

PUBLIC NOTICE

US Army Corps
of Engineers
Baltimore
District

In Reply to Application Number
CENAB-OP-RMN(INNER HARBOR WEST LLC)05-65938-1

PN06-48

Comment Period: September 5, 2006 to 20 September 2006

THE PURPOSE OF THIS PUBLIC NOTICE IS TO SOLICIT COMMENTS FROM THE PUBLIC ABOUT THE WORK DESCRIBED BELOW AT THIS TIME, NO DECISION HAS BEEN MADE AS TO WHETHER OR NOT A PERMIT WILL BE ISSUED.

The Baltimore District has received an application for a Department of the Army permit pursuant to Section 10 of the River and Harbor Act and Section 404 of the Clean Water Act, and State authorization pursuant to the Tidal Wetlands Act and/or Nontidal Wetlands Protection Act, as described below:

APPLICANT: *Inner Harbor West LLC*
Attn: Mr. Patrick Turner
1700 Beason Street
Baltimore, MD 21230

LOCATION Middle Branch, Patapsco River, Baltimore City, Maryland

WORK: The applicant proposes to place approximately 4,500 cubic yards of clean fill material impacting 100 square feet of tidal wetlands and 68,633 square feet of open-water area. As part of this project 58,423 square feet of tidal wetlands will be established landward of a proposed 1,265 linear foot stone sill. None of the work is to extend more than 60 feet channelward of the approximate mean high water shoreline. The purpose of the project is to cap contaminated sediments as part of a site clean-up effort to allow commercial and residential development of fastland area in a former Brownfields site. The work is to be performed as shown on the enclosed plans. The project was previously advertised in a joint Maryland Department of the Environment/Corps public notice dated December 1, 2005. At that time the project met the thresholds of the Maryland State Programmatic General Permit-2 (MDSPPG-2). However, the project was subsequently revised so that it now must be evaluated as an application for an individual Department of the Army permit.

Essential Fish Habitat (EFH) Assessment: The Magnuson-Stevens Fishery Conservation Act (MSFCA), as amended by the Sustainable Fisheries Act of 1996 (Public Law 104-267), 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 EFH. The EFH designations within the Northeast Region (Maine to Virginia), dated March 1, 1999 include EFH for a number species in various life stages. This waterway has EFH listed for juvenile and adult windowpane flounder (Scopthalmus aquosus), summer flounder (Paralichthys dentatus), and bluefish (Pomatomus saltatrix); egg, larva, juvenile, and adult life stages of king mackerel (Scomberomorus cavalla), Spanish mackerel (Scomberomorus maculatus), cobia (Rachycentron canadum), and red drum (Sciaenops ocellatus). These are managed species under the MSFCA. A preliminary assessment indicates that the proposed project would have minimal impact on EFH based on the impacts of the proposed filling and marsh establishment activities. The aforementioned species are not resident species, but could use the project area as a foraging area primarily during the summer. The project has the potential to minimally affect the managed species and/or their EFH quality and/or quantity, as well as their prey species. The establishment of 58,423 square feet of tidal wetlands should have a beneficial impact on EFH. No EFH measures have been developed for this project. As the evaluation of this project continues, EFH measures may be developed.

All work is to be completed in accordance with the enclosed plan(s). If you have any questions concerning this matter, please contact Mr. Jon Romeo at (410) 962-6079.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will 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, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, and, in general, the needs and welfare of the people.

The Corps of Engineers 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 of Engineers 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.

The applicant is required to obtain a water quality certification in accordance with Section 401 of the Clean Water Act from the Maryland Department of the Environment. Any written comments concerning the work described above which relate to water quality certification must be received by the Standards and Certification Division Maryland Department of the Environment, Montgomery Park Business Center, 1800 Washington Boulevard, Suite 430, Baltimore, Maryland 21230-1708 within the comment period as specified above to receive consideration. Written comments concerning the work described above related to the factors listed above or other pertinent factors must be received by the District Engineer, US Army Corps of Engineers, Baltimore District, PO Box 1715, Baltimore, Maryland 21203-1715, within the comment period as specified above to receive consideration. The 401 certifying agency has a statutory limit of one year to make its decision.

