



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, NEW ORLEANS DISTRICT
7400 LEAKE AVE
NEW ORLEANS, LA 70118-3651

April 19, 2021

Operations Division
Central Evaluation Section

Project Manager
S. Gail Gainey
(504) 862-1545
Sandra.g.gainey@usace.army.mil

SUBJECT: MVN-2020-00774-CG

PUBLIC NOTICE

Interested parties are hereby notified that an application has been received by the District engineer for a Department of the Army permit to authorize the following pursuant to (X) Section 10 of the Rivers and Harbors Act of March 3, 1899 (30 Stat. 1151; 33 USC 403); and/or (X) section 404 of the Clean Water Act (86 Stat. 816; 33 USC 1344); and (X) Section 14 of the Rivers and Harbors Act of 1899 (33 U.S.C. Section 408).

PROPOSED CONSTRUCTION OF A MIXED-USE DEVELOPMENT ON THE MISSISSIPPI RIVER LDB RM 229.4 IN EAST BATON ROUGE PARISH

NAME OF APPLICANT: Front Street LLC, c/o Hydrik Wetlands Consultants, Attn: Mike Henry, 2323 Hwy 190 East, Suite 2, Hammond, LA 70401.

LOCATION OF WORK: At River Mile 229.4 on the left descending bank of the Mississippi River, in Sections 49 and 50, Township 7 South, Range 1 West, at the Interstate 10 Bridge in Baton Rouge, Louisiana, in East Baton Rouge Parish, within the Mississippi River Basin in hydrologic unit (HUC 08070100), as shown on the attached drawings (Latitude 30.44084 N, Longitude -91.19104 W).

CHARACTER OF WORK: The applicant has requested Department of the Army authorization to clear, grade, excavate and deposit fill and/or aggregate material to construct and maintain a mixed use development (Bridgeport) to include apartment towers, parking decks, landscaping, and appurtenant infrastructure. Approximately 30,000 cubic yards of silt fill material would be hauled in and deposited to achieve required grade elevation requirements. The proposed project is situated on an approximately 19.6-acre tract that has been determined to comprise navigable waters and emergent wetlands. Although a preliminary analysis has determined wetlands to be present at the project site, the extent of coverage and impacts is undetermined at this time pending wetland delineation.

The applicant has designed the project to minimize direct and secondary adverse impacts by designing the structures in the batture to be elevated and by proposing construction areas to be temporary. The applicant is proposing to utilize best management practices during and after the construction phase of the project and that the project will receive approval from all appropriate drainage and sewage agencies. As compensation for unavoidable wetland impacts, the applicant proposes to mitigate in-kind wetland credits from a Corps approved mitigation bank located in the watershed.

The comment period for the Department of Army will close in **30 days** from the date of this public notice. Written comments, including suggestions for modifications or objections to the proposed work, stating reasons thereof, are being solicited from anyone having interest in this permit and must be mailed so as to be received before or by the last day of the comment period. Letters concerning the Corps of Engineers permit application must reference the applicant's name and the Permit Application Number and be mailed to the Corps of Engineers at the address above, **ATTENTION: REGULATORY BRANCH, ODR-C, S. Gail Gainey.**

Corps of Engineers Permit Criteria

The decision whether to issue a Section 10/404 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, floodplain values, 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.

This request will also be reviewed pursuant to Section 408 and USACE Engineering Circular (EC) 1165-2-220, which provides policy and procedural guidance for processing requests to alter USACE civil works projects. The decision whether to grant permission for the requested alteration will be based on several factors. The benefits that reasonably may be expected to accrue from the proposal will be balanced against its reasonably foreseeable detriments. Review of the requests for modification will be evaluated by a USACE technical review team considering the following factors:

- 1) Potential to Impair the Usefulness of the Project. Proposed alterations will be reviewed to determine whether the alteration would limit the ability of the USACE project to function as authorized, or would compromise or change any authorized project conditions, purposes or outputs. If USACE determines that the usefulness of the authorized project would be impaired, the request will be denied.

