



REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
MOBILE DISTRICT, CORPS OF ENGINEERS
P.O. BOX 2288
MOBILE, ALABAMA 36628-0001

Coastal Branch
Regulatory Division

November 19, 2012

**JOINT PUBLIC NOTICE SAM-2012-01418-DMY
U.S. ARMY CORPS OF ENGINEERS**

**MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF POLLUTION CONTROL**

MISSISSIPPI DEPARTMENT OF MARINE RESOURCES

**THE DOMAIN AT PRIME CENTER
GULFPORT, HARRISON COUNTY, MISSISSIPPI**

TO WHOM IT MAY CONCERN:

This District has received an application for a Department of the Army permit pursuant to Section 10 of the Rivers and Harbors Act (33 USC 403) and Section 404 of the Clean Water Act (33 USC 1344). Please communicate this information to interested parties.

APPLICANT: **Ward Investment**
Attention: Mr. Jerard Ward
13155 Highway 67, Suite D
Biloxi, Mississippi 39532

AGENT: **D. R. Sanders and Associates, Inc.**
Attention: Dr. Dana R. Sanders
4017 Lake Wilma Road
Moss Point, Mississippi 39562

LOCATION: **In Sections 19 and 20, Township 7 South, Range 11 West, Turkey Creek, Gulfport, Harrison County, Mississippi (Latitude 30.4207° North; Longitude 88.1206° West).**

WORK: **The applicant is proposing a new planned mixed use commercial development. The Domain at Prime Center (DPC) which would consist of retail outlets, distribution centers, transportation facilities and business parks on an approximated 512-acre tract of land to support the Port of Gulfport (Port), the railroad industry and the airline cargo industry. The project would also include a number of retail outlets to serve all of the Mississippi Gulf Coast, as well as workers associated with the transportation and shipping industry. According to the applicant, the DPC project area consists of approximately 376 acres of Pine Savannah wetlands and approximately 7 acres bottomland hardwood. The DPC project would consist of the filling of approximately 383 acres of those wetlands within and in the vicinity of the Turkey Creek watershed in the vicinity of Canal Road and U.S. Highway 49 (Highway 49) interchanges in Gulfport. More specifically the approximated 512-acre tract is located south of and adjacent to**

Interstate 10 between Highway 49 and Canal Road. Access to the project area will be provided by extending Creosote Road westward from its current terminus west of the Outlet Mall. The applicant stated “because the primary purpose of the project is to provide off-site facilities to support the Port, there will also be a western connection of the road to either the MDOT Corridor Road, Canal Road or both.”

Construction of the DPC would consist of the use of fill for approximately 950,000 cubic yards of native soil, clean sandy clay, concrete and etc., for the development of streets, utility lines, various buildings, a rail yard, parking areas and stormwater management facilities. Overflow as determined by the applicant would be directed to the south or into natural drainages generally having a southeasterly to easterly flow. The applicant has performed a wetland delineation of the project vicinity and performed a Wetland Rapid Assessment Procedure to determine the quality of the wetland habitat on-site. Additional coordination and review of this information will be performed by the U.S. Army Corps of Engineers (Corps) and cooperating Federal and State agencies.

PURPOSE AND NEED: The basic project purpose for this project is commercial development. The Corps has initially determined the project is a non-water dependent activity. The applicant’s stated purpose and need is “to provide offsite facilities (e.g. distribution centers and storage space) to support the Port, which is presently very limited in available space.” Additional coordination and review of this information will be performed by the Corps and cooperating Federal and State agencies.

ALTERNATIVES: The applicant noted it has conducted an alternatives analysis and has minimized to the maximum extent practicable and additional documentation would be forthcoming. Additional coordination and review of this information will be performed by the Corps and cooperating Federal and State agencies.

MITIGATION: The applicant is proposing compensation for unavoidable impacts to bottomland hardwood wetlands through on-site preservation and for unavoidable impacts to pine savannah wetlands by developing and implementing a mitigation plan on the remaining property it owns adjacent to the DPC. As a contingency plan, the applicant would consider the purchase (if available) the sufficient number of in-kind credits from an approved mitigation bank. Additional coordination and review of this information will be performed by the Corps and cooperating Federal and State agencies.

The applicant has applied for certification from the State of Mississippi in accordance with Section 401(a)(1) of the Clean Water Act and upon completion of the required advertising, a determination will be made.

The applicant has certified the proposed activity complies with and will be conducted in a manner that is consistent with the State Coastal Zone Management Program. A determination relative to consistency of the project will be made by the Mississippi Department of Marine Resources **Ref. DMR-99042.**

This public notice is being distributed to all known interested persons in order to assist in developing facts on which a decision by the Corps can be based. For accuracy and completeness of the record, all data in support of or in opposition to the proposed work should be submitted in writing setting forth

sufficient detail to furnish a clear understanding of the reasons for support or opposition. 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 production and in general, the needs and welfare of the people. 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.

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.

