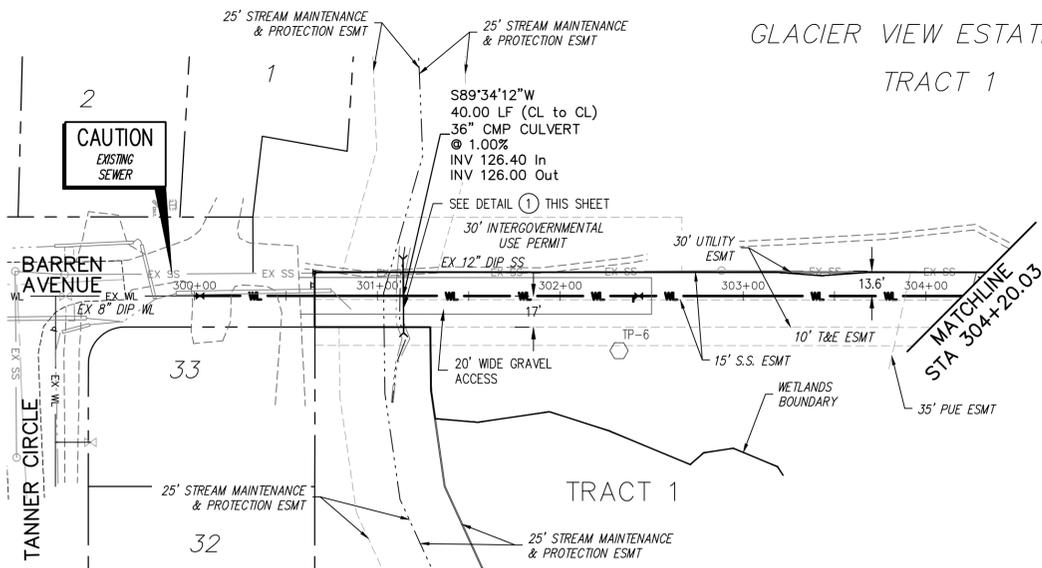
D1

SHEET: 1 OF 1

NOTE:
1. TYPICAL CROSS-SECTION*

* WIDTH VARIES

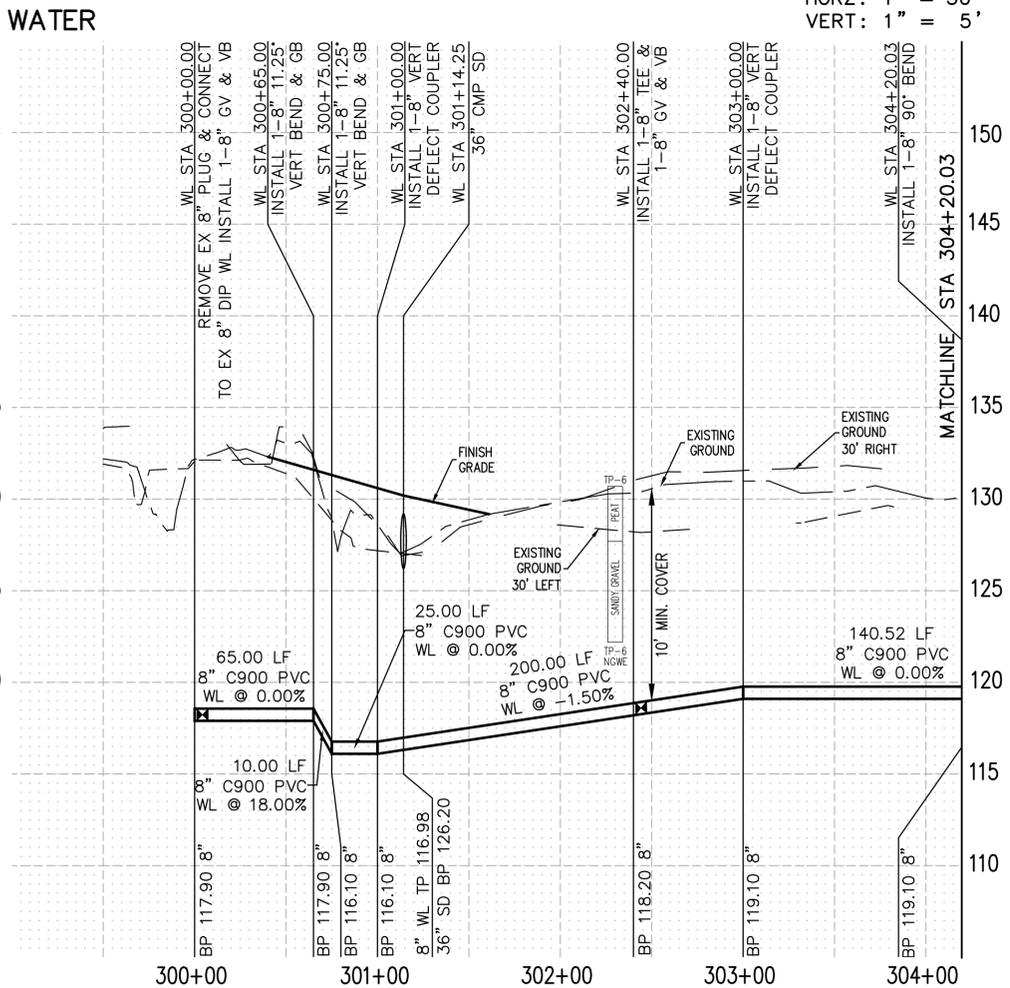
GLACIER VIEW ESTATES
TRACT 1



STREAM NOTES
1. EXISTING STREAM GRADIENT APPROXIMATELY 0.8%

1. STREAM CULVERT DETAIL
SCALE: 1" = 2'

PROFILE SCALE:
HORZ: 1" = 50'
VERT: 1" = 5'



BRIAN
ENGINEERING, LLC
P.O. Box 111989
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CMAA# 128635