2) Potential to be Injurious to the Public Interest. Proposed alterations will be reviewed to determine the probable impacts, including cumulative impacts, on the public interest. Factors that may be relevant to the public interest depend upon the type of USACE project being altered and may include, but are not limited to, such things as conservation, economic development, historic properties, cultural resources, environmental impacts, water supply, water quality, flood hazards, floodplains, residual risk, induced damages, navigation, shore erosion or accretion, and recreation. This evaluation will consider information received from the interested parties, including tribes, agencies, and the public. The decision whether to approve an alteration will be determined by the consideration of whether benefits are commensurate with risks. If the potential detriments are found to outweigh the potential benefits, then it may be determined that the proposed alteration is injurious to the public interest.

The U.S. Army 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 U.S. Army Corps of Engineers to determine whether to make, 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 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. Further, all factors that may be relevant to the proposal will be considered, including the potential cumulative effects associated with the proposed project. The Section 408 review will consider the potential impact to the usefulness of the Federal project and whether the proposed alteration would be injurious to the public interest. Policy and legal compliance will also be considered.

The New Orleans District is unaware of properties listed on the National Register of Historic Places near the proposed work. The possibility exists that the proposed work may damage or destroy presently unknown archeological, scientific, prehistorical, historical sites, or data. Copies of this notice are made available to the State Archeologist and the State Historic Preservation Officer.

Our initial finding is that the proposed work would neither affect any species listed as endangered by the U.S. Departments of Interior or Commerce, nor affect any habitat designated as critical to the survival and recovery of any endangered species. The New Orleans District has determined that the proposed project is located in waters known to be utilized by the West Indian Manatee (*Trichechus manatus*). Utilizing the Information & Planning Consultation for Endangered Species in Louisiana protocol, dated January 27, 2020 between the U.S. Army Corps of Engineers, New Orleans and U.S. Fish and Wildlife Service, Ecological Services Office, the Corps has determined that with the inclusion of the Standard Manatee Conditions for In-Water Activities, proposed work is not likely to adversely affect the West Indian Manatee. Additionally, the proposed work has been determined not likely to adversely affect Pallid Sturgeon (*Scaphirhynchus albus*) as there will be no dredging activities associated with this project.

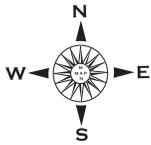
This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would result in the destruction or alteration of NA acres of EFH utilized by various life stages of red drum and penaeid shrimp. Our initial determination is that the proposed action would not have a substantial adverse impact on EFH or federally managed fisheries in the Gulf of Mexico. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not violate applicable water quality standards will be required from the Department of Environmental Quality, Office of Environmental Services, before a permit is issued.

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, the reasons for holding a public hearing. You are requested to communicate the information contained in this notice to any other parties whom you deem likely to have interest in the matter.

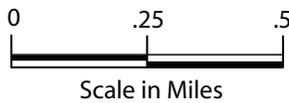
JOHN M. HERMAN
Chief, Central Evaluation Section
Regulatory Branch

Enclosures



TO SCOTLANDVILLE

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LEGEND:

= PROJECT LOCATION - 19.6 ACRES

SITE COORDINATES:

NORTH SITE 30.44084 N, -91.19104 W
 SOUTH SITE 30.43832 N, -91.19167 W

APPLICANT
FRONT STREET, LLC



BRIDGEPORT
 CITY OF BATON ROUGE
 EAST BATON ROUGE PARISH, LA

FIGURE
1

PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY, THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH.

HF: 2008 BC DATE 10-01-2020 APPROVED:



2015

SCALE = 1:40,000



Last Revised Date: 5/6/2016

CHART NO. 74

River Mile 232.7 to 222.5

HYDRIC FIGURE 1A



I-10 BRIDGE OVER MISSISSIPPI RIVER
HORACE WILKINSON BRIDGE

MISSISSIPPI RIVER MILE 229.3 - A.H.P.