Evaluation of the probable impacts involving deposits of dredged or fill material into waters of the United States will include the application of guidelines established by the Administrator of the U.S. Environmental Protection Agency.

The National Register of Historic Places has been consulted and no properties listed in or eligible for the National Register are known to exist which would be affected by the proposed work. Additional coordination of this project will be performed by the Corps and the Mississippi Department of Archives and History. This review constitutes the full extent of cultural resources investigations unless comment to this notice is received documenting that significant sites or properties exist which may be affected by this work or that adequately documents that a potential exists for the location of significant sites or properties within the permit area. Copies of this notice are being sent to the State Historic Preservation Officer and the U.S. Department of the Interior, National Park Service, Division of Archeological Services.

Preliminary review of this application and the U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants indicate the proposed activity is within the range of several listed endangered or threatened species. By copy of this notice Section 7 Consultation is requested with the U.S. Fish and Wildlife Service to determine the level of potential affect.

Correspondence concerning this Public Notice should refer to Public Notice Number **SAM-2012-01418-DMY** and should be directed to the District Engineer, U.S. Army Engineer District Mobile, Attention: **Mr. Damon Young, P.G.**, Post Office Box 2288, Mobile, Alabama 36628-0001, with a copy to the

Mississippi Department of Environmental Quality, Office of Pollution Control, Attention: Ms. Florance Watson, P.E., Post Office Box 2249, Jackson, Mississippi 39225-2249, and the Mississippi Department of Marine Resources, Attention: Mr. James Davis, 1141 Bayview Avenue, Biloxi, Mississippi 39530, in time to be received within **30 days** of the date of this public notice.

If you have any questions concerning this publication, you may contact **Mr. Damon M. Young**, by phone **(251) 694-3781**; e-mail damon.m.young@usace.army.mil. Please refer to the above Public Notice number.

For additional information about our Regulatory Program, please visit our web site at www.sam.usace.army.mil/rd/reg .

MOBILE DISTRICT
U.S. Army Corps of Engineers

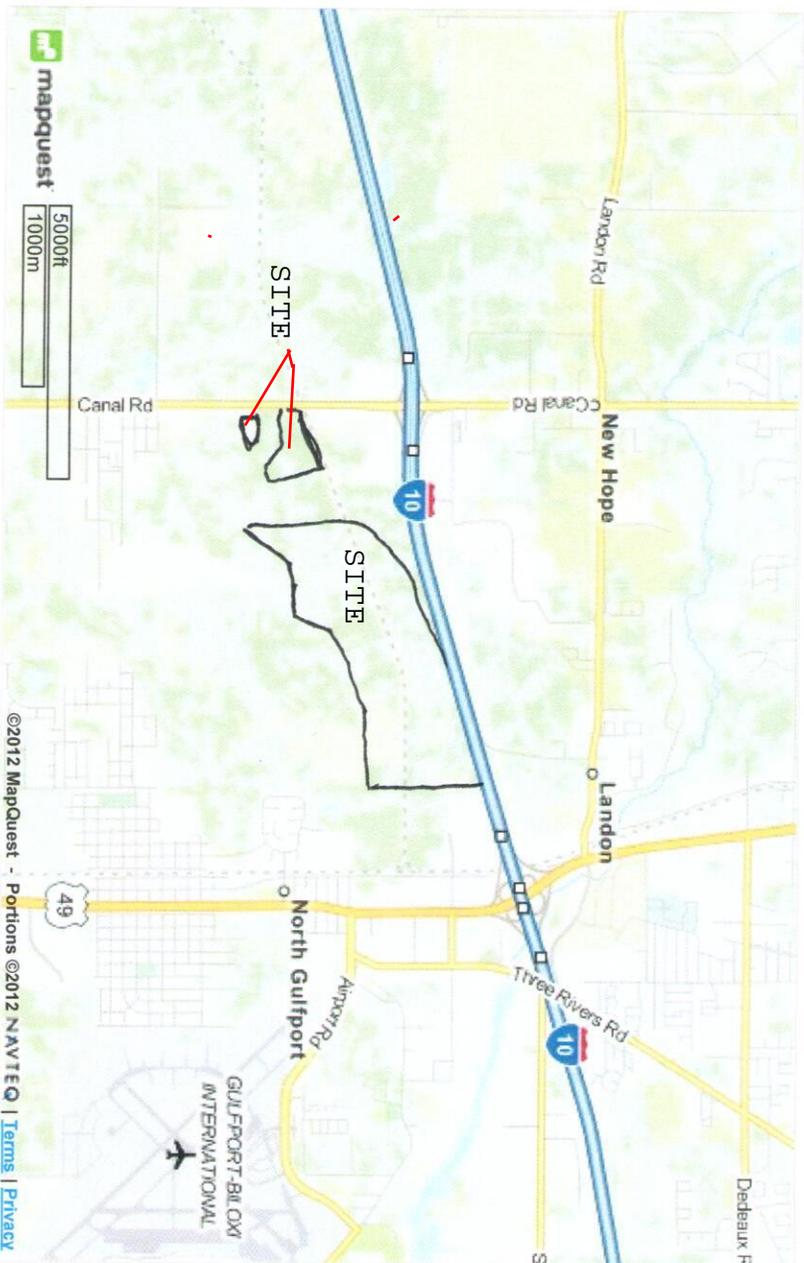
Enclosures



This map doesn't contain any items.