The applicant has certified in this application that the proposed activity complies with and will be conducted in a manner consistent with the Maryland Coastal Zone Program. This certification statement is available for inspection in the District Office; however, public comments relating to consistency must be received by the Coastal Zone Division, Maryland Department of the Environment, Montgomery Park Business Center, 1800 Washington Boulevard, Suite 430, Baltimore, Maryland, 21230-1708, within the comment period as specified above. It should be noted that CZ Division has a statutory limit of 6 months in which to make its consistency determination.

The applicant must obtain any State or local government permits which may be required.

A preliminary review of this application indicates that the proposed work will not affect listed species or their critical habitat pursuant to Section 7 of the Endangered Species Act as amended. As the evaluation of this application continues, additional information may become available which could modify this preliminary determination.

Review of the latest published version of the National Register of Historic Places indicates that no registered properties listed as eligible for inclusion therein are located at the site of the proposed work. Currently unknown archeological, scientific, prehistoric, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

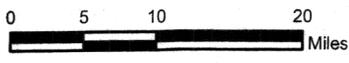
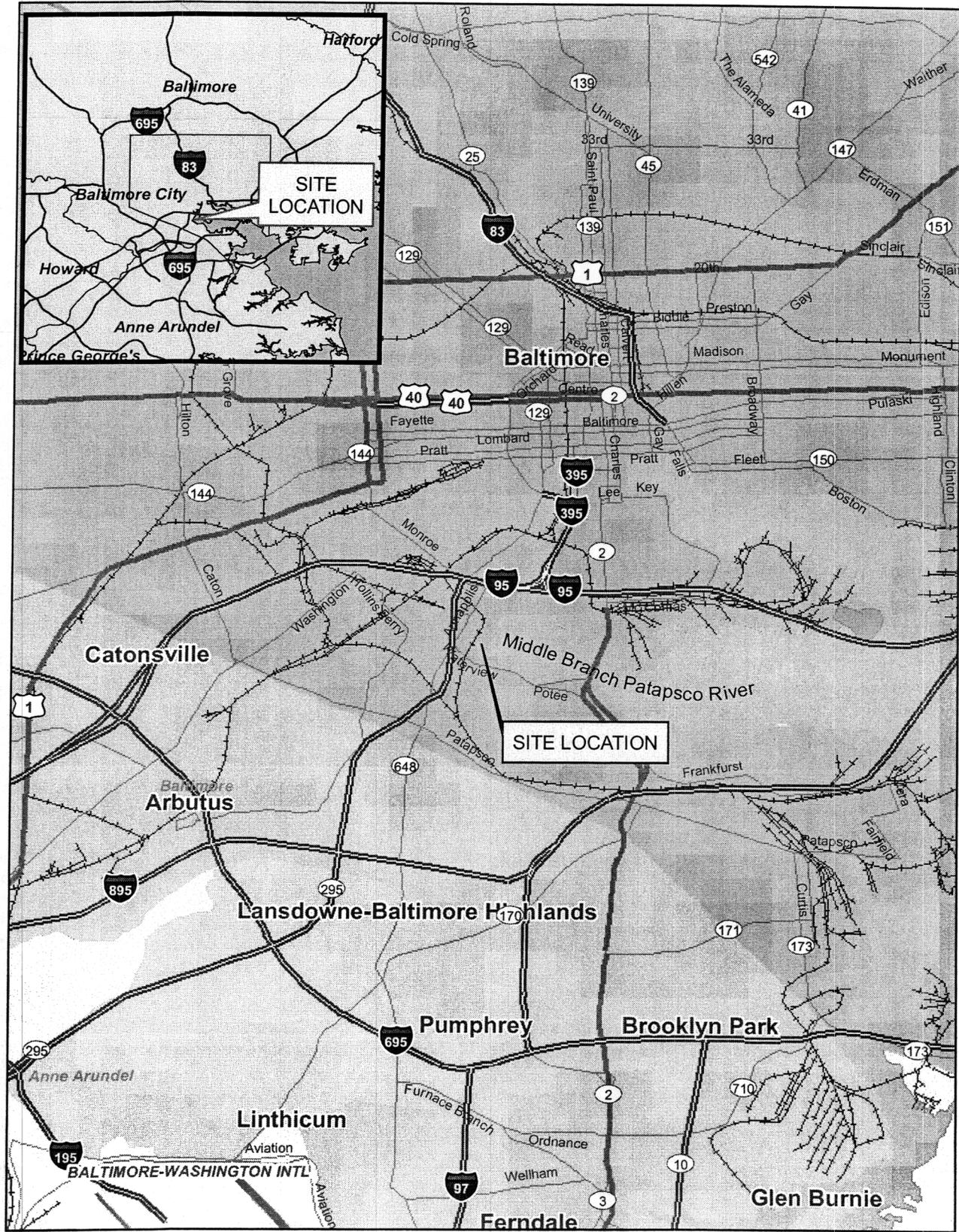
The evaluation of the impact of the work described above on the public interest will include application of the guidelines promulgated by the Administrator, U.S. Environmental Protection Agency, under authority of Section 404 of the Clean Water Act. Any person who has an interest which may be adversely affected by the issuance of this permit may request a public hearing. The request, which must be in writing, must be received by the District Engineer, US Army Corps of Engineers, Baltimore District, PO Box 1715, Baltimore, Maryland 21203-1715, within the comment period as specified as above to receive consideration. Also, it must clearly state forth the interest which may be adversely affected by this activity in the manner in which the interest may be adversely affected.

