



**US Army Corps
Of Engineers**
Wilmington District

PUBLIC NOTICE

Issue Date: December 11, 2008
Comment Deadline: January 9, 2009
Corps Action ID #: 2008-03090

The Wilmington District, Corps of Engineers (Corps) has received an application from the City of Charlotte, Charlotte-Douglas International Airport seeking Department of the Army authorization to impact approximately 2,359 linear feet of stream channel and 3.04 acres of wetlands associated with the development of a parking facility, on the south side of Wilkinson Boulevard, in Charlotte, Mecklenburg County, North Carolina.

Specific plans and location information are described below and shown on the attached plans. This Public Notice and all attached plans are also available on the Wilmington District Web Site at www.saw.usace.army.mil/wetlands

Applicant: Charlotte-Douglas International Airport
Attn: T.J. Orr
Post Office Box 19066
Charlotte, North Carolina 28219

AGENT (if applicable): Clearwater Environmental Consultants, Inc.
718 Oakland Street
Hendersonville, North Carolina 28792

Authority

The Corps will evaluate this application and decide whether to issue, conditionally issue, or deny the proposed work pursuant to applicable procedures of Section 404 of the Clean Water Act (33 U.S.C. 1344).

Location

The parking decks will be located west of downtown Charlotte and north of the existing airport in Mecklenburg County, North Carolina. The site is south of Wilkinson Boulevard (State Highway 29/74) and southwest of the intersection of Wilkinson Boulevard and Harlee Avenue. In general, the site is bordered to the north by Wilkinson Boulevard, to the south by the existing airport, to the east by Harlee Avenue, and to the west by Little Rock Road. The decimal degrees for the site are 35.2323°N and -80.93807°W, in Charlotte, Mecklenburg County, North Carolina.

Existing Site Conditions

The project site consists of an old grocery store and parking areas. The grocery building and truck lot are now used for storage and shuttle parking; and the patron lot in front of the grocery building now houses 778 parking spaces that comprise the “Business Valet” parking lot that is currently in use by the airport. The site also contains two old man-made pond bottoms that are now wetlands; several old road beds; clear-cut areas; and wooded areas. The site is relatively flat with an average elevation of approximately 750 feet above mean sea level (MSL). Several natural communities are present on site to include early successional road-cut edge, open canopy oak-hickory woods (50 years), closed canopy oak-hickory woods (30-50 years), bottomland hardwood forest, riparian forest, semi-permanent impounded wetlands, and streams. The following is a summary of each of the seven habitat types identified on site.

Early Successional Road-Cut Edge

This anthropogenic habitat was created by the bush-hogging and mowing of land adjacent to existing roads on the project site. Tree saplings observed in this community included black locust (*Robinia pseudoacacia*), loblolly pine (*Pinus taeda*), mimosa (*Albizia julibrissin*), redbud (*Cercis canadensis*), red maple (*Acer rubrum*), and sweetgum (*Liquidambar styraciflua*). Shrub species observed in this community included Chinese privet (*Ligustrum sinense*), groundsel (*Baccharis halimifolia*), and winged sumac (*Rhus copallinum*). Herbaceous species observed in this community included broomsedge (*Andropogon virginicus*), bush clover (*Lespedeza cuneata*), bushy bluestem (*Andropogon glomeratus*), Canada goldenrod (*Solidago canadensis*), curly-top gumweed (*Grindelia squarrosa*), dallis grass (*Paspalum dilatatum*), evening primrose (*Oenothera biennis*), Johnson grass (*Sorghum halepense*), partridge pea (*Chamaecrista fasciculata*), softstem rush (*Juncus effusus*), and tall fescue (*Festuca arundinacea*).

