



**US Army Corps
of Engineers®**
New England District

PUBLIC NOTICE

696 Virginia Road
Concord, MA 01742-2751

Date: July 3, 2007
Comment Period Ends: August 3, 2007
File Number: NAE-2007-819
In Reply Refer To: Michael J. Elliott
Or by e-mail: michael.j.elliott@usace.army.mil

The District Engineer has received a permit application from the applicant below to **conduct work in waters of the United States** as described below and on page 4 of this Public Notice. The Corps is soliciting comments on both the project itself and the range of issues to be addressed in the environmental documentation. Full size plans are available for review at the Corps offices located at 696 Virginia Road in Concord, MA.

APPLICANT

City of East Providence and Geonova Development Company, LLC

ACTIVITY

The project called East Pointe Development involves a mixed use (commercial/residential/retail) development at the former Ocean State Steel property in East Providence on the Seekonk River. The project consists of 495 residential units, 49,800 square feet (SF) of office space and 33,250 SF of retail/restaurant space. Public access along the waterfront will be provided. Work includes a 1600 linear foot riprap revetment backed by a vertical concrete flood zone protection wall. A steel-pile bulkhead will be constructed along the northwest portion of the site. 542 cubic yards of fill will be placed below the high tide line resulting in 26,324 SF of fill below the high tide line. The riprap revetment will impact 11,149 SF of coastal wetlands. To compensate for this wetlands impact, a 22,545 SF salt marsh will be created as 2:1 mitigation. To speed up establishment of the salt marsh it will be planted instead of waiting for the area to naturally vegetate.

WATERWAY AND LOCATION OF THE PROPOSED WORK

The site is located at Roger Williams and Bourne Avenue in East Providence, Rhode Island. The multi-use development is located on Omega Pond and the eastern shoreline of the Seekonk River. The location is on the USGS East Providence, RI quadrangle sheet at lat/long coordinates N41° 50.324' and W71° 22.260'.

AUTHORITY

Permits are required pursuant to:

- Section 10 of the Rivers and Harbors Act of 1899
- Section 404 of the Clean Water Act
- Section 103 of the Marine Protection, Research and Sanctuaries Act).

The decision whether to issue a permit will be based on 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 benefit which may reasonably 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

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environmental concerns, wetlands, cultural value, fish and wildlife values, flood hazards, flood plain value, 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 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 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 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.

Where the activity involves the discharge of dredged or fill material into waters of the United States or the transportation of dredged material for the purpose of disposing it in ocean waters, the evaluation of the impact of the activity in the public interest will also include application of the guidelines promulgated by the Administrator, U.S Environmental Protection Agency, under authority of Section 404(b) of the Clean Water Act, and/or Section 103 of the Marine Protection Research and Sanctuaries Act of 1972 as amended.

In order to properly evaluate the proposal, we are seeking public comment. Anyone wishing to comment is encouraged to do so. **Comments should be submitