



Public Notice

**US ARMY CORPS
OF ENGINEERS
St. Louis District
Gateway to Excellence**

**Reply To:
U.S. Army Corps of Engineers
Attn: Regulatory Branch
1222 Spruce Street
St. Louis, Missouri 63103-2833**

**Public Notice No.
P-2464
Public Notice Date
March 11, 2005

Expiration Date
April 1, 2005**

Postmaster Please Post Conspicuously Until:

File Number: 200404810

Interested parties are hereby notified that an application has been received for a Department of the Army permit for certain work in waters of the United States, as described below and shown on the attached maps.

COMMENTS AND ADDITIONAL INFORMATION: All comments and/or requests for public hearing must reach this office no later than the expiration date of the Public Notice to become part of the record and be considered in the decision. Comments should be mailed to the following address:

U.S. Army Corps of Engineers
Regulatory Branch
1222 Spruce Street
St. Louis, Missouri 63103-2833
ATTN: Mr. Shawn Sullivan

APPLICANT: Mr. Lawrence Juran, Medical Office Development Advisors, Inc., 3801 PGA Boulevard, Suite 600, Palm Beach Gardens, Florida 33410.

AGENT: Mr. Scott Harding, SCI Engineering, Inc., 9701 Green Park Industrial Drive, St. Louis, Missouri 63123.

LOCATION: The project site lies in the northwest quadrant of the Dougherty Ferry Road intersection with I-270. More specifically, the site is located in the Northwest $\frac{1}{4}$ of Section 03, Township 44 North, Range 05 East, City of Des Peres, St. Louis County, Missouri.

PROJECT DESCRIPTION: Applicant seeks authorization to conduct site grading in conjunction with the development of a new medical office building (Medical Office Building #3), associated parking, and stormwater detention basin. A Section 404 Permit was issued for the construction of Medical Office Building #2 on September 17, 1999, which authorized impacts to a total of 490 linear feet of two unnamed tributaries (denoted as Tributary A and B). Approximately 210 linear feet of Tributary A and 290 linear feet of Tributary B were enclosed in a box culvert to facilitate construction of Medical Office Building #2. Medical Office Building #3 has been proposed to accommodate Des Peres Hospital's growing needs of its patients and new medical care providers. Proposed building site selection was chosen to maintain continuity between the main hospital building, Medical Office

Building #2, and existing parking areas. The jurisdictional waters on the site, labeled on the attached map, consist of Tributary A and B as well as an emergent wetland located east of Hospital Drive and a third unnamed tributary (denoted as Tributary C) located west of Hospital Drive. The tributaries flow into Sugar Creek, which is a tributary of Grand Glaize Creek, a primary tributary to the Meramec River.

Impacts associated with the development of Medical Office Building #3 and associated parking areas will occur by covering Tributary A from the terminus of the box culvert supporting Medical Office Building #2, and continuing 515 linear feet downstream to Hospital Drive. Tributary A will be covered with a concrete pre-cast bridge structure to minimize stream bed disturbance. However, this particular reach of Tributary A and riparian corridor (25 feet wide each bank) serves as a compensatory mitigation area that offset impacts associated with the September 17, 1999, Section 404 Permit and corresponding Missouri Department of Natural Resources' (MDNR) Section 401 Water Quality Certification dated October 12, 1999. The mitigation area was deed restricted to fulfill MDNR's 401 Water Quality Certification conditions. The approximate 0.13-acre emergent wetland will also be impacted by the development. Tributary C will be avoided by the development. A detailed alternatives analysis and mitigation plan is required of the applicant.

LOCATION MAPS AND DRAWINGS: See attached maps.

ADDITIONAL INFORMATION: Additional information may be obtained by contacting Shawn Sullivan, Project Manager, U.S. Army Corps of Engineers, at (314) 331-8580. Your inquiries may also be sent by electronic facsimile to (314) 331-8741 or by e-mail to shawn.f.sullivan@mvs02.usace.army.mil.