Notes

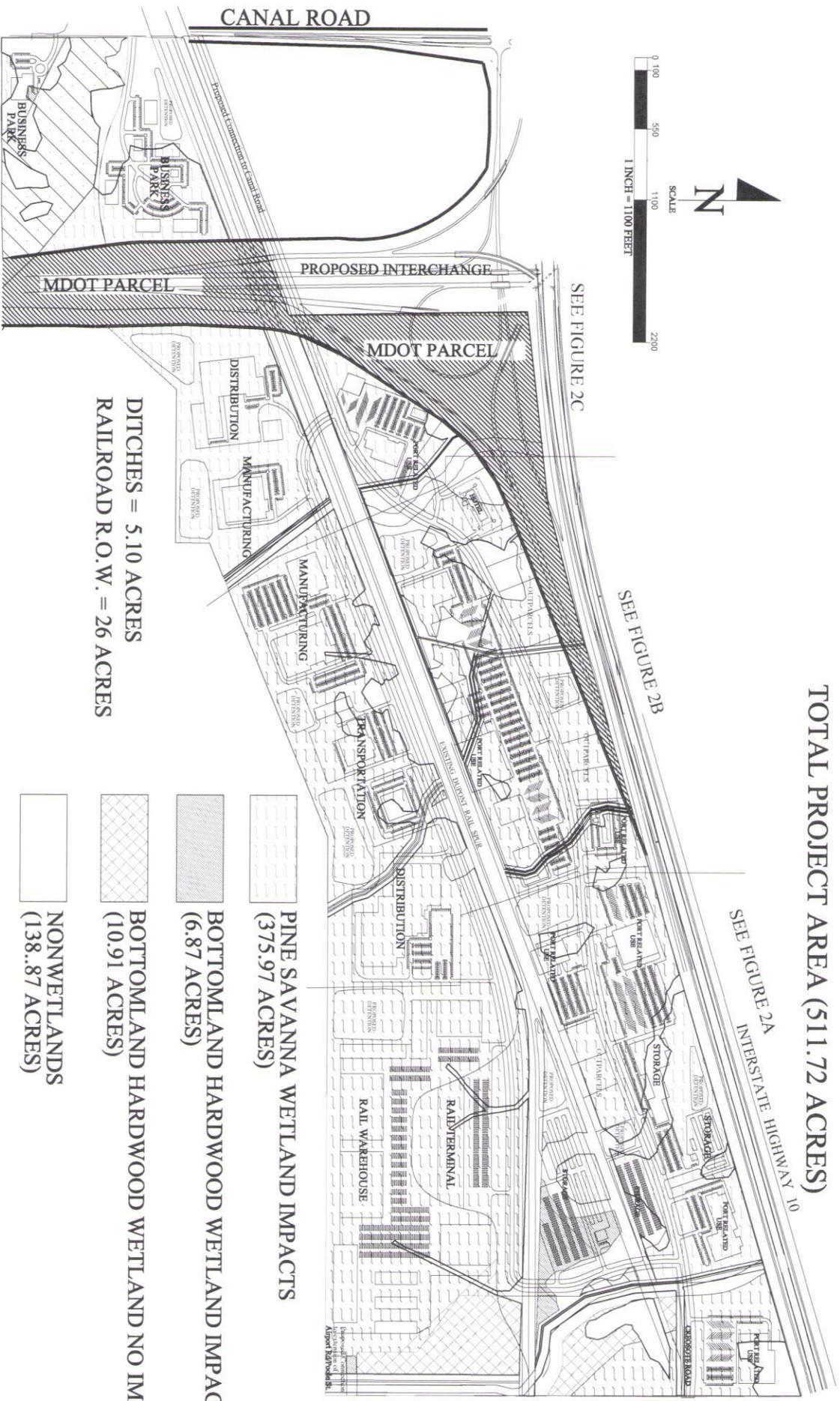
FIGURE 1. SITE LOCATION MAP IN GULFPORT, MISSISSIPPI



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FIGURE 2. PLAN VIEW FOR THE DOMAIN AT PRIME CENTER GULFPORT (HARRISON COUNTY), MISSISSIPPI