LOOKING NORTH

PROFILE VIEW

NOT TO SCALE

REFERENCE:

2015 FLOOD CONTROL & NAVIGATION MAPS
MISSISSIPPI RIVER
 FROM CAIRO, ILLINOIS TO GULF OF MEXICO
 MILE 953 A.H.P. TO MILE 22 B.H.P.
 U.S. ARMY CORPS OF ENGINEERS
 MISSISSIPPI VALLEY DIVISION
 63RD EDITION, CHART NO. 74

BRIDGEPORT
 CITY OF BATON ROUGE
 EAST BATON ROUGE PARISH, LA

HYDRIK
 WETLANDS - GIS CONSULTING
 WWW.HYDRIK.COM (985)429-0333

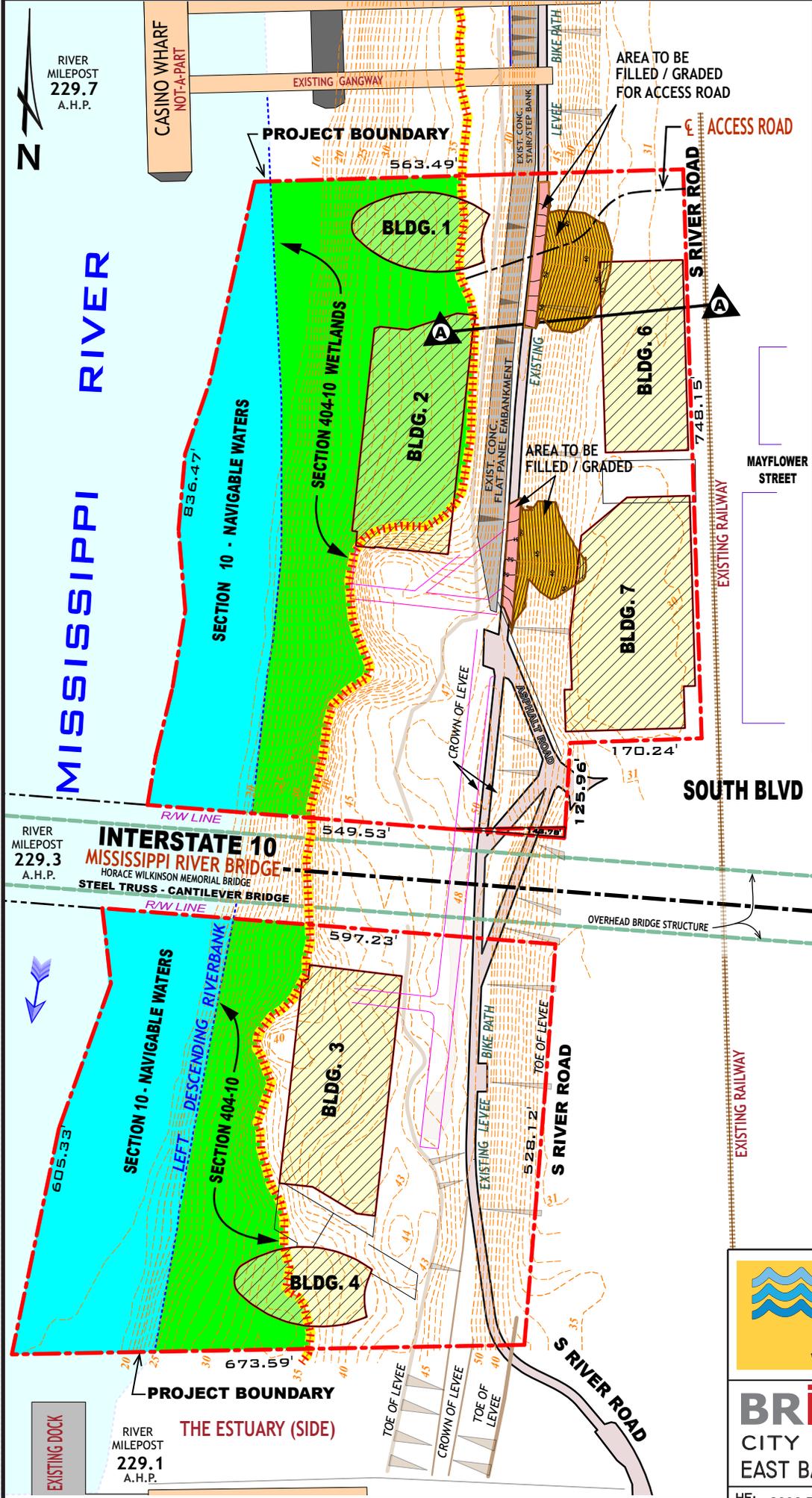
FIGURE
1B

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HF: 2008 BC

DATE 10-01-2020

APPROVED:



PROJECT DATA

PROJECT AREA = 19.6 ACRES
 TOTAL SECTION 404 / 10 WETLANDS: 4.536 AC
 TOTAL SECT. 10 NAVIGABLE WATERS: 4.670 AC

PROPOSED STRUCTURES PH. 1 (RIVERSIDE):
 (2)-18 STORY APART. TOWERS
 (2)-2 STORY RES. LOFTS
 (2)-2 STORY PARKING DECKS (243 SPACES)

PROPOSED STRUCTURES PH. 2 (LAND-SIDE):
 1-PARKING STRUCTURE W/ RESIDENTIAL LOFT
 1-COMMERCIAL BLDG. W/ STREET FRONTAGE

PROPOSED STRUCTURES PH. 3 (RIVERSIDE):
 (2)-18 STORY APART. TOWERS
 (2)-2 STORY RES. LOFTS
 (2)-2 STORY PARKING DECKS (243 SPACES)

LEGEND:

- SITE BOUNDARY (19.6 ACRES)
