

PUBLIC NOTICE

US Army
Corps
of Engineers
Baltimore
District

In Reply to Application Number
CENAB-OP-RMS(FORT LINCOLN/WASHINGTON
GATEWAY, LLC)06-01308-15

#06-15

Comment Period: March 20, 2006 to April 20, 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 404 of the Clean Water Act (33 U.S.C. 13441, as described below:

APPLICANT: *Fort Lincoln/Washington Gateway, LLC
c/o The Peterson's Companies, Inc.
12500 Fairlakes Circle, Suite 400
Fairfax, Virginia 22033*

LOCATION: *In an unnamed tributary to the Anacostia River, District of Columbia.*

WORK: *to permanently fill 0.47 acres of forested nontidal wetlands, 0.39 acres of scrub-shrub nontidal wetlands, and 753 linear feet (0.085 acres) of stream channel for the construction of the Washington Gateway Retail Center on a 42-acre site. The proposed Washington Gateway Retail Center would be a 420,000 square foot shopping center including Costco, Target, a grocery store, two full-service restaurants, a bank, and associated retail stores, parking and infrastructure. All work is to be completed in accordance with the enclosed plan(s). If you have any questions concerning this matter, please contact Mr. Jack Dinne at (410) 962-6005.*

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 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 or 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:



WALTER WASHINGTON, JR.
Chief, Maryland Section Southern

Table 2. Washington Gateway Wetland Impact Table Based on 6/4/2003 Jurisdictional Determination

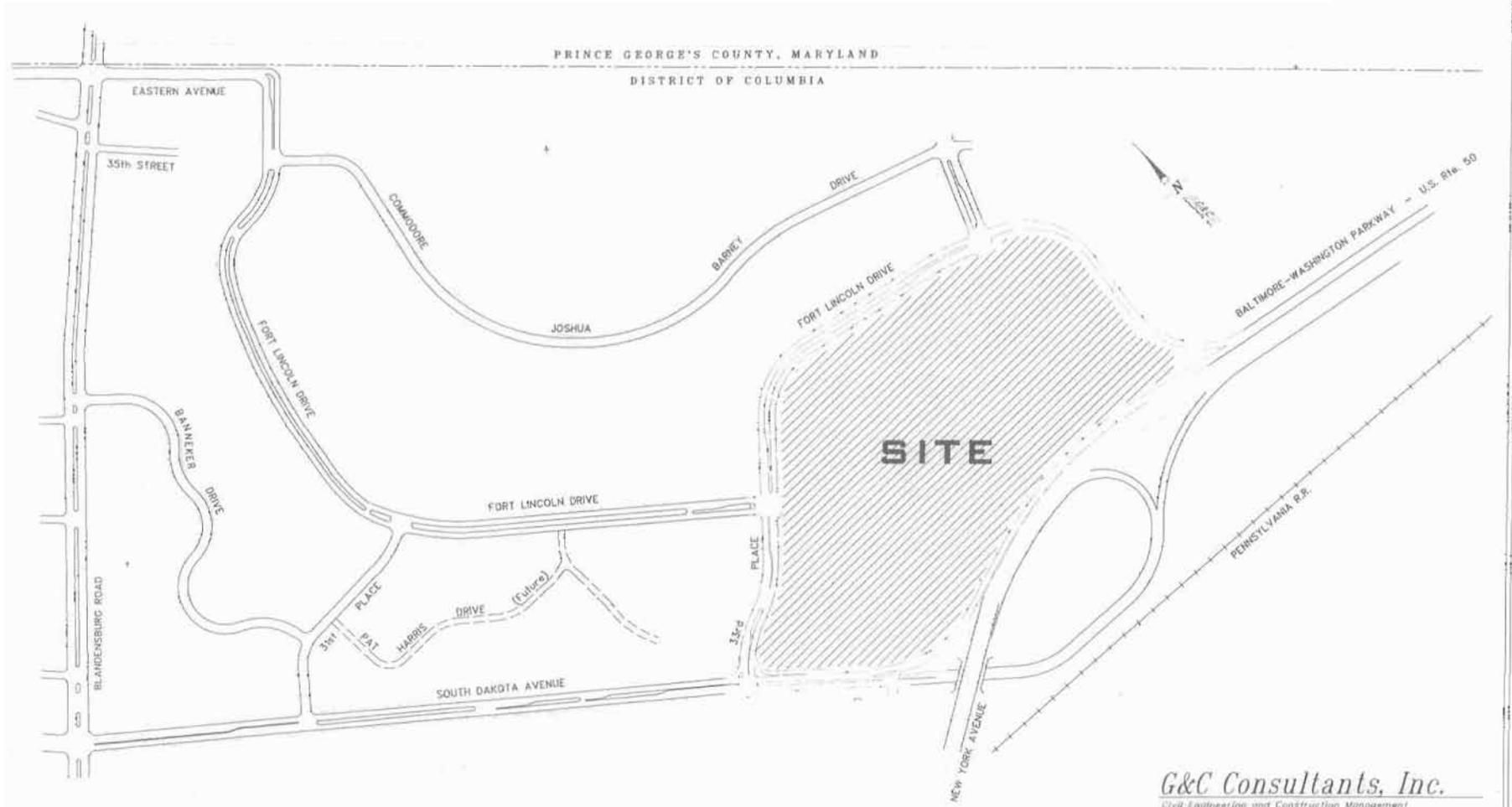
| Wetland Impact Number | Wetland Area | Wetland Type ¹ | Impact Type ² | Area Permanently Impacted | | |
|--|--------------|-------------------------------|--------------------------|---------------------------|------------------|-------------|
| | | | | Linear Feet (LF) | Square Feet (SF) | Acres (AC) |
| 1 | A/B | PSS | Fill -NT - PE -V | --- | 16,822 | 0.39 |
| 2 | E | PFO | Fill -NT - PE -V | --- | 5,230 | 0.12 |
| 2 | F | R4 | Fill - NT - PE - IN | 10 | 68 | 0.002 |
| 3 | C/D | PFO | Fill -NT - PE -V | --- | 12,111 | 0.28 |
| 3 | F | R4 | Fill - NT - PE - IN | 154 | 925 | 0.02 |
| 3 | G | R4 | Fill - NT - PE - IN | 151 | 793 | 0.02 |
| 4 | D | PFO | Fill -NT - PE -V | --- | 3,260 | 0.07 |
| 4 | G | R4 | Fill - NT - PE - IN | 92 | 200 | 0.005 |
| 5 | H | R4 | Fill - NT - PE - IN | 346 | 1,537 | 0.04 |
| PRESERVATION AREA | C | PFO | --- | --- | 4,783 | 0.11 |
| Total Area of Wetlands | | | | --- | 42,206 | 0.97 |
| Total Area of Waters of U.S. | | | | 753 | 3,523 | 0.08 |
| Total Area of Wetlands/Waters of U.S. | | | | --- | 45,729 | 1.05 |
| | | Total Permanent Impact | | 753 | 40,946 | 0.94 |

