



**US Army Corps
of Engineers**

Vicksburg District
4155 Clay Street
Vicksburg, MS 39183-3435
www.mvk.usace.army.mil



Public Notice

APPLICATION NO.:	RVH-MVK-2013-832
EVALUATOR:	Mr. Randy Holder
PHONE NO.:	(601) 631-5588
FAX NO.:	(601) 631-5459
E-MAIL:	Randy.V.Holder@usace.army.mil
DATE:	December 23 2014
EXPIRATION DATE:	January 13, 2015

Interested parties are hereby notified that the U.S. Army Corps of Engineers, Vicksburg District proposes to discharge dredged and fill material into waters of the United States pursuant to Section 404 of the Clean Water Act for the proposed construction described herein. A water quality certification is required in accordance with statutory authority contained in the Louisiana Revised Statutes of 1950, Title 30, Chapter 11, Part IV, Section 2074 A(93) and provisions of Section 401 of the Clean Water Act (P.L. 95 217). Comments concerning the application can be filed with the Office of Environmental Services within 20 days of this notice to the following address: Office of Environmental Services, Post Office Box 4313, Baton Rouge, Louisiana 70821-4313.

The Louisiana Department of Environmental Quality has additional information on file in their office in Baton Rouge, which may be inspected at any time between 8:00 a.m. and 4:30 p.m. weekdays. Copies may be obtained from the Louisiana Department of Environmental Quality upon payment of cost of printing.

Law Requiring a Permit: Section 404 of the Clean Water Act (33 U.S.C. 1344), which applies to discharges of dredged or fill material into waters of the United States.

Name of Applicant:
Ms. Katherine Hatcher
New Quest Properties
8827 West Sam Houston Parkway
Suite 200
Houston, Texas 77040

Name of Agent:
Mr. David Ray Williamson
Cardno MM&M
910 Pierremont Road
Suite 255
Shreveport, Louisiana 71106

Location of Work: Sections 8, T16N-R13W, within the Red River drainage basin, Caddo Parish, Louisiana.

Description of Work: (See enclosed map and drawings.)

The following description of the proposed project and associated impacts are based upon information provided by the applicant.

The applicant is applying for a Department of the Army permit for the discharge of dredged and/or fill material associated with the development of a retail center.

The proposed project is a 53-acre retail development identified as the Shreveport Town Center. The proposed retail development would include a new YMCA building and associated facilities, two banks, fuel center, a 123,000 square foot retail building, eight smaller retail stores, associated parking, signage, a stormwater detention pond, two lakes, streets, lift station, utilities, drainage, required rights-of-way, and landscaping. The proposed project would also include demolition and removal of existing facilities on the site, relocation of utilities, land clearing and grading by dozers, excavations by backhoes for construction of subsurface utilities and drainage, roads and building constructions activities and land scraping related to construction.

Approximately 32,000 cubic yards of graded natural soil, 32,000 cubic yards of sandy clay base material, and 1,620 cubic yards of 6-inch concrete/rebar would be used as fill material. Approximately 0.39 acre of jurisdictional wetlands and 1.46 acres of jurisdictional pond would be impacted. The applicant proposes to mitigate for all jurisdictional impacts by purchasing credits from an approved mitigation bank.

The placement of dredged and/or fill material in waters of the United States, requires a Department of the Army Permit.

Upon reviewing this notice, you should write to this office to provide your opinion of the impacts this work will have on the natural and human environment, and address any mitigation you believe is necessary to offset these impacts. Other comments are welcome, but the above information will further our review of the applicant's plan, as proposed. Comments of a general nature are not as helpful as those specific to the impacts of the subject project.

State Water Quality Permit: The State Pollution Control Agency must certify that the described work will comply with the State's water quality standards and effluent limitations before a Corps permit is issued.

Cultural Resources: The Regulatory Archaeologist has reviewed the latest published version of the National Register of Historic Places, state lists of properties determined eligible, and other sources of information. An historic properties investigation has been conducted within the permit area.

Currently this office is coordinating with the State Historic Preservation Officer, Federally Recognized Tribes and other interested parties regarding potential effects to historic properties that could result from the proposed activity.

Endangered Species: The following threatened or endangered species are known to reside in Caddo Parish: Earth Fruit (T), Pallid sturgeon (E), Interior Least tern (E), and Red-cockaded woodpecker (E). This proposal is being coordinated with the U.S. Fish and Wildlife Service, and any comments regarding endangered species or their critical habitat will be addressed in our evaluation of the described work.

Flood Plain: In accordance with 44 CFR Part 60 (Flood Plain Management and Use), participating communities are required to review all proposed development to determine if a flood plain development permit is required. Flood plain administrators should review the proposed development described in this public notice and apprise this office of any flood plain development permit requirements.

