



REPLY TO
ATTENTION OF:

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

**CESAM-RD-I
PUBLIC NOTICE NO: SAM-2007-785-DMY**

9 May 2008

**PUBLIC NOTICE
U.S. ARMY CORPS OF ENGINEERS**

**PUBLIC HEARING
FOR THE
PROPOSED ALABAMA MOTOR SPORTS PARK**

**PRICHARD / SARALAND
MOBILE COUNTY ALABAMA**

TO WHOM IT MAY CONCERN:

On 14 May 2007, Gulf Coast Entertainment, LLC submitted a Joint Application to the U.S. Army Corps of Engineers (Corps), Mobile District and the Alabama Department of Environmental Management for authorization to impact wetlands and other waters of the U.S. associated with construction of a motor-sports themed development with retail, residential, industrial, and entertainment components. As currently proposed, the development will include a 7/10 mile asphalt speedway, a 3-mile road course and KART track. Additional facilities proposed are a 5,000-space motor home / RV park, a retail shopping complex, a "Race City" entertainment district and a Technical Park dedicated to motorsports-related light industrial development.

The proposed project is located in the watershed of Chickasaw Creek, at 1456 Industrial Parkway, in Section 1 of Township 2 South, Range 2 West, Mobile County, Alabama. Portions of the 2600-acre project site lie within the city limits of Prichard and Saraland.

Initial Proposal: The applicant initially requested a Department of the Army (DOA) permit to impact 177 acres of wetlands and 16,350 linear feet of streams in order to develop an estimated \$625 million major motor-sports and entertainment park. The proposed development included a 1-mile asphalt oval speedway, 3-mile road course, 1/4 -mile drag strip, 3/8 mile dirt oval, KART track, moto-cross track, 220 acres of retail/commercial space, 140 acres of RV/residential space, and 44 acres of industrial space. This proposal was advertised by 30-day Public Notice on June 15, 2007.

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Revised Proposal: The overall scope of the project has been reduced and the applicant is now seeking approval for a DOA permit to impact approximately 87 acres of wetland impacts and approximately 3,395 linear feet of stream impacts. The revised proposal includes a 7/10-mile asphalt speedway, a 3-mile road course and KART track. Additional facilities proposed are a 5,000-space motor home/RV park, a retail shopping complex, a “Race City” entertainment district and a Technical Park dedicated to motorsports-related light industrial development.

The applicant is proposing to mitigate for the impacts to wetlands and streams by conducting onsite restoration, enhancement, and preservation of the avoided wetland areas, and the purchase of additional credits at a local wetland mitigation bank. The applicant’s revised proposal and site plan is depicted on the enclosed drawing.

A **public hearing** will be held at 7: 00 P.M. on Thursday, June 19, 2008, at the Saraland Civic Center located at 716 Mae Street, Saraland, Alabama 36571 as indicated on the enclosed map. The public hearing will be held to help identify significant issues and to receive public input and comment on the revised proposal. The Corps invites full public participation to promote open communication on the issues surrounding the revised proposal. In addition, participation by Federal, State, and local agencies, and other interested organizations is encouraged. Both verbal and written statements will be accepted at the hearing. An informal open house will be held from 6:00 P.M. until 7:00 P.M. in the foyer of the civic center to allow the public the opportunity to become familiar with the latest project revisions prior to the start of the formal hearing. Posters of the currently proposed site plan and associated impacts, and other summary information regarding the findings of the traffic and sound impact studies, will be on display. Also, representatives of the applicant will be available to answer questions concerning the project and Corps representatives will be available to answer questions concerning the Corps regulatory process.

Any comments received at the hearing will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for this proposal. 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 help determine the overall public interest of the proposed activity.

Correspondence concerning this Public Notice should refer to **Public Notice Number SAM- 2007-785-DMY** and should be directed to the District Commander, U.S. Army Engineer District, Mobile, Post Office Box 2288, Mobile, Alabama 36628-0001, Attention: Inland Branch.

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If you have any questions concerning this publication, you may contact the Project Manager, Mr. Damon M. Young via e-mail at damon.m.young@sam.usace.army.mil or telephone number (251) 690-2658. Please refer to the Public Notice SAM-2007-785-DMY. For additional information about our Regulatory Program, please visit our web site at www.sam.usace.army.mil/RD/reg, and please take a moment to complete our customer satisfaction survey while you're there. Your responses are appreciated and will allow us to improve our services.

MOBILE DISTRICT
U.S. Army Corps of Engineers



Directions to the Saraland Civic Center from Interstate 65.

Exit I-65 onto U.S. Highway 158 East to Shelton Beach Road. Turn right off of Shelton Beach Road onto 2nd Avenue. Proceed to the first left on Myron Avenue. Myron Avenue ends at a stop sign in front of the Saraland Civic Center / Amelia City Park.

Address is as follows:

716 Mae Street
Saraland, Alabama 36571