Open Canopy Oak-Hickory Woods (50 years)

This is a mesic habitat, which contains a mixture of hardwood and pine species. Trees have been thinned and the canopy is open, allowing a diverse lower canopy to form. Trees observed in this community included mockernut hickory (*Carya tomentosa*), post oak (*Quercus stellata*), and sweet pignut hickory (*Carya glabra*). Shrubs observed in this community included Chinese privet, multiflowered rose (*Rosa multiflora*), and winged sumac. Vines observed in this community included English ivy (*Hedera helix*), poison ivy (*Rhus radicans*), roundleaf catbriar (*Smilax rotundifolia*), and trumpet creeper (*Campsis radicans*).

Closed Canopy Oak-Hickory Woods (30-50 years)

This mesic habitat is composed of hardwood and conifer species 30 to 50 years in age. Tree species observed in this community included black gum (*Nyssa sylvatica*), Canada hemlock (*Tsuga canadensis*), cherry bark oak (*Quercus pagoda*), flowering dogwood (*Cornus florida*), loblolly pine, mockernut hickory, northern red oak (*Quercus rubra*), red elm (*Ulmus rubra*), southern red oak (*Quercus falcata*), sugar maple (*Acer saccharum*), sweet pignut hickory, Virginia pine (*Pinus virginiana*), and willow oak (*Quercus phellos*). Vines observed include muscadine grape (*Vitis rotundifolia*), roundleaf catbriar, and Virginia creeper (*Parthenocissus*

quinquefolia). Herbaceous species observed in this community included bush aster (*Aster dumosus*), crane fly orchid (*Tipularia discolor*), grape fern (*Botrychium virginianum*), bigleaf periwinkle (*Vinca major*), and spotted wintergreen (*Chimaphila maculatum*).

Bottomland Hardwood Forest

This mesic to moist habitat is located in the lower elevations of the property adjacent to the stream channels. Depressions and hummocks create microtopography with a dense overcanopy of hardwood trees. Tree species observed in this community included fourwing silverbell (*Halesia tetraptera*), green ash (*Fraxinus pensylvanicum*), hackberry (*Celtis laevigata*), red maple, silver maple (*Acer saccharinum*), and tulip poplar (*Liriodendron tulipifera*). Shrub species observed in this community included Drummond's dogwood (*Cornus drummondii*), elderberry (*Sambucus canadensis*), multiflowered rose, silky dogwood (*Cornus amomum*), spicebush (*Lindera benzoin*), and strawberry bush (*Euonymus americanus*). Herbaceous species observed in this community included Japanese stiltgrass (*Microstegium vimineum*) and spotted wintergreen.

Riparian Forest

This habitat is varied and often contains mesophytic and hydrophytic plants. Several streams flow through the site, while other unnamed tributaries have their origins in seeps and springs on site. Tree species observed along the stream banks in this community included bitternut hickory (*Carya cordiformis*), red maple, river birch (*Betula nigra*), silver maple, and sycamore (*Platanus occidentalis*). Shrub species observed in this community included Chinese privet, spicebush, and tag alder (*Alnus serrulata*). Herbaceous species observed in this community included cutleaf coneflower (*Rudbeckia laciniata*), jumpseed (*Polygonum virginianum*), and stiltgrass.

Wetlands

This anthropogenic habitat includes two abandoned ponds. Beaver are now present at this location and are affecting hydrology and vegetation. Tree species observed in this community included red maple, black willow (*Salix nigra*), silky willow (*Salix sericea*), and river birch. Shrub species observed in this community included buttonbush (*Cephalanthus occidentalis*), rattlebush (*Sesbania drummondii*), silky dogwood, swamp hibiscus (*Hibiscus moscheutos*), and tag alder. Herbaceous species observed in this community included barnyard grass (*Echinochloa crus-galli*), fringed sedge (*Carex crinita*), nutsedge (*Cyperus strigosus*), pointed broom sedge (*Carex scoparia*), shallow sedge (*Carex lurida*), softstem bulrush (*Scirpus validus*), wool grass (*Scirpus cyperinus*), ironweed (*Vernonia sp.*), and broadleaf arrowhead (*Sagittaria latifolia*). The herbaceous layer is dominant in this community. Wetlands were delineated in November of 2007 in which there are approximately 3.035 acres of wetlands within the project boundary. All wetlands are considered adjacent and abutting relatively permanent waters and therefore exhibit a significant nexus to navigable waters of the U.S.