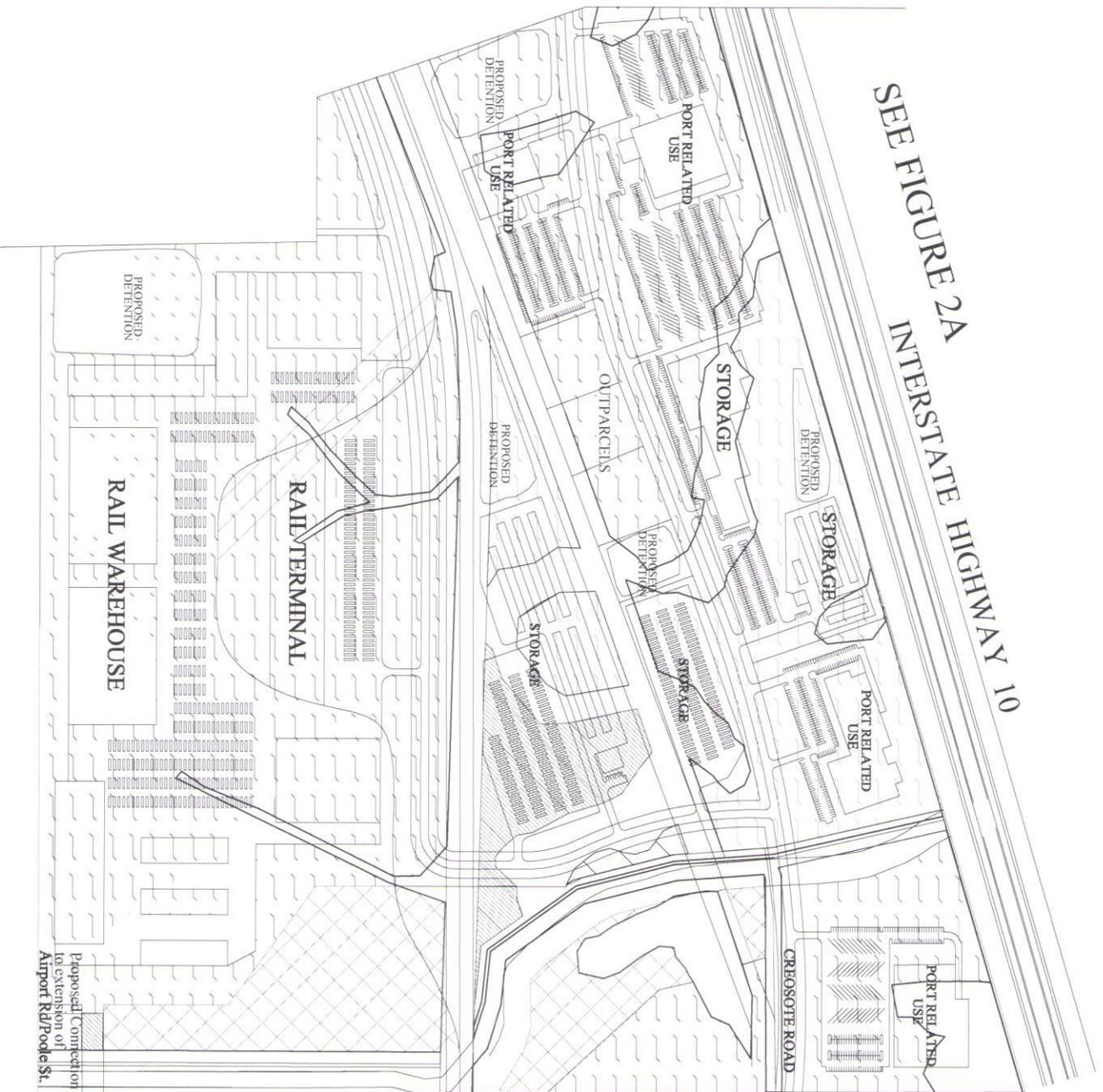
TOTAL PROJECT AREA (511.72 ACRES)



DITCHES = 5.10 ACRES
RAILROAD R.O.W. = 26 ACRES

-  PINE SAVANNA WETLAND IMPACTS (375.97 ACRES)
-  BOTTOMLAND HARDWOOD WETLAND IMPACTS (6.87 ACRES)
-  BOTTOMLAND AND HARDWOOD WETLAND NO IMPACTS (10.91 ACRES)
-  NONWETLANDS (138.87 ACRES)

FIGURE 2A. PLAN VIEW FOR THE EASTERN THIRD OF DOMAIN AT PRIME CENTRE¹
 GULFPORT (HARRISON COUNTY), MISSISSIPPI



Proposed Connection
 to extension of
 Airport Rd/Poole St.