- JURISDICTIONAL DEMARCATION LINE SECTIONS 404 / 10
- SECTION 404 / 10 WETLANDS IMPACTED: 4.536 ACRES
- SECTION 10 NAVIGABLE WATERS: 4.670 ACRES
- AREA TO BE FILLED / GRADED: 0.735 AC 1,275 CU. YDS. CLEAN FILL
- ASPHALT BIKE PATH AREA TO BE FILLED / GRADED: 350 LIN. FT./ 0.114 AC / 147 CU. YDS.
- PROPOSED STRUCTURE
- 45- ELEVATION / CONTOUR

NOTES:

- EXISTING IMPROVEMENTS THAT MAY EXIST WITHIN THIS PROPERTY ARE NOT SHOWN.
- ALL BUILDINGS WITHIN PHASES 1 & 3 ARE EXACT IN DESIGN & CONSTRUCTION.

NOTE:

BASE DRAWINGS PROVIDED BY:
 THE ARCHITECTURAL STUDIO
 BATON ROUGE, LA

SCALE



THIS SITE IS LOCATED IN FLOOD ZONES "AE" & "X" PER FEMA FLOOD INSURANCE RATE MAP NO: 220058C0230E, DATED MAY 2, 2008; B.F.E. 46' *ZONE "AE" IS LOCATED RIVERSIDE OF LEVEE SYSTEM.

APPLICANT

FRONT STREET, LLC

HYDRİK

WETLANDS - GIS CONSULTING
 WWW.HYDRİK.COM (985)429-0333

BRIDGEPORT
 CITY OF BATON ROUGE
 EAST BATON ROUGE PARISH, LA

FIGURE 2A

HF: 2008 BC DATE 10-01-2020 11-17-2020 APPROVED:

PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY, THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH.