Streams

Freshwater habitats include the streambeds and banks of unnamed tributaries to Coffey Creek. There are approximately 2,759 linear feet of stream channel within the project boundary. In general, these tributaries flow north to south and eventually into Coffey Creek through a series of pipes underneath the existing airport. The stream channels on the site are considered poor to fair quality relatively permanent waters. Coffey Creek ultimately drains to the Catawba River which is considered navigable downstream of the Lake Wylie dam.

Applicant's Stated Purpose

The basic project purpose of the proposed development of the Wilkinson Boulevard Parking Decks is to provide parking. More specifically, the overall project purpose of the proposed development of the Wilkinson Boulevard Parking Decks is to construct additional parking facilities for Charlotte-Douglas International Airport patrons, which will support suspected demand for airport parking.

Project Description

The proposed project calls for the development of three parking decks and all associated infrastructure. The three parking decks will be four levels and accommodate approximately 3,200 cars each. The northeastern-most parking deck will house and expand the existing "Business Valet" parking lot, as well as, provide additional public parking.

The applicant proposes to permanently impact 2,395 linear feet of stream channel and 3.035 acres of wetlands to achieve the previously stated project purpose through the development of three parking decks and all associated infrastructure. There are 9 permanent stream impacts and 4 permanent wetland impacts associated with development of the Wilkinson Boulevard Parking Decks. Impacts have been identified on the site plan, which is enclosed for review. Permanent fill impacts associated with parking deck construction are listed in the tables below.

Parking Deck Impacts

Stream		Wetlands	
Impact	Linear Feet	Impact	Acreage
2	74	1	0.432
4	332	3	2.364
5	27	7	0.185
6	131	8	0.054
9	156	Total	3.035
10	10		
11	934		
12	432		
13	300		
Total	2,395		

The applicant is proposing to mitigate for these impacts by payment into the North Carolina Ecosystem Enhancement Program (NCEEP) for 2,095 linear feet of stream impacts and 3.035 acres of wetland impacts. Approximately 300 linear feet of stream channel was so degraded that no mitigation was required based upon an on-site inspection. The applicant is proposing to make payment at a 2:1 ratio as outlined in the guidance for mitigating in the expanded service area of Lower Catawba River Basin (HUC 03050103) dated September 2006. By letter dated May 2, 2008, NCEEP has agreed to accept payment and provide the required mitigation.

Other Required Authorizations

This notice and all applicable application materials are being forwarded to the appropriate State agencies for review. The Corps will generally not make a final permit decision until the North Carolina Division of Water Quality (NCDWQ) issues, denies, or waives State certification required by Section 401 of the Clean Water Act (PL 92-500). The receipt of the application and this public notice combined with appropriate application fee at the North Carolina Division of Water Quality central office in Raleigh will constitute initial receipt of an application for a 401 Water Quality Certification. A waiver will be deemed to occur if the NCDWQ fails to act on this request for certification within sixty days of the date of the receipt of this notice in the NCDWQ Central Office. Additional information regarding the Clean Water Act certification may be reviewed at the NCDWQ Central Office, 401 Oversight and Express Permits Unit, 2321 Crabtree Boulevard, Raleigh, North Carolina 27604-2260. All persons desiring to make comments regarding the application for certification under Section 401 of the Clean Water Act should do so in writing delivered to the North Carolina Division of Water Quality (NCDWQ), 2321 Crabtree Boulevard, Raleigh, North Carolina 27604-2260 Attention: Ms. Cyndi Karoly by January 9, 2009.

Essential Fish Habitat

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The Corps' initial determination is that the proposed project will not adversely impact EFH or associated fisheries managed by the South Atlantic or Mid Atlantic Fishery Management Councils or the National Marine Fisheries Service.