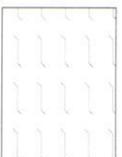
NONWETLANDS
 NONWETLANDS



BOTTOMLAND HARDWOOD
 WETLANDS NO IMPACTS



BOTTOMLAND HARDWOOD
 WETLAND IMPACTS



PINE SAVANNA
 WETLAND IMPACTS

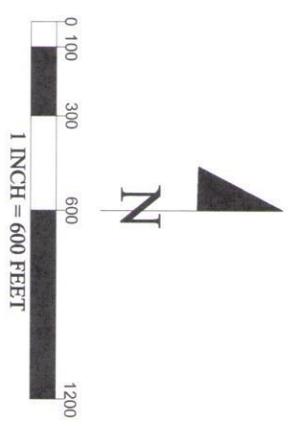
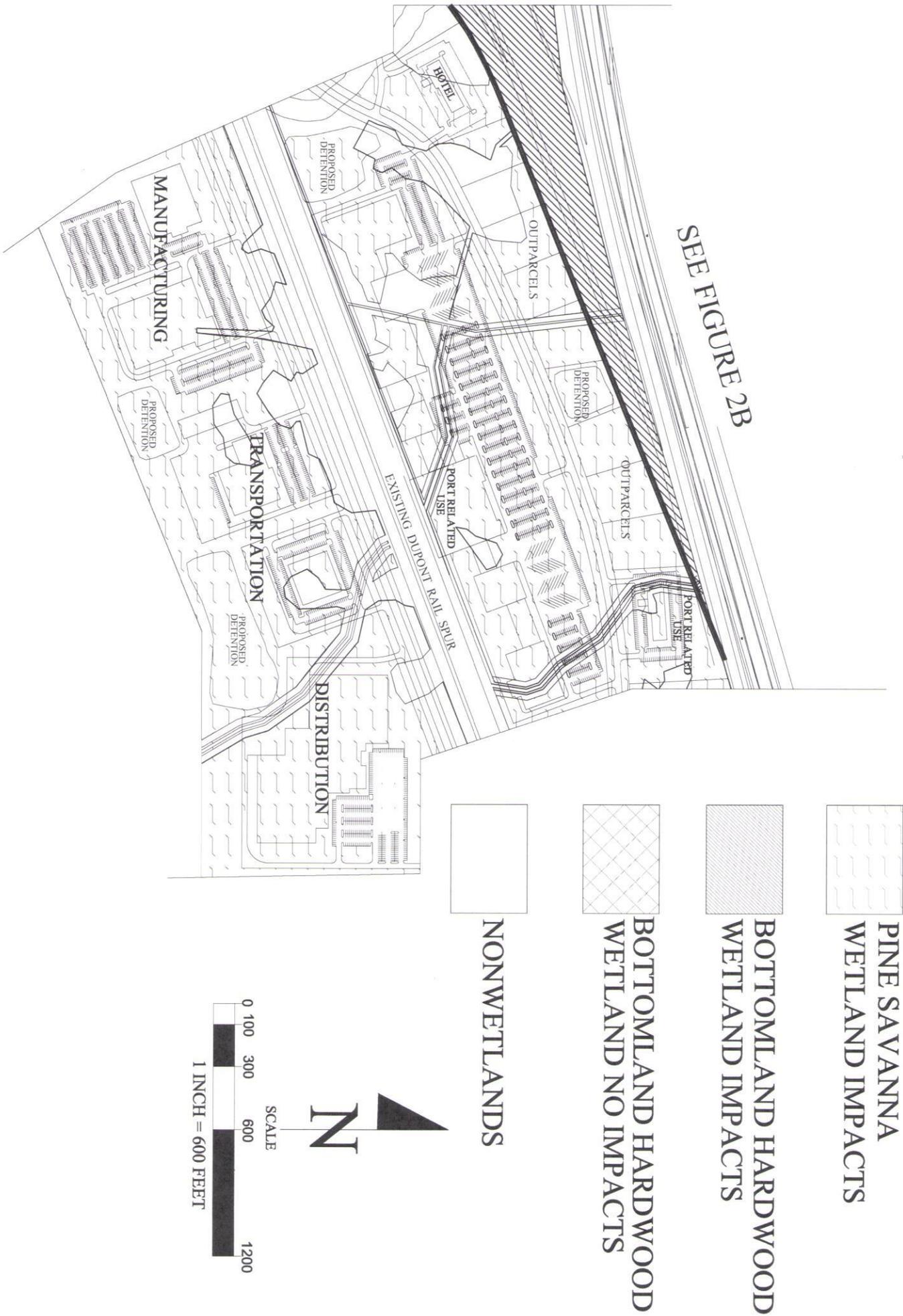


FIGURE 2B. PLAN VIEW FOR MIDDLE THIRD OF THE DOMAIN AT PRIME CENTRE' GULFPORT (HARRISON COUNTY), MISSISSIPPI



SEE FIGURE 2B

PINE SAVANNA
WETLAND IMPACTS

BOTTOMLAND HARDWOOD
WETLAND IMPACTS

BOTTOMLAND HARDWOOD
WETLAND NO IMPACTS

NONWETLANDS

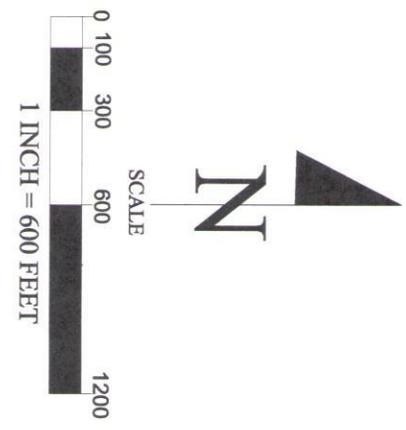


FIGURE 2C. PLAN VIEW FOR THE WESTERN THIRD OF THE DOMAIN AT PRIME CENTRE, GULFPORT (HARRISON COUNTY), MISSISSIPPI
SEE FIGURE 2C