Notes

¹ Palustrine Forested Wetland (PFO), Palustrine Scrub Shrub Wetland (PSS), Intermittent Waters of the U.S. (R4)

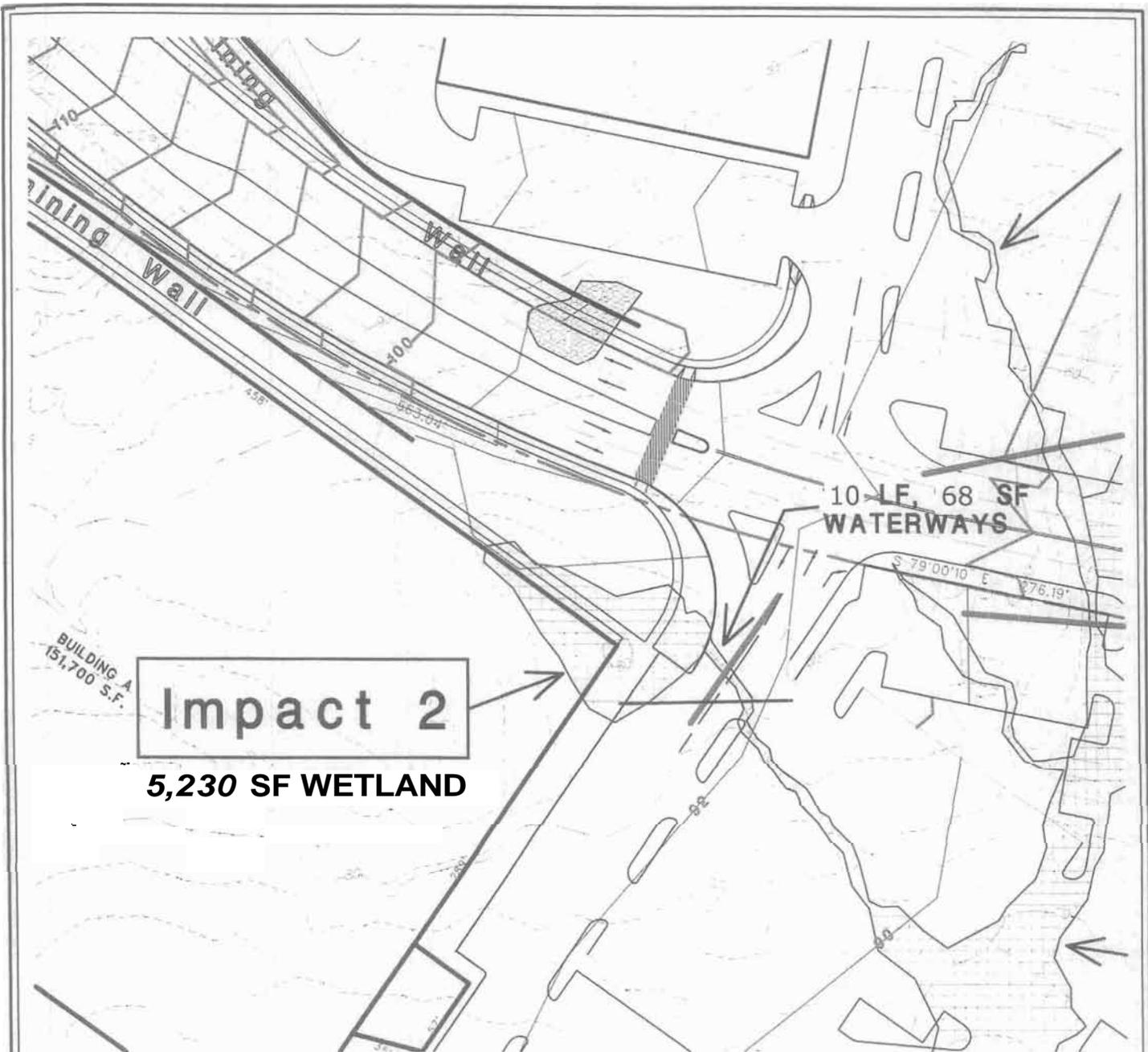
² F=fill, EX=excavation, T=tidal, NT=non-tidal, TE=temporary, PE=permanent, PR=perennial, IN=intermittent, SB=subaqueous bottom, IS=hydrologically isolated, V=vegetated, NV=non-vegetated, MC=Mechanized Clearing of PFO

WASHINGTON GATEWAY SHOPPING CENTER FORT LINCOLN NEW TOWN, WASHINGTON, D.C. THE PETERSON COMPANIES



VICINITY MAP

G&C Consultants, Inc.
Civil Engineering and Construction Management
5617 Aberdeen Road, Suite 401
Camp Springs, Maryland 20746
Phone: 301-599-0598 Fax: 301-898-1070
WWW.GCCONSULTANTS.COM



-  WATERWAYS SAVED
-  WATERWAYS DISTURBED
-  WETLANDS SAVED
-  ISOLATED WETLANDS
-  WETLANDS DISTURBED



esa

Fort Lincoln/Washington Gateway LLC

GLOBALTECH & CONSTRUCTION, INC.

5627 Allentown Road, Suite 105
 Camp Springs, Maryland 20746
 Phone: (301) 899-0598 FAX: (301) 899-5070
 e-Mail: WMW3070@erols.com