It is requested that you communicate the foregoing information concerning the proposed work to any persons known by you to be interested and not being known to this office, who did not receive a copy of this notice.

FOR THE DISTRICT ENGINEER:



Vance G. Hobbs
Chief, Maryland Section Northern



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Figure 1. Vicinity Map

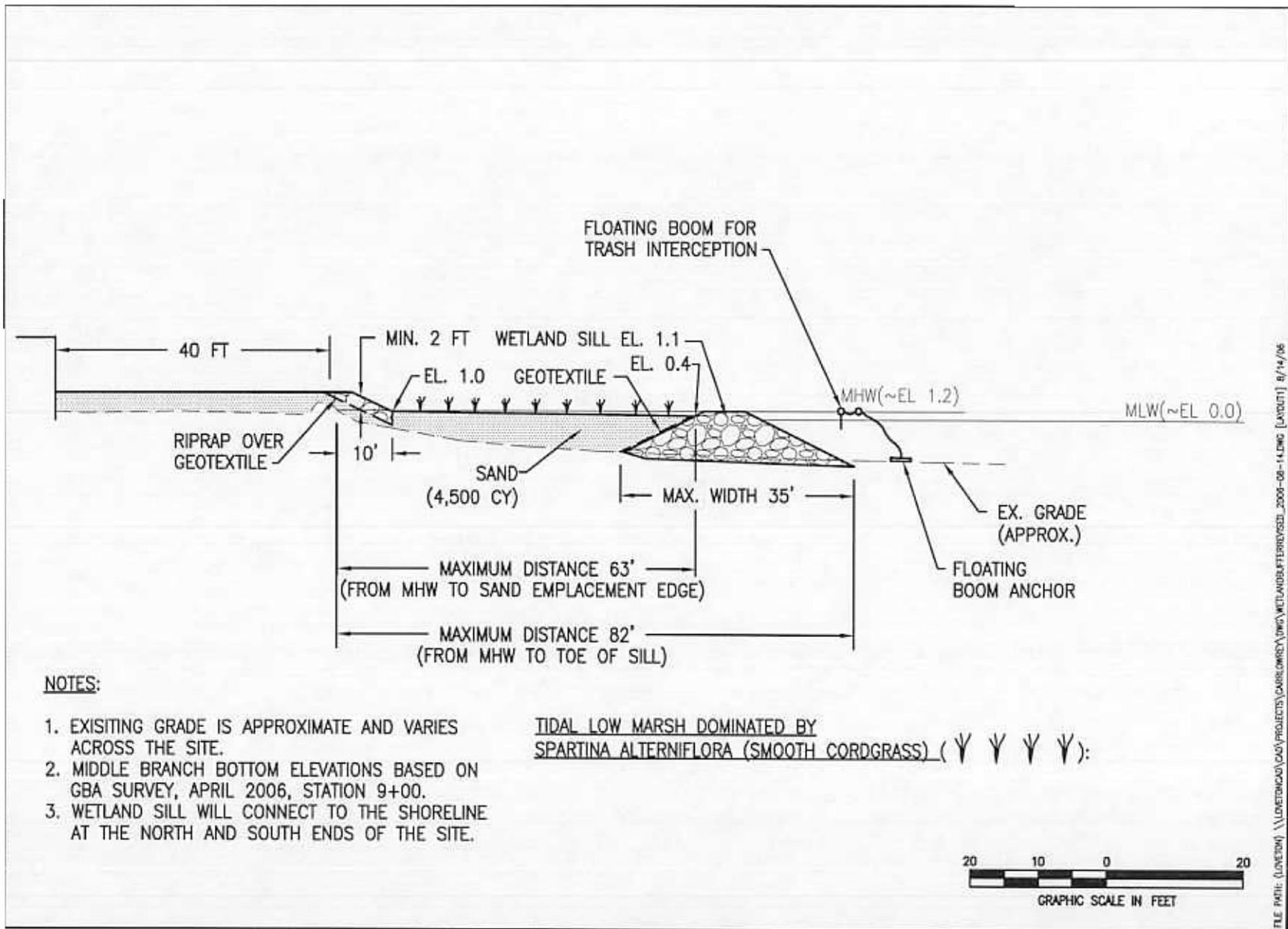
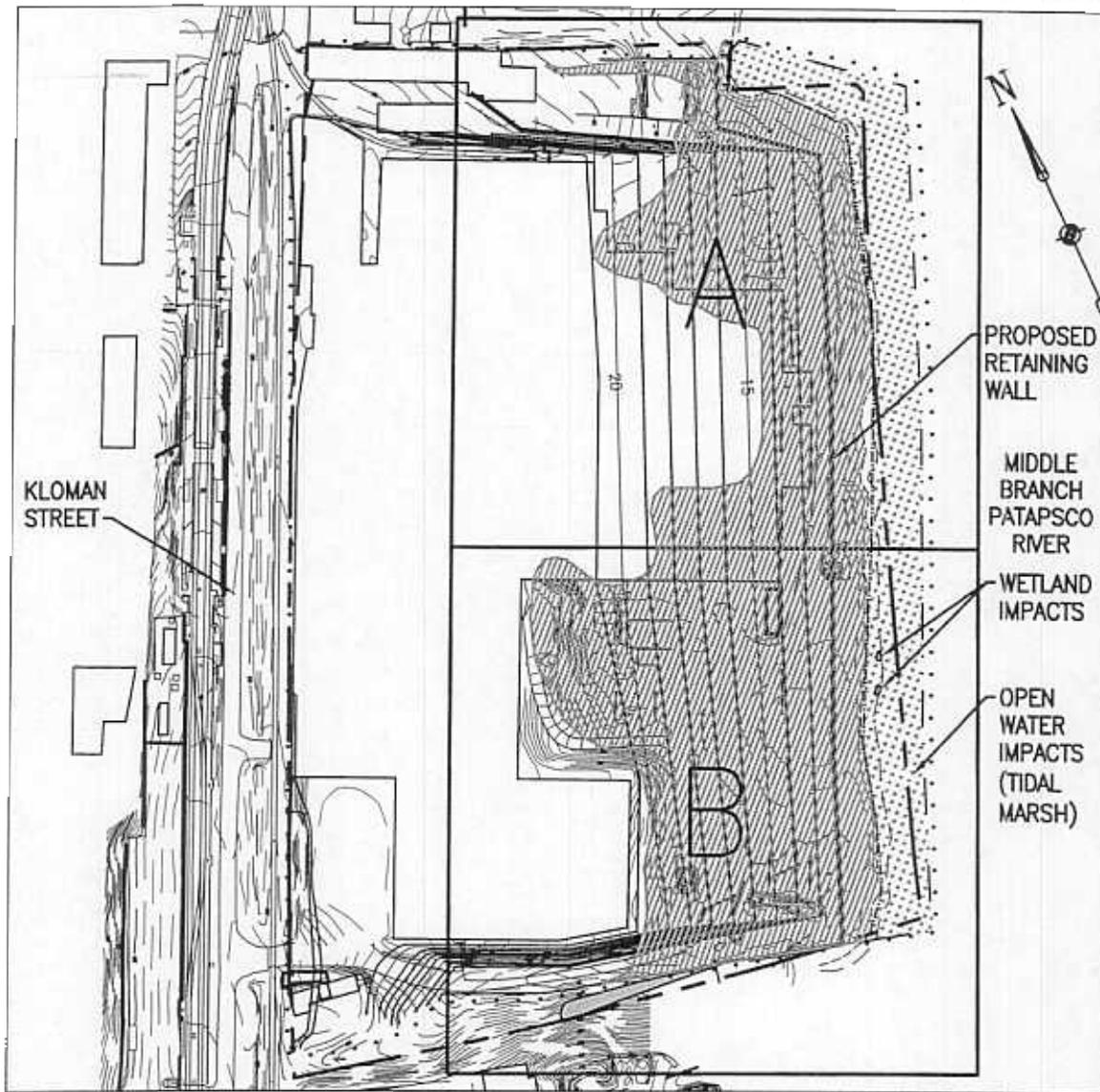