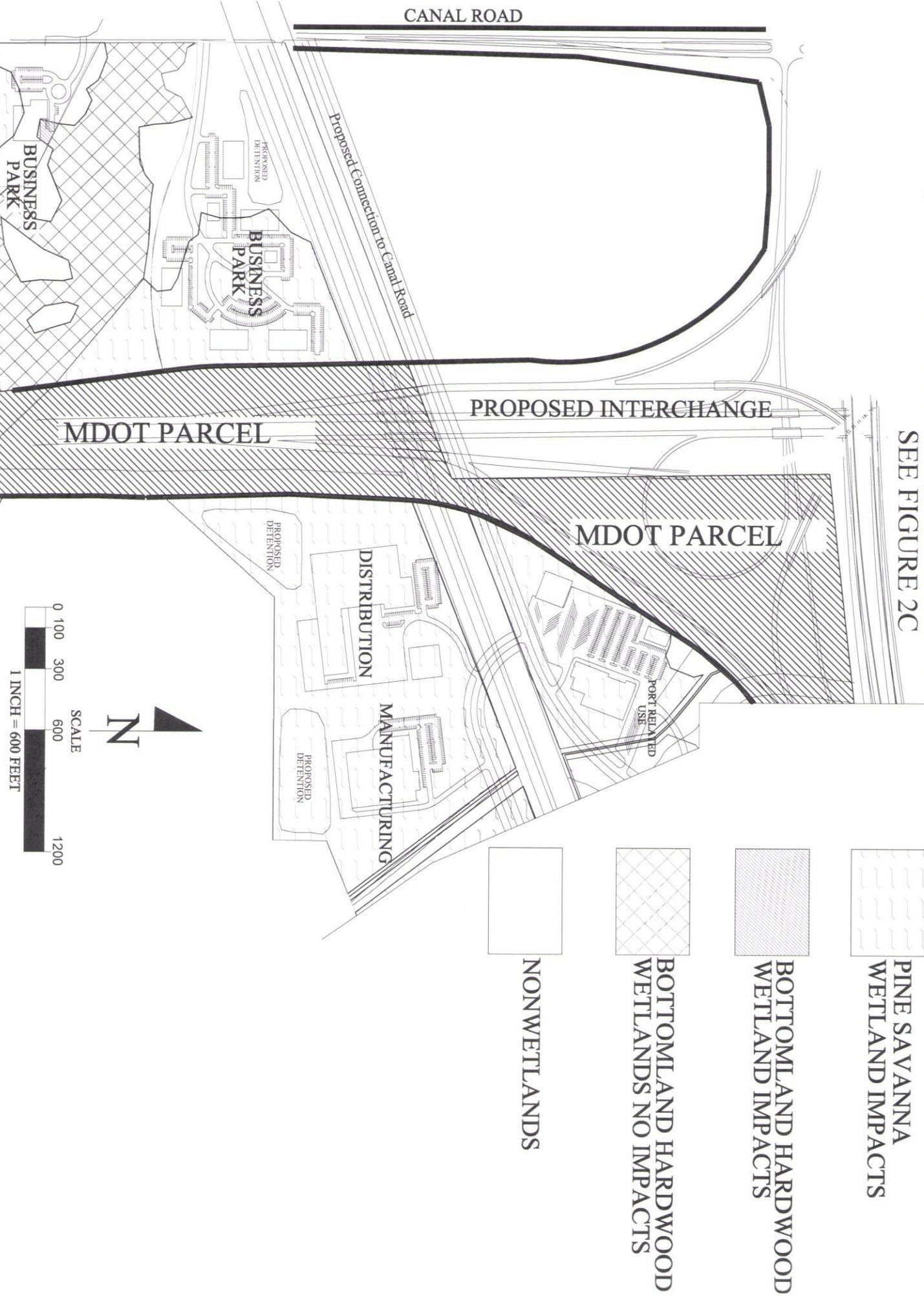


FIGURE 3A. PLAN VIEW OF DISTRIBUTION CENTER AT THE DOMAIN AT PRIME CENTRE, GULFPORT (HARRISON COUNTY), MISSISSIPPI

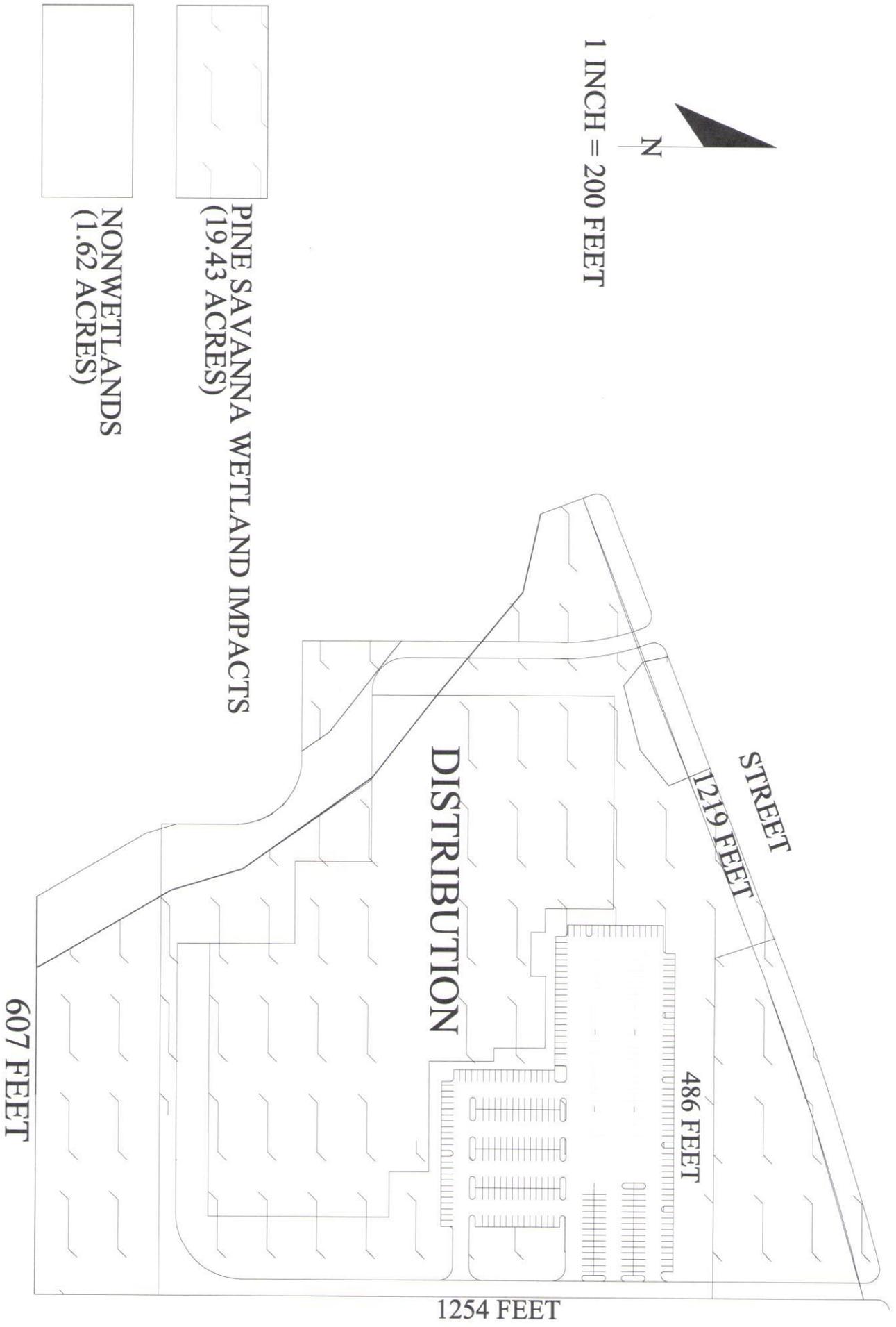