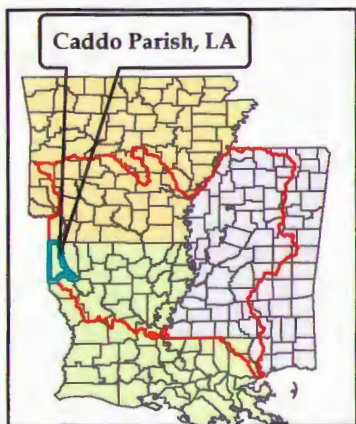
Evaluation Factors: The decision whether or not to issue a permit will be based upon an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which may be expected to accrue from the proposal must be balanced against its expected adverse effects. All factors which may be relevant to the proposal will be considered; among these are conservation, economics, aesthetics, general environmental concerns, historic values, fish and wildlife values, flood damage prevention, land use classification, navigation, recreation, water supply, water quality, energy needs, safety, food requirements and, in general, the needs and welfare of the people. Evaluation of the proposed activity will include application of the guidelines published by the Environmental Protection Agency under authority of Section 404(b) of the Clean Water Act.

Public Involvement: The purpose of this notice is to solicit comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties. These comments will be used to evaluate the impacts of this project. All comments will be considered and used to help determine whether to issue the permit, deny the permit, or issue the permit with conditions, and to help us determine the amount and type of mitigation necessary. This information will be used in our Environmental Assessment or Impact Statement. Comments are also used to determine the need for a public hearing.

Opportunity for a Public Hearing: Any person may make a written request for a public hearing to consider this permit application. This request must be submitted by the public notice expiration date and must clearly state why a hearing is necessary. Failure of any agency or individual to comment on this notice will be interpreted to mean that there is no objection to the proposed work. Please bring this announcement to the attention of anyone you know who might be interested in this matter.

Notification of Final Permit Actions: Each month, the final permit actions from the preceding month are published on the Vicksburg District Regulatory web page. To access this information, you may follow the link from the Regulatory web page, <http://www.mvk.usace.army.mil/Missions/Regulatory.aspx>, and click on ORM Permit Decisions under Program Links.

for Sarah Koeppe
Anne S. Woerner
Chief, Evaluation Section
Regulatory Branch



Legend

-  Property Boundary (Approximately 53 Acres)
-  Forested Wetlands (0.39 Acre)
-  Jurisdictional Waters (1.46 Acres)
-  Water Control Pipe

8 July 2014
MVK-2013-832
 Applicant:
 YMCA of Northwest Louisiana
 Proposed Work:
 Commercial Construction
 Location:
 Section 8, T16N-R13W
 Shreveport East, LA Quadrangle
 Caddo Parish, Louisiana
 Map Background:
 NAIP Aerial Imagery (2010)
Preliminary
Jurisdictional Determination
 Prepared by:
 Jim Cole




US Army Corps of Engineers
Regulatory Branch
Enforcement Section
 0 225 450

 Feet



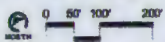
DEVELOPMENT SYNOPSIS
MAJOR LEASE SHOPPING CENTER TRACTS

TRACT #	LAND AREA ACRES	BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1,000	DENSITY %
TRACT 1	31.74	132	21,000	6.21	5.0
TRACT 2	30.74	1.18			
TRACT 3	22.05	1.75	28,900	132	6.39
TRACT 4	8,190	1.88	10,225	67	6.38
TRACT 5	4,295	0.98	5,000	30	14.00
TRACT 6	4,009	1.10	5,140	12	11.27
TRACT 7	15,888	0.75	1,000	11	11.00
TRACT 8	5,490	7.25	4,000	10	11.30
TRACT 9	10,041	1.10	6,500	63	6.00
TRACT 10	10,301	1.27	5,500	34	6.00
SUBTOTAL	111,120	26.00	101,000	1,142	6.26
DEVELOPER	0.271	1.10			
OFFICE	0.110	2.00			
LAND	0.110	1.10			
SUBTOTAL	1,191.10	34.80			
TRACT 11	28,100	6.50	11,000	109	10.6
TRACT 12	48,110	10.11			
SUBTOTAL	76,210	16.61			
TOTAL	1,972.10	51.41			

This Site Plan is presented solely for the purpose of identifying the approximate location and size of buildings generally contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Submittal, including, but not limited to, zoning, parking and landscaping grades and related to the Submittal. Except as otherwise expressly provided for in the Submittal, the location of any other building or proposed structure or structure, as well as the disposition of any building space to be retained by the owner, are for information purposes only, and are not intended to represent a commitment on the part of Landlord or the Submitter as to the location or occupancy of any such building space, and alterations subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: 09/11 DATE: 02/23/14

* IF BUILDING AREA ON TRACT 11 EXPANDS TO 143,000 S.F.
 * PARKING RATIO WILL BE 4.62


SW 533 SHREVEPORT TOWN CENTER (SP-41)
 PRELIMINARY STUDY
 SW OF ELLERBE ROAD & EAST FLOURNOY LUCAS ROAD
 SHREVEPORT, LOUISIANA


NewQuest PROPERTIES
 8827 W. SAN HOUSTON PARKWAY N.
 SUITE 200 HOUSTON, TEXAS 77060
 P. 281.477.4200 F. 281.477.4286
 WWW.NEWOQUESTPROPERTIES.COM

CEMVK-OD-FE RVH-MVK-2013-832

MS. KATHERINE HATCHER
NEWQUEST PROPERTIES



CEMVK-OD-FE RVH-MVK-2013-832

**MS. KATHERINE HATCHER
 NEWQUEST PROPERTIES**