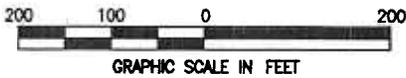
Figure 2. WETLAND BUFFER – TYPICAL SECTION
REVISED AUGUST 14, 2006





LEGEND:

- 20 — EXISTING GRADE
- 15 — PROPOSED GRADE
- · — CRITICAL AREA BOUNDARY
- · · · · LIMIT OF DISTURBANCE
- · — · · · · · PROPERTY LINE



- EXISTING MHW
- EXISTING MLW
- PROPOSED MHW
- PROPOSED MLW

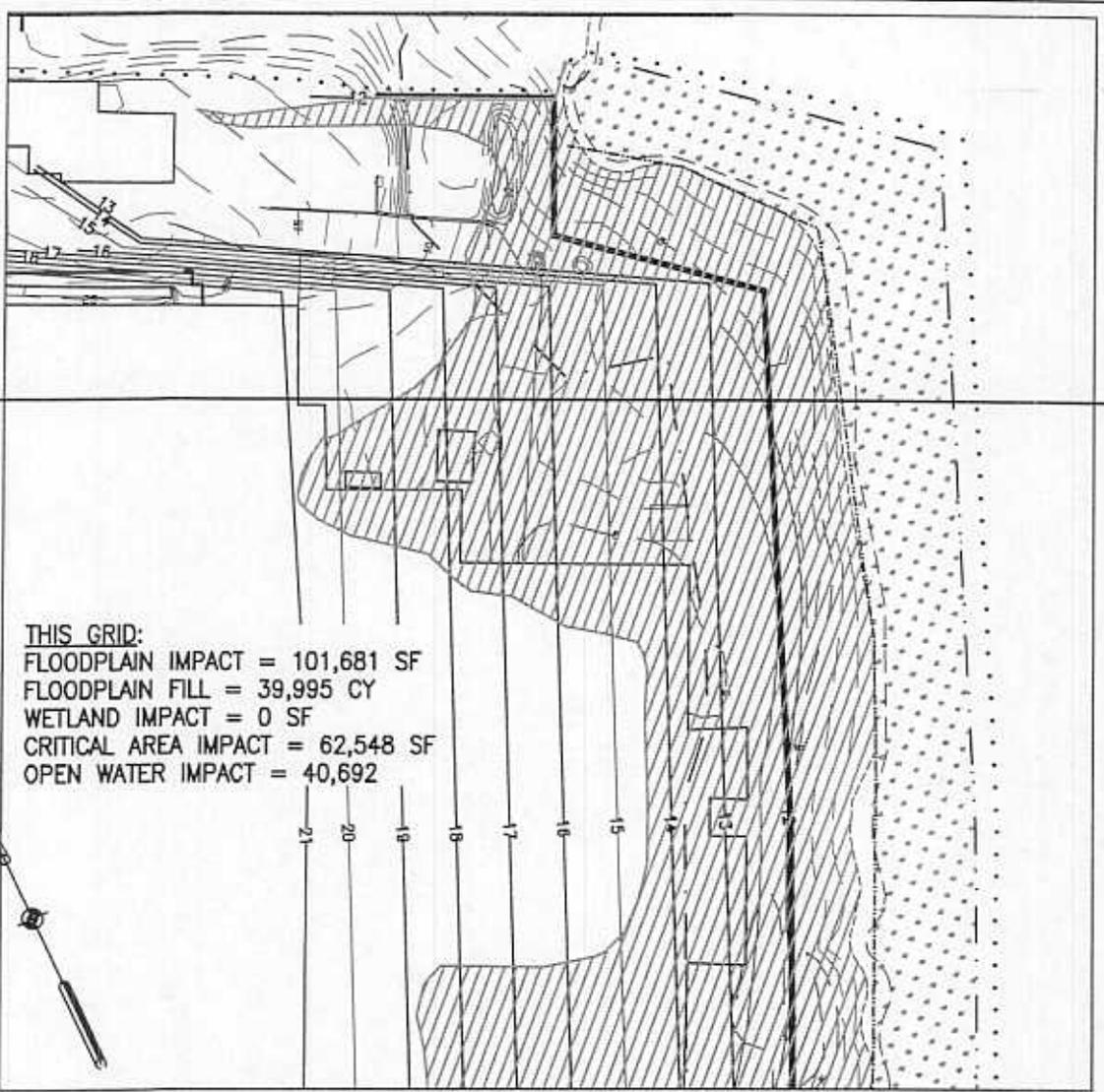
- FLOODPLAIN IMPACTS
- EXISTING WETLANDS
- PROPOSED TIDAL MARSH

WATER LEVEL/DATUM TABLE	
WATER LEVEL/DATUM	ELEV. (FT)
MH	2.16
NAV88	1.63
MSL	1.60
MTL	1.59
MLW	1.02
MLLW	0.80
BCVD	0.00

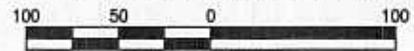
NOTES:

1. AERIAL SURVEY INCLUDING TOPOGRAPHY PERFORMED BY POTOMAC AERIAL SURVEYS, JUNE 2006.
2. FLOODPLAIN (1996) AND CRITICAL AREA BOUNDARY (2001) OBTAINED FROM MARYLAND DEPARTMENT OF NATURAL RESOURCES GEOSPATIAL DATA WEBSITE.
3. WETLANDS DELINEATED BY EA ENGINEERING, SCIENCE, AND TECHNOLOGY IN JULY 2006.
4. BATHYMETRIC SURVEY PERFORMED BY GAHAGAN & BRYANT ASSOCIATES, INC. ON 19 APRIL, 2006.