FIGURE 3B. PLAN VIEW FOR A HOTEL ON AN OUT-PARCEL AT THE DOMAIN AT PRIME CENTRE, GULFPORT (HARRISON COUNTY), MISSISSIPPI

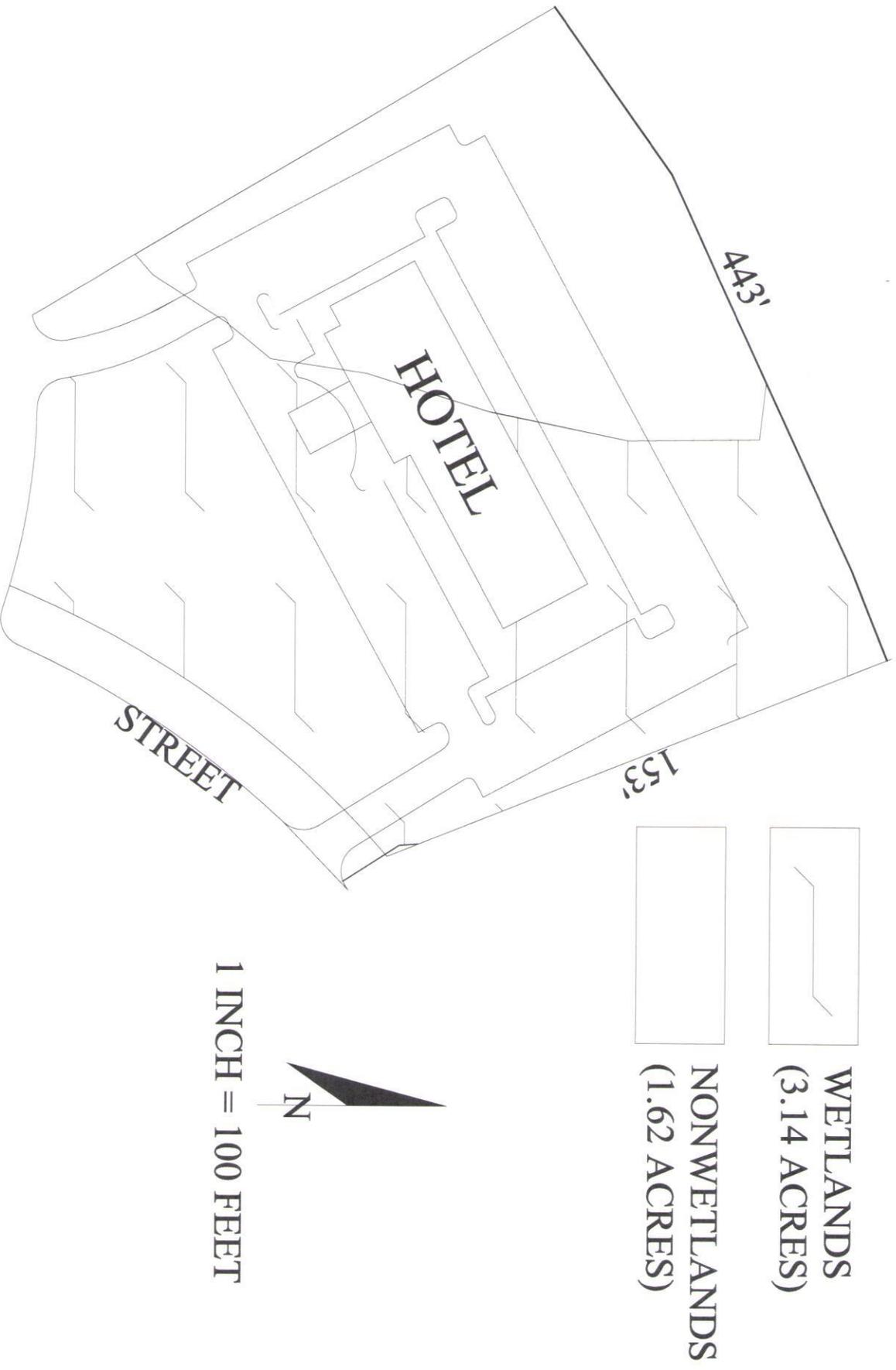


FIGURE 4. CROSS-SECTION OF TYPICAL LOT IN WETLANDS