AWWU PLAN SET NO. 1208

RECORD DRAWING

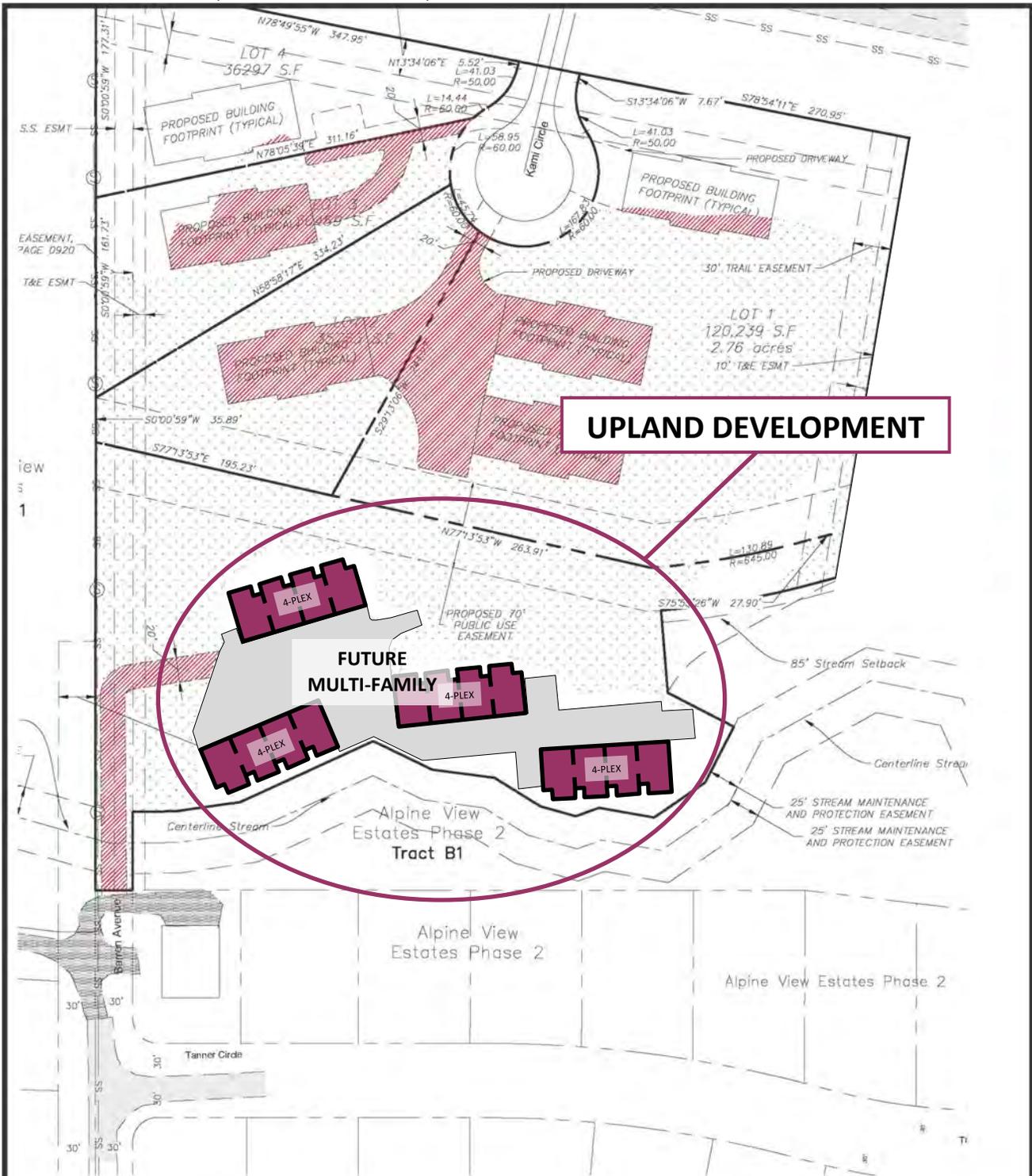
1. DATA PROVIDED
BY: _____ DATE: _____
This will serve to certify that these Record Drawings are a true and accurate representation of the project as constructed.
CONTRACTOR: _____
BY: _____ DATE: _____
2. DATA TRANSFERRED
BY: _____ COMPANY: _____ DATE: _____
3. DATA TRANSFER CHECKED
Based on periodic field observations by the Engineer (or an individual under his/her direct supervision), the Contractor-provided data appears to represent the project as constructed.
BY: _____ COMPANY: _____ DATE: _____

ALPINE VIEW ESTATES,
PHASE 4
WATER IMPROVEMENTS

DESIGNED	DRAWN	CHECKED	DATE	REVISIONS	BY/CHKD
B.M.	B.M.	G.W.	4/12/23	REVISED PER AWWU COMMENTS	P.L.B./B.M.
B.M.	B.M.	G.W.	5/6/22	REVISED PER AWWU COMMENTS	P.L.B./B.M.
B.M.	B.M.	G.W.	5/6/22	REVISED PER AWWU COMMENTS	P.L.B./B.M.
B.M.	B.M.	G.W.	3/15/22	REVISED PER AWWU COMMENTS	B.M./G.W.
B.M.	B.M.	G.W.	3/1/22	REVISED PER AWWU COMMENTS	B.M./G.W.
B.M.	B.M.	G.W.	1/24/22	REVISED PER AWWU COMMENTS	B.M./G.W.

POA-2021-00278
ADOT ARR 31462, ADOT Utility Permit #22-023
Subdivision Agreement Number 22-001
AWWU Private Development Number WS21-005

SHEET
C6 OF 11



UPLAND DEVELOPMENT

FUTURE MULTI-FAMILY

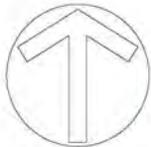
4-PLEX

4-PLEX

4-PLEX

4-PLEX

Alpine View Estates Phase 2 Tract B1



 2023 Wetlands Mapping

 Wetlands Disturbance Area (45,215 s.f.)



tb

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Preliminary Plot Plan
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