Cultural Resources

The Corps has consulted the latest published version of the National Register of Historic Places and is not aware that any registered properties, or properties listed as being eligible for inclusion therein are located within the project area or will be affected by the proposed work. Presently, unknown archeological, scientific, prehistoric, or historical data may be located within the project area and/or could be affected by the proposed work.

Endangered Species

The Corps has reviewed the project area, examined all information provided by the applicant and consulted the latest North Carolina Natural Heritage Database. Based on available information,

the Corps has determined pursuant to the Endangered Species Act of 1973, that the proposed project will have no effect on federally listed endangered or threatened species or their formally designated critical habitat.

Evaluation

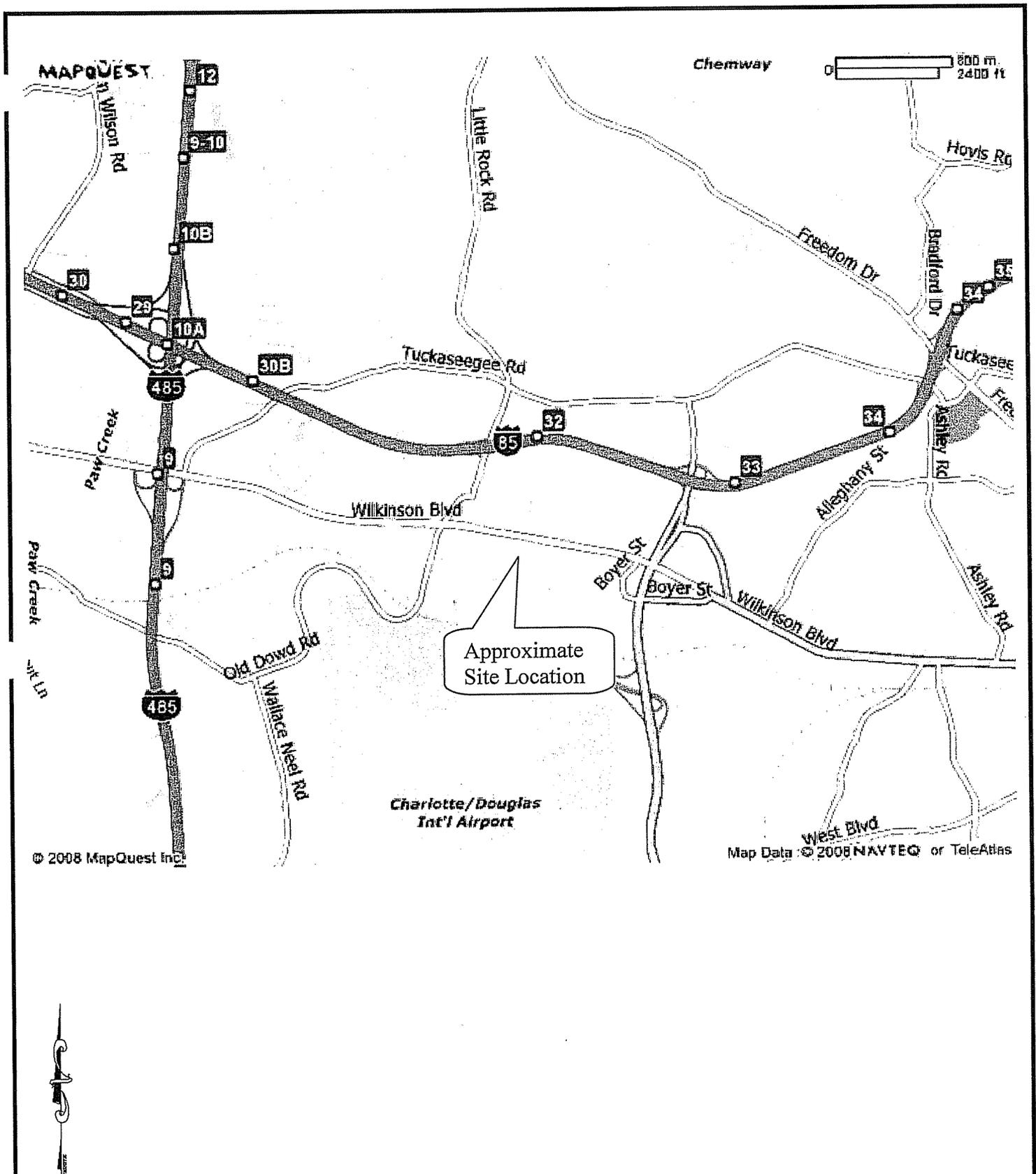
The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably 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, historic properties, fish and wildlife values, flood hazards, flood plain values (in accordance with Executive Order 11988), land use, navigation, shoreline 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 the discharge of dredged or fill materials in waters of the United States, the evaluation of the impact of the activity on the public interest will include application of the Environmental Protection Agency's 404(b)(1) guidelines.