(VERTICAL SCALE IN FEET ABOVE GROUND SURFACE; HORIZONTAL N.T.S.)

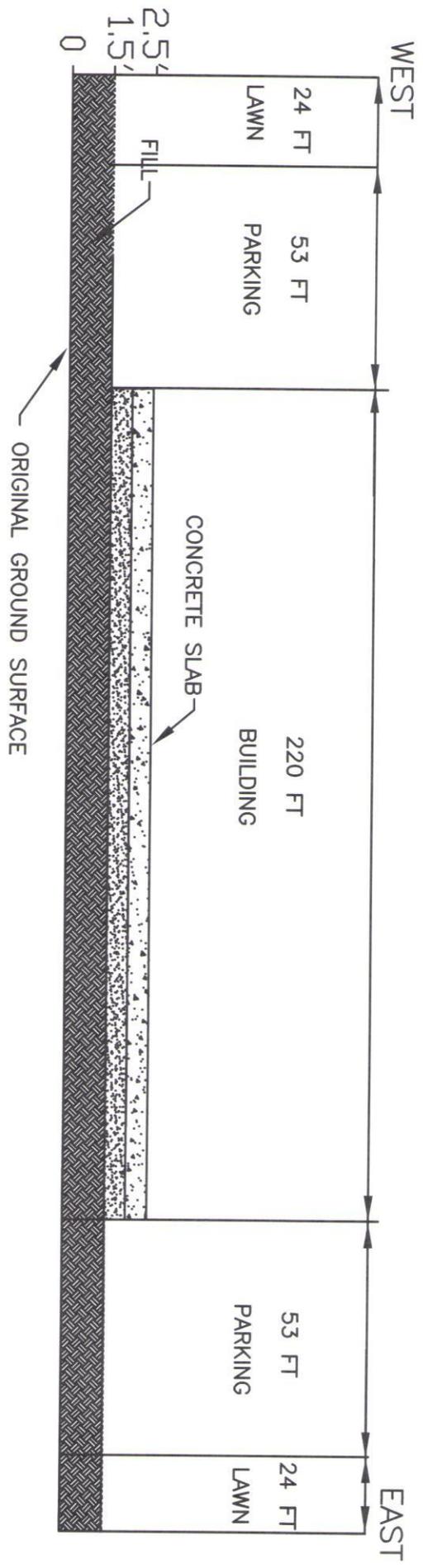


FIGURE 5. CROSS-SECTION OF THE PRINCIPAL STREET IN THE DOMAIN AT PRIME CENTRE'