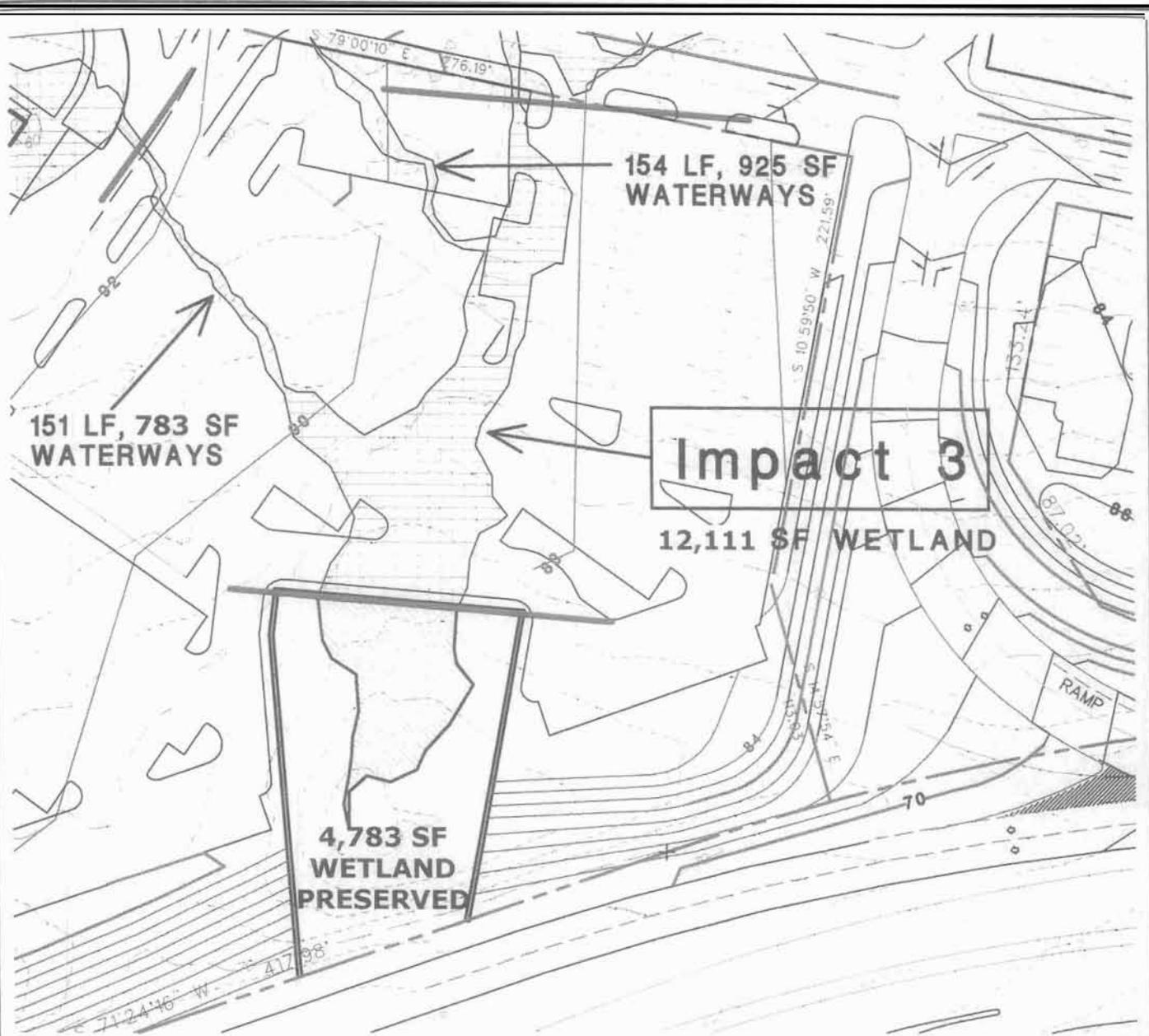
WETLAND IMPACT = 2
Washington Gateway

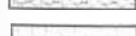
Washington, District of Columbia

SCALE: 1"=80'-0"

DATE:

SHEET:



-  WATERWAYS SAVED
-  WATERWAYS DISTURBED
-  WETLANDS SAVED
-  ISOLATED WETLANDS
-  WETLANDS DISTURBED



PREPARED FOR:
Fort Lincoln/Washington Gateway LLC

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 Comp Springs, Maryland 20746
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 e-Mail: WMW3070@erols.com