Commenting Information

The Corps of Engineers is soliciting comments from the public; Federal, State and local agencies and officials, including any consolidate State Viewpoint or written position of the Governor; 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 (EA) and/or an Environmental Impact Statement (EIS) pursuant to the National Environmental Policy Act (NEPA). Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing shall be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

Written comments pertinent to the proposed work, as outlined above, will be received by the Corps of Engineers, Wilmington District, until 5pm, January 9, 2009. Comments should be submitted to Amanda Jones, Asheville Regulatory Field Office, 151 Patton Avenue, Room 208, Asheville, North Carolina, 28801-5006.

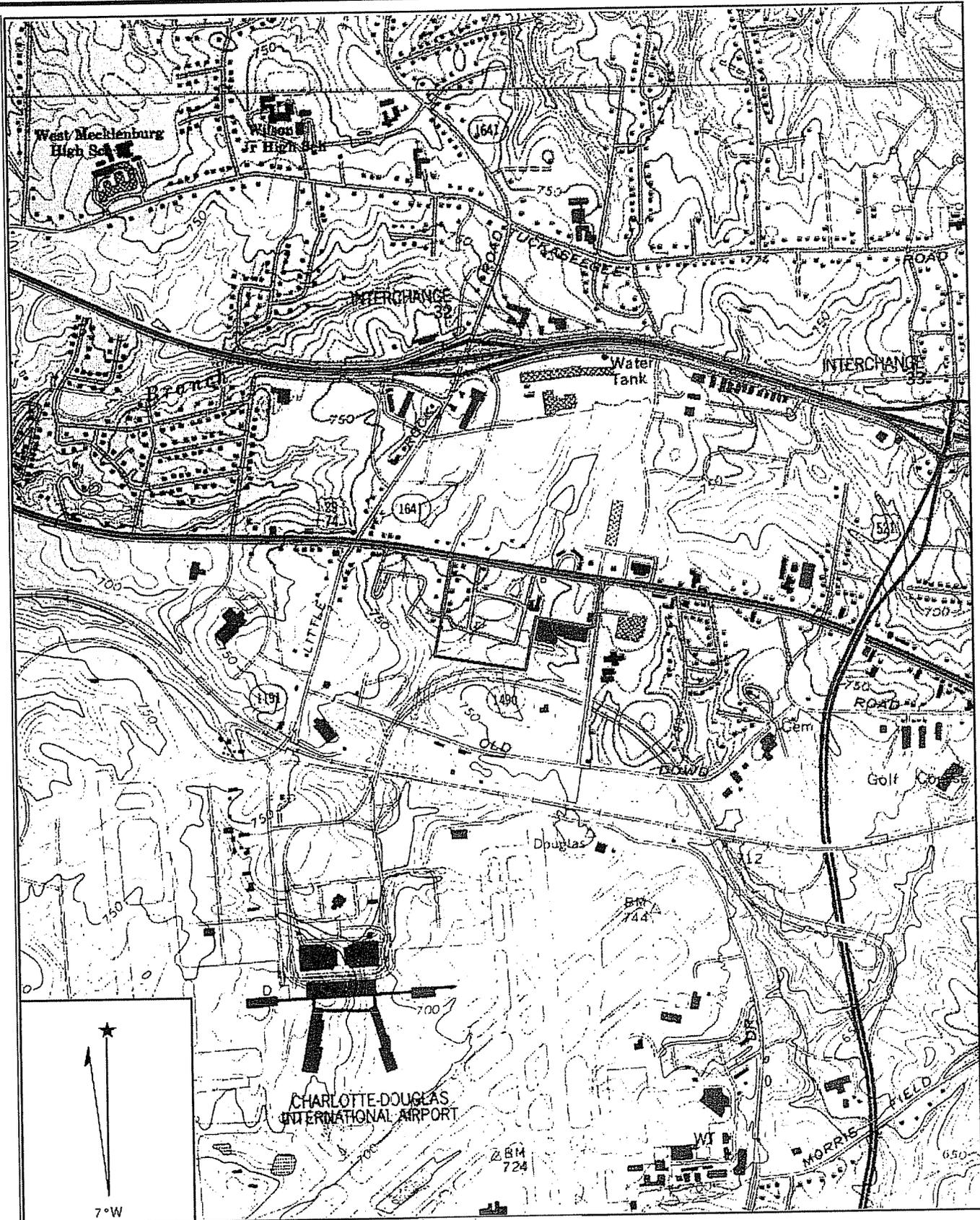


CDIA, Wilkinson Boulevard
 Parking Decks
 Mecklenburg County,
 North Carolina

CLEARWATER

Environmental Consultants, Inc.
 718 Oakland Street
 Hendersonville, NC 28791
 828-698-9800

Site Vicinity Map
 MapQuest
 Figure 1



CDIA, Wilkinson Boulevard
 Parking Decks
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USGS Topographic Map
 Charlotte West Quad
 Figure 2

CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT

PROJECT DATA

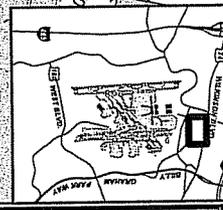
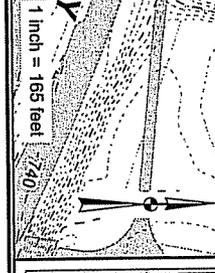
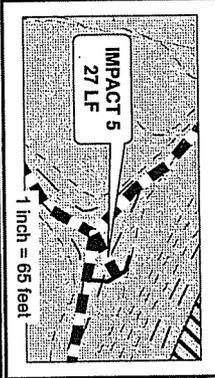
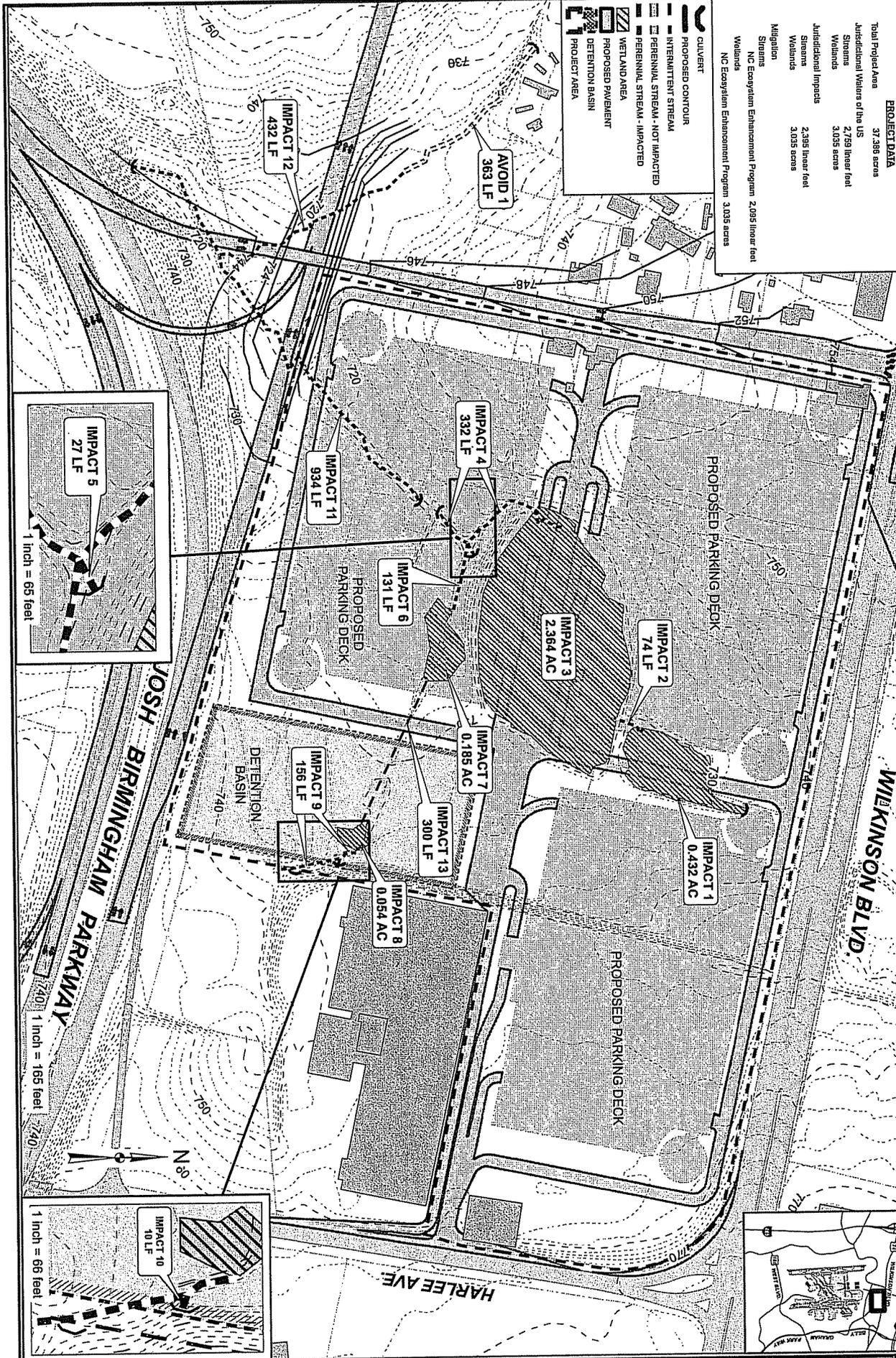
Total Project Area	37,386 acres
Jurisdictional Waters of the US	2,759 linear feet
Wetlands	3,035 acres
Jurisdictional Impacts	2,395 linear feet
Wetlands	3,035 acres

Mitigation

Streams	NC Ecosystem Enhancement Program 2,095 linear feet
Wetlands	NC Ecosystem Enhancement Program 3,035 acres

LEGEND

- CULVERT
- PROPOSED CONTOUR
- INTERMITTENT STREAM
- PERENNIAL STREAM - NOT IMPACTED
- PERENNIAL STREAM - IMPACTED
- WETLAND AREA
- PROPOSED PAVEMENT
- DETENTION BASIN
- PROJECT AREA



<p>Charlotte-Douglas INTERNATIONAL AIRPORT</p>	<p>WETLAND FEATURES IMPACTED BY PROPOSED PARKING DECKS</p>		<p>CHECKED BY: []</p> <p>PROJECT ENG: A. JORDON</p> <p>PROJECT NO: []</p> <p>DRAWN BY: BA</p> <p>CHECKED BY: []</p> <p>DATE ISSUED: JULY 21, 2008</p>	<p>REVISION DESCRIPTION</p> <p>DATE</p>	<p>SHT. 1</p> <p>OF 1</p>
	<p>SCALE: []</p>		<p>FILE NAME: V:\Wetland\Proposed Parking Decks on Wilkonson Blvd\Proposed Parking Decks on Wilkonson Blvd.dwg</p>		