BUILDING ONE

- ROOF 2 266'-8"
- HELIPAD 265'-0"
- ROOF 266'-0"
- LEVEL 18 243'-4"
- LEVEL 17 230'-8"
- LEVEL 16 220'-0"
- LEVEL 15 209'-4"
- LEVEL 14 198'-8"
- LEVEL 13 188'-0"
- LEVEL 12 177'-4"
- LEVEL 11 166'-8"
- LEVEL 10 156'-0"
- LEVEL 9 145'-4"
- LEVEL 8 134'-8"
- LEVEL 7 124'-0"
- LEVEL 6 113'-4"
- LEVEL 5 102'-8"
- LEVEL 4 92'-0"
- LEVEL 3 81'-4"
- LEVEL 2 70'-8"
- LEVEL 1 56'-0"

RESIDENTIAL APARTMENTS

BUILDING TWO

**2 STORY
RESIDENTIAL LOFTS**
2 LEVEL PARKING DECKS

WEST ELEVATION

TYPICAL PILE DATA

18"-24" x 100 FT. PRECAST CONC. PILES
PILE CAPS: 4 FT. THICK
COLUMN: CLUSTER 8-10 PILES
FLOOR: 5" CONC.

TYPICAL PILE DATA

18"-24" x 100 FT. PRECAST CONC. PILES
PILE CAPS: 4 FT. THICK
COLUMN: CLUSTER 4-6 PILES
FLOOR: 5" CONC.