AUTHORITY: This permit will be issued or denied under the following: Section 404 of the Clean Water Act (33 U.S.C. 1344).

WATER QUALITY CERTIFICATION: The project plans have been submitted to the Missouri Department of Natural Resources, Water Protection Program for state certification of the proposed work in accordance with Section 401 of the Clean Water Act. The certification is requested as of the date of this Public Notice, and if issued, will express the Agency's opinion that the proposed activities will not violate applicable water quality standards. Written comments concerning possible impacts to waters of Missouri should be addressed to: Water Protection Program, Post Office Box 176, Jefferson City, Missouri 65102-0176, with a copy provided to the Corps of Engineers.

SECTION 404 (b)(1) EVALUATION: The impact of the activity on the public interest will be evaluated in accordance with the Environmental Protection Agency guidelines pursuant to Section 404 (b)(1) of the Clean Water Act.

PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the applicant's proposal. Any request for a public hearing shall state, with particularity, the reason for the hearing, and must be based on issues that would warrant additional public review.

ENDANGERED SPECIES: A preliminary determination, in compliance with the Endangered Species Act, as amended, has been made that the work that is proposed would not affect species designated as threatened or endangered, or adversely affect critical habitat. Therefore, no formal consultation request has been made to the United States Department of Interior, Fish and Wildlife Service. In order to complete our evaluation, comments are solicited from the Fish and Wildlife Service and other interested agencies and individuals through this Public Notice.

CULTURAL RESOURCES: The St. Louis District will evaluate information provided by the State Historic Preservation Officer and the public in response to this public notice and we may require a reconnaissance survey of the project area.

EVALUATION OF PROBABLE IMPACTS: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the described activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit that may reasonably be expected to accrue from the described activity must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the activity described, will be considered including the cumulative effects. Among factors considered are: conservation; economics; aesthetics; general environmental concerns; wetlands; historic properties; 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 and fiber production; mineral needs; consideration of property ownership; and in general the needs and welfare of the people.