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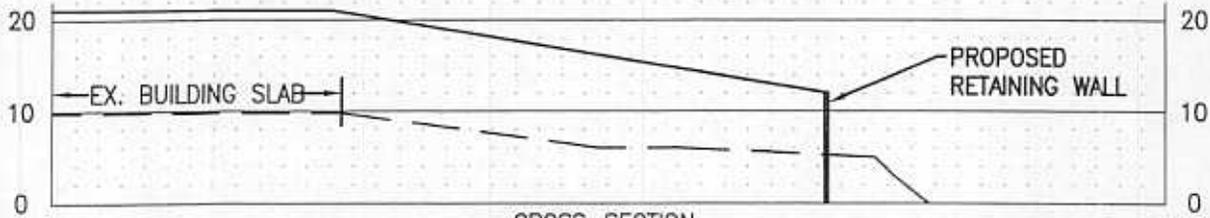


THIS GRID:
 FLOODPLAIN IMPACT = 101,681 SF
 FLOODPLAIN FILL = 39,995 CY
 WETLAND IMPACT = 0 SF
 CRITICAL AREA IMPACT = 62,548 SF
 OPEN WATER IMPACT = 40,692



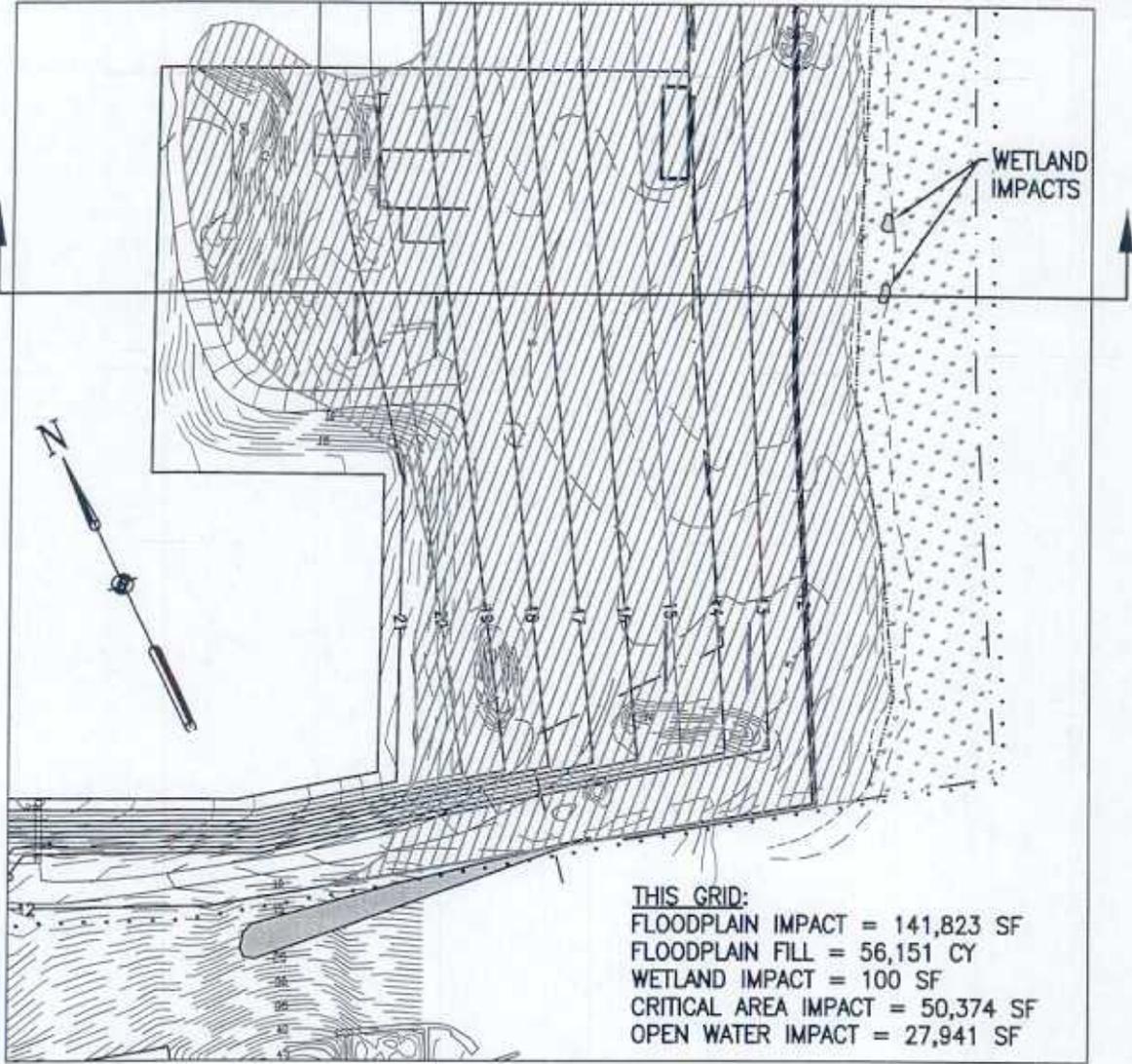
LEGEND:

- | | | | | | |
|-----------|------------------------|-----------|--------------|---|----------------------|
| — 20 — | EXISTING GRADE | - - - - - | EXISTING MHW |  | FLOODPLAIN IMPACTS |
| — 15 — | PROPOSED GRADE | - - - - - | EXISTING MLW |  | EXISTING WETLANDS |
| - · - · - | CRITICAL AREA BOUNDARY | - · - · - | PROPOSED MHW |  | PROPOSED TIDAL MARSH |
| · · · · · | LIMIT OF DISTURBANCE | - · - · - | PROPOSED MLW | | |

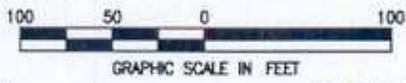


CROSS-SECTION
 SCALE: 1" = 100' H
 1" = 20' V

- | | |
|-----------|----------------|
| - - - - - | EXISTING GRADE |
| — — — — — | FINAL GRADE |

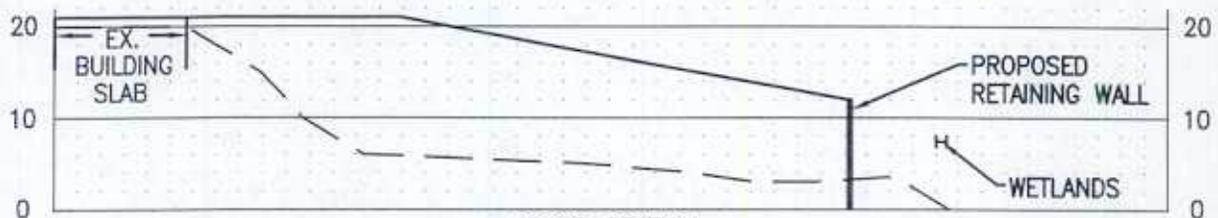


THIS GRID:
 FLOODPLAIN IMPACT = 141,823 SF
 FLOODPLAIN FILL = 56,151 CY
 WETLAND IMPACT = 100 SF
 CRITICAL AREA IMPACT = 50,374 SF
 OPEN WATER IMPACT = 27,941 SF



LEGEND:

- | | | | | | |
|--------|------------------------|-----|--------------|---|----------------------|
| — 20 — | EXISTING GRADE | --- | EXISTING MHW |  | FLOODPLAIN IMPACTS |
| — 15 — | PROPOSED GRADE | --- | EXISTING MLW |  | EXISTING WETLANDS |
| --- | CRITICAL AREA BOUNDARY | --- | PROPOSED MHW |  | PROPOSED TIDAL MARSH |
| | LIMIT OF DISTURBANCE | --- | PROPOSED MLW | | |



CROSS-SECTION
 SCALE: 1"=100' H
 1"=20' V

- | | |
|-----|----------------|
| --- | EXISTING GRADE |
| — | FINAL GRADE |

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GRID B