NOTE:
BASE DRAWINGS & STRUCTURAL
NARRATIVE (3/19/20) PROVIDED BY:
THE ARCHITECTURAL STUDIO
BATON ROUGE, LA

WEST ELEVATION

BRIDGEPORT ONE - BUILDINGS ONE & TWO

RIVERSIDE OF PROJECT

PROFILE VIEW

NOT TO SCALE

MISSISSIPPI RIVER

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APPLICANT

FRONT STREET, LLC



HYDRİK

WETLANDS - GIS CONSULTING

WWW.HYDRİK.COM

(985)429-0333

BRIDGEPORT
CITY OF BATON ROUGE
EAST BATON ROUGE PARISH, LA

**FIGURE
3A**

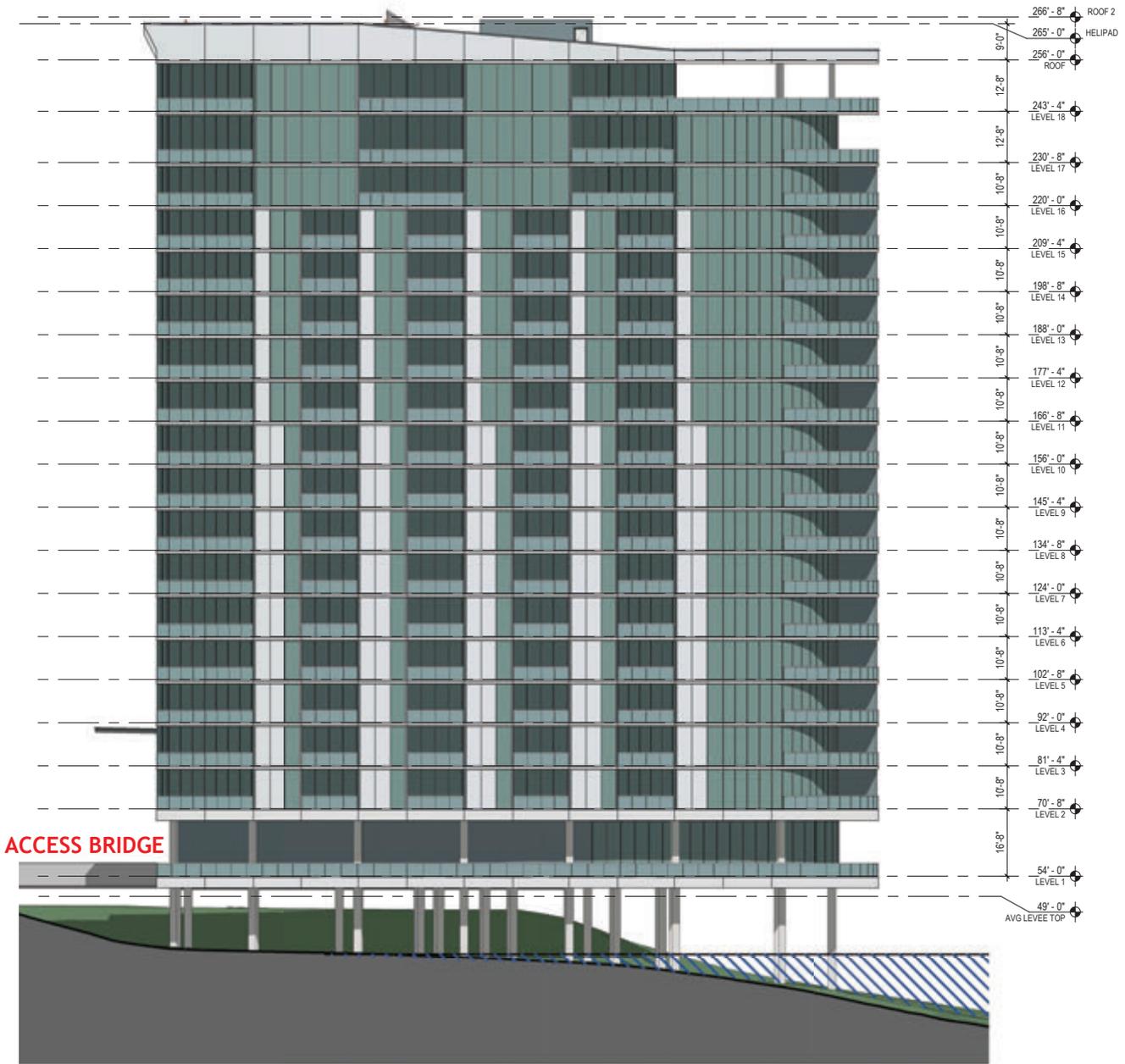
HF: 2008 BC

DATE 10-01-2020

APPROVED:

LAND-SIDE

RIVERSIDE



MISSISSIPPI RIVER

NORTH ELEVATION
 BRIDGEPORT ONE - BUILDING ONE
 RIVERSIDE OF PROJECT

APPLICANT
FRONT STREET, LLC

PROFILE VIEW
 NOT TO SCALE

NOTE:
 BASE DRAWINGS PROVIDED BY:
 THE ARCHITECTURAL STUDIO
 BATON ROUGE, LA

BRIDGEPORT
 CITY OF BATON ROUGE
 EAST BATON ROUGE PARISH, LA

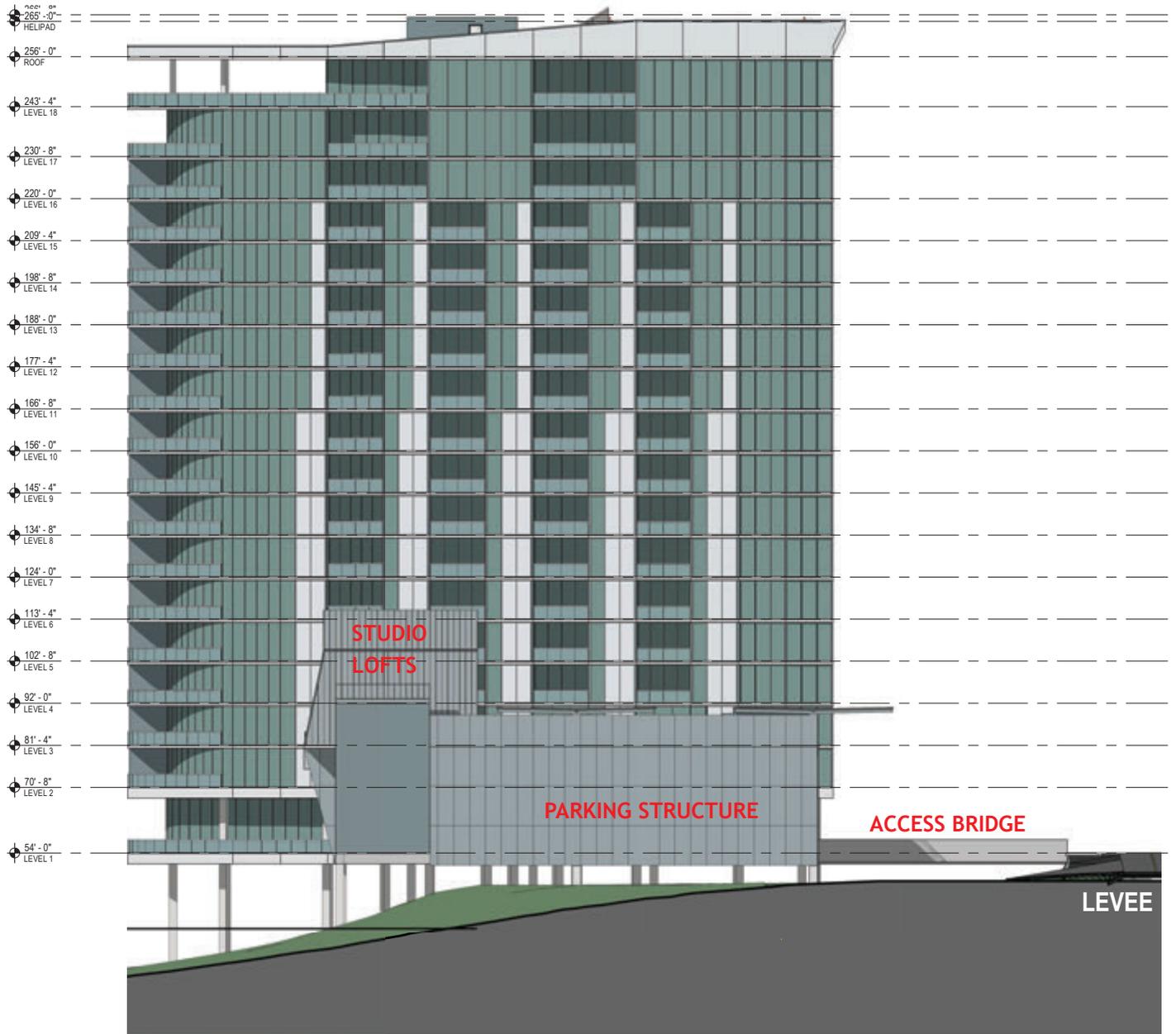
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**FIGURE
 3B**