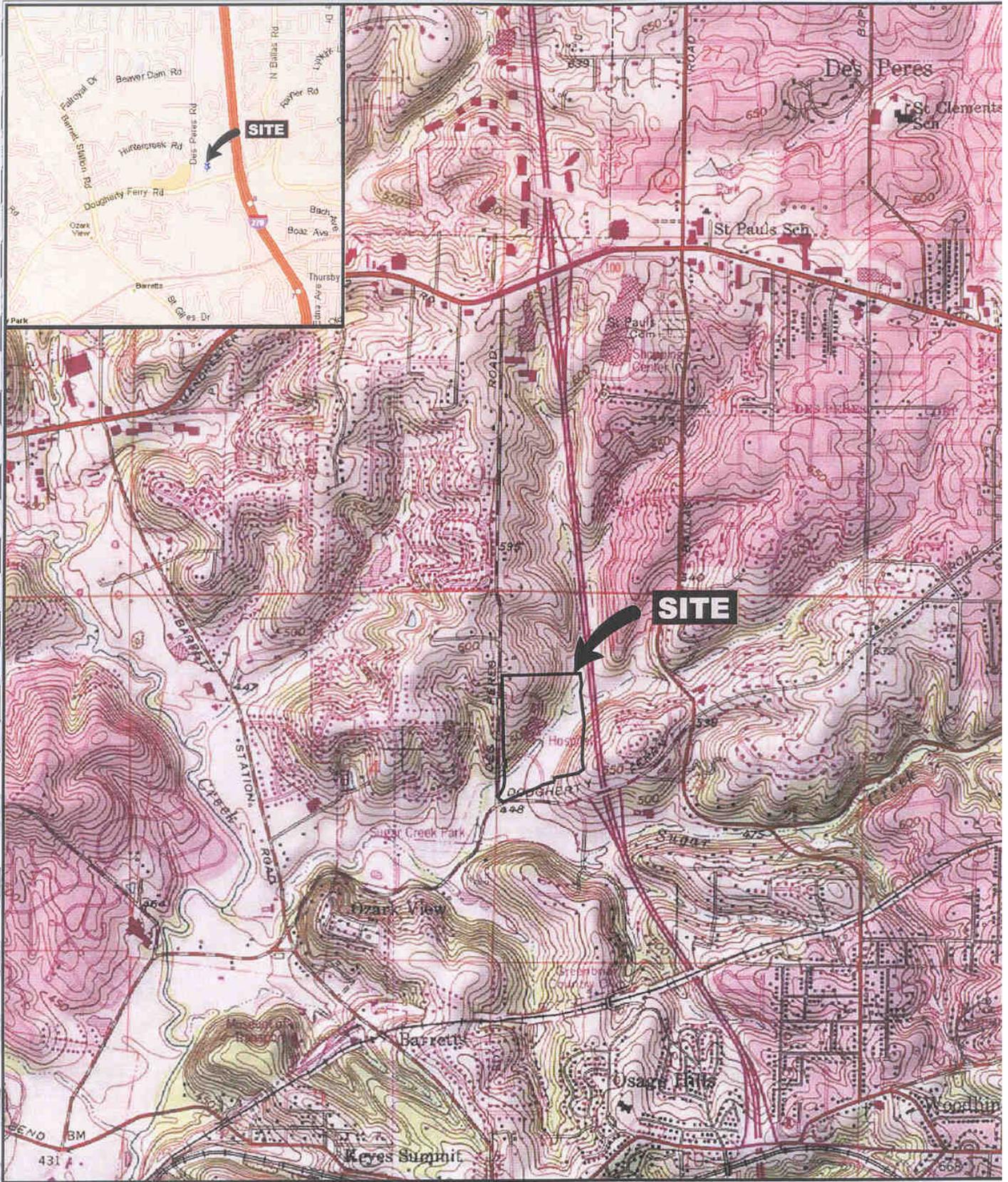
Solicitation of Comments From The Public: The U.S. Army Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of the proposed activity. Any comments received will be considered by the U.S. Army 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 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.

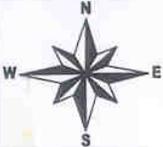
DANNY D. MCCLENDON
Chief, Regulatory Branch