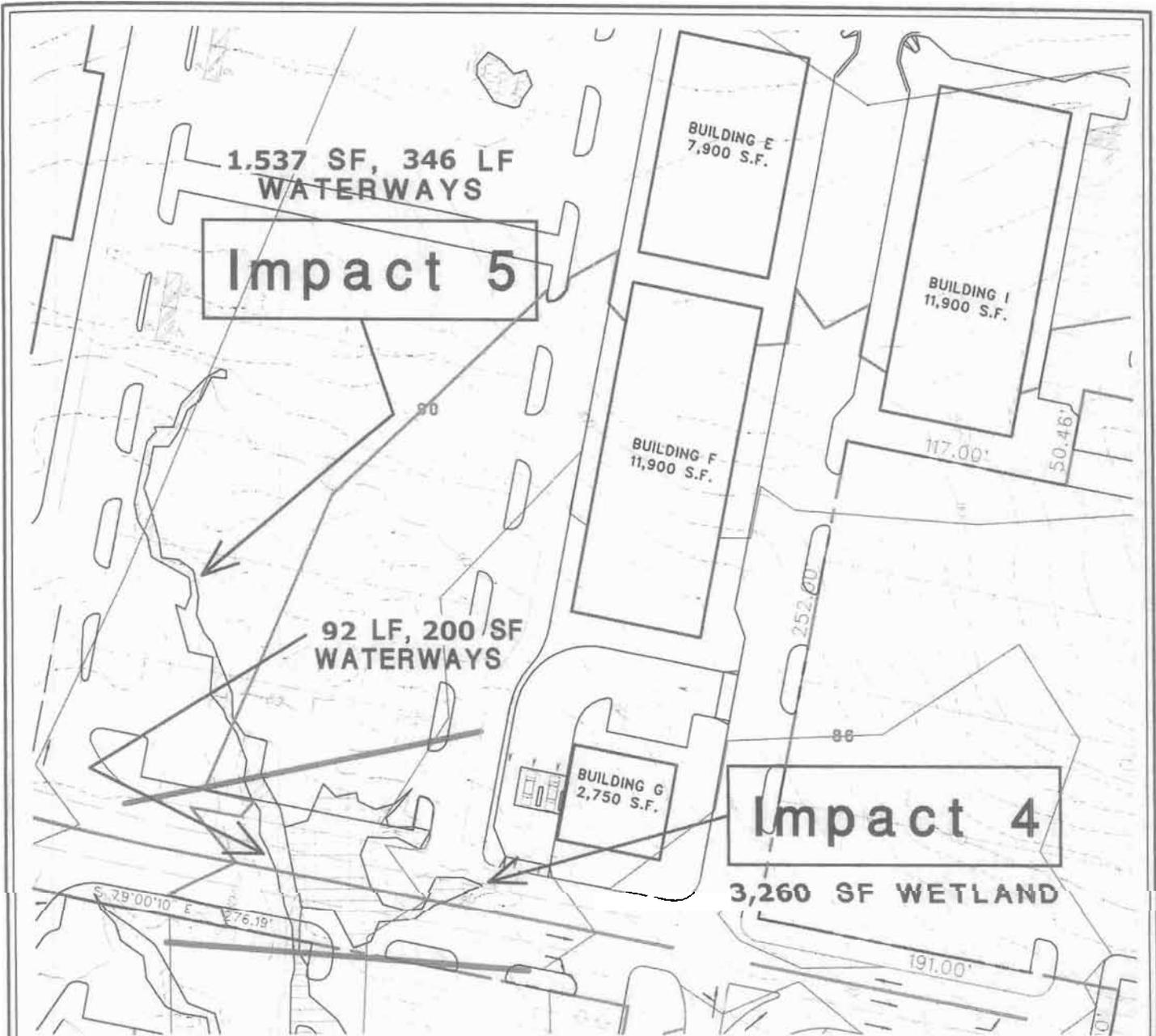
WETLAND IMPACT 3

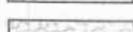
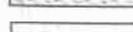
**Washington Gateway
 Shopping Center**

Washington, District of Columbia

SCALE: 1"=80'-0"
 DATE:

JOB No.:
 SHEET:



-  WATERWAYS SAVED
-  WATERWAYS DISTURBED
-  WETLANDS SAVED
-  ISOLATED WETLANDS
-  WETLANDS DISTURBED



PREPARED FOR:
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WETLAND IMPACT # 4 & 5
Washington Gateway Shopping Center
 Washington, District of Columbia

| | |
|------------------|----------|
| SCALE: 1"=80'-0" | JOB No.: |
| DATE: | SHEET: |