RIVERSIDE

LAND-SIDE

MISSISSIPPI RIVER



SOUTH ELEVATION
 BRIDGEPORT ONE - BUILDING ONE
 RIVERSIDE OF PROJECT

APPLICANT
 FRONT STREET, LLC

PROFILE VIEW
 NOT TO SCALE

NOTE:
 BASE DRAWINGS PROVIDED BY:
 THE ARCHITECTURAL STUDIO
 BATON ROUGE, LA

BRIDGEPORT
 CITY OF BATON ROUGE
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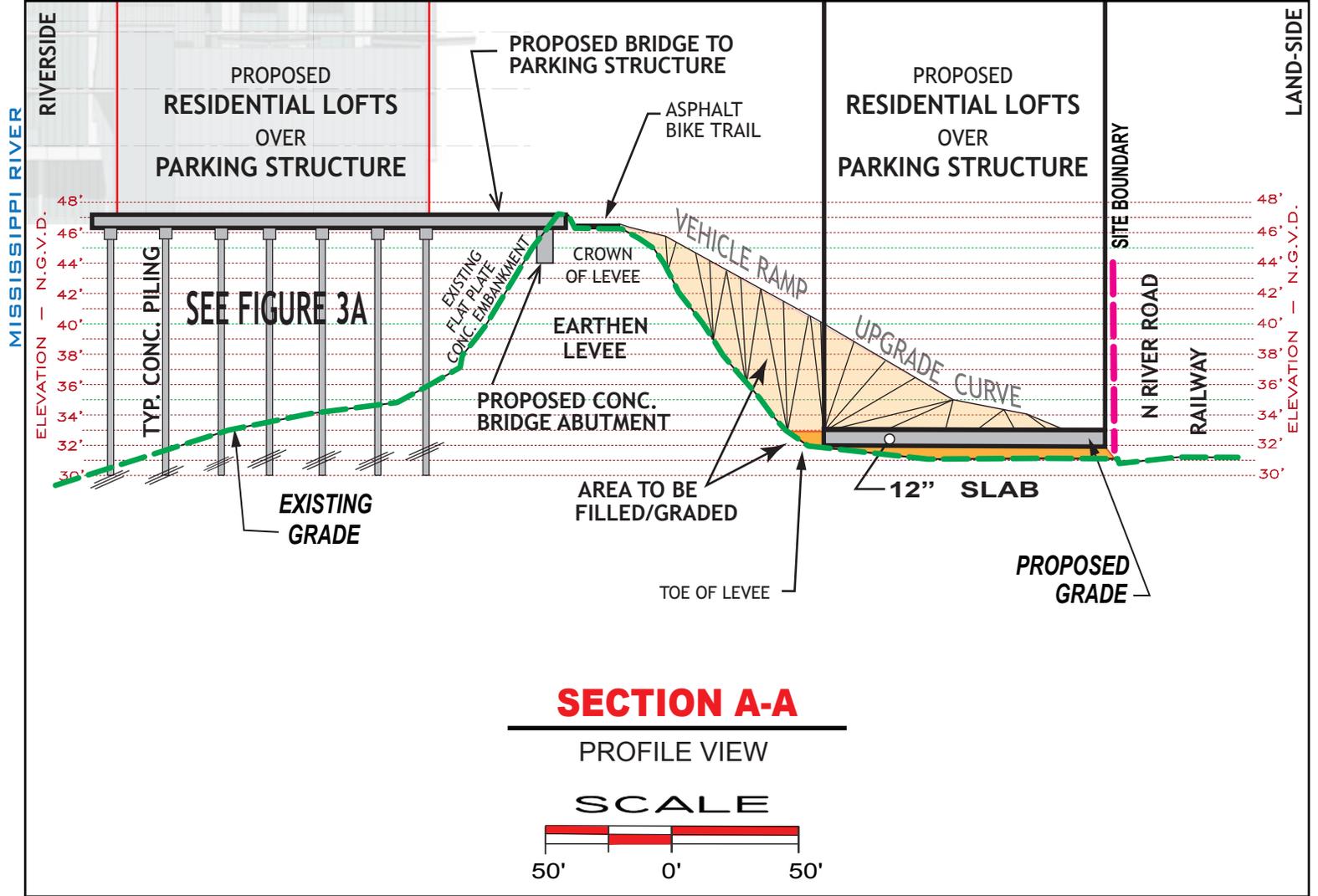
FIGURE
3C

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HF: 2008 BC

DATE 10-01-2020

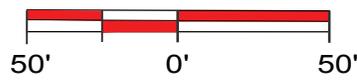
APPROVED:



SECTION A-A

PROFILE VIEW

SCALE



LEGEND:

- — — EXISTING GRADE
- - - - - PROPOSED GRADE
- PROPOSED CONCRETE
- AREA TO BE FILLED
- AREA TO BE FILLED -VEHICLE RAMP TO PHASE 1

BRIDGEPORT
 CITY OF BATON ROUGE
 EAST BATON ROUGE PARISH, LA

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FIGURE
4