Attachments

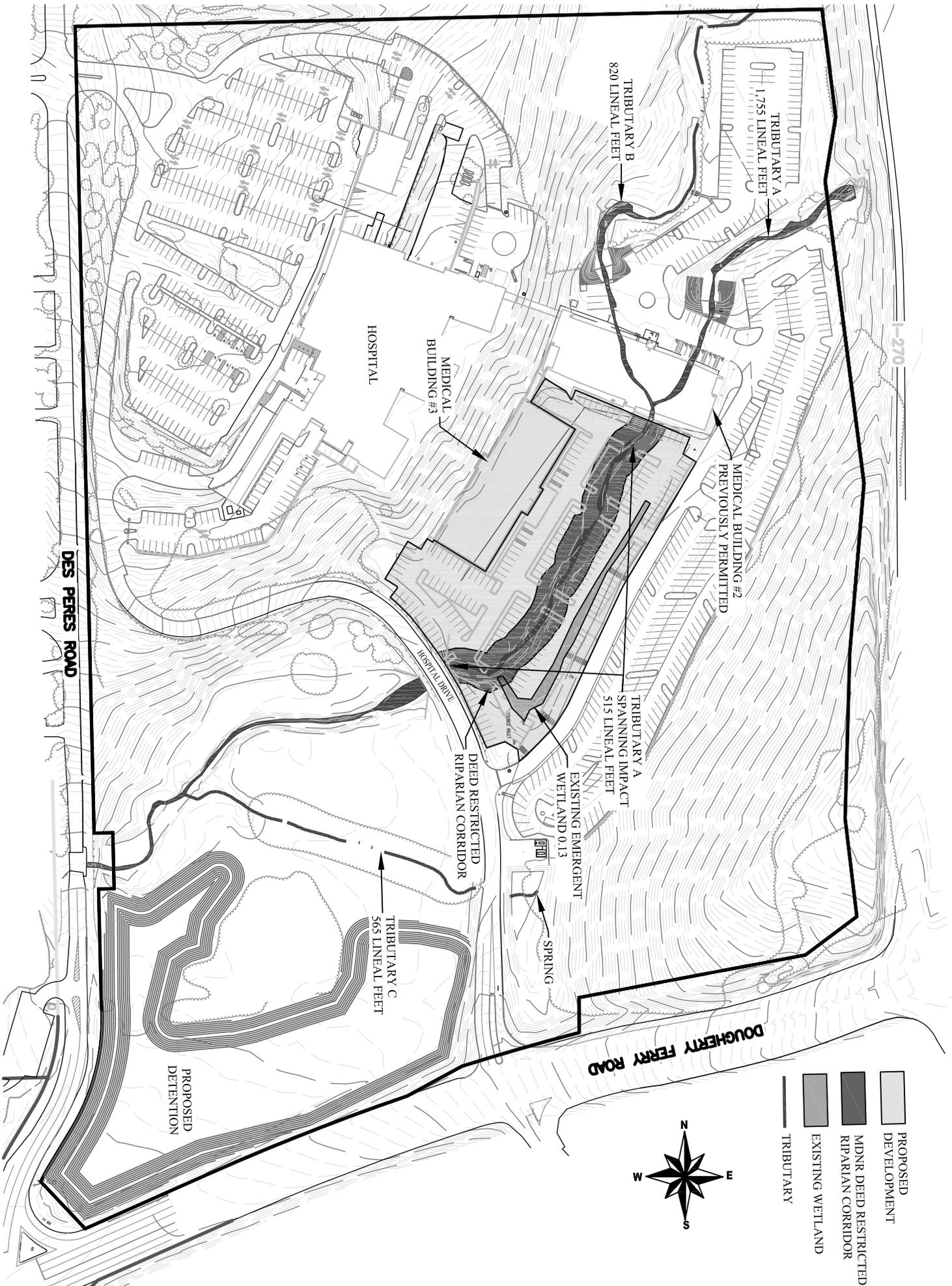
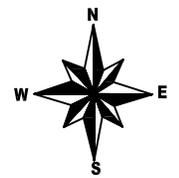
NOTICE TO POSTMASTERS:

It is requested that this notice be conspicuously and continually placed for 21 days from the date of this issuance of this notice.



	<p>PROJECT NAME DES PERES HOSPITAL- MEDICAL OFFICE BUILDING #3 DES PERES, MISSOURI</p>			<p>General Notes/Legend USGS TOPOGRAPHIC MAP KIRKWOOD, MISSOURI QUADRANGLE DATED 1990 PHOTO REVISED 1993 10' CONTOURS</p>	 SCALE 1" = 2000' FIGURE 1
	<p>TOPOGRAPHIC MAP</p>				
DRAWN BY	LAP	DATE	JOB NUMBER		
CHECKED BY	LMF	1/2005	2004-2374.30		

- PROPOSED DEVELOPMENT
- MDNR DEED RESTRICTED RIPARIAN CORRIDOR
- EXISTING WETLAND
- TRIBUTARY



DUES PERES ROAD

DOUGHERTY FERRY ROAD

HOSPITAL
MEDICAL BUILDING #3

MEDICAL BUILDING #2
PREVIOUSLY PERMITTED

TRIBUTARY A
1,755 LINEAL FEET

TRIBUTARY B
820 LINEAL FEET

TRIBUTARY A
SPANNING IMPACT
515 LINEAL FEET

TRIBUTARY C
565 LINEAL FEET

DEED RESTRICTED
RIPARIAN CORRIDOR

EXISTING EMERGENT
WETLAND 0.13

SPRING

HOSPITAL DRIVE

PROPOSED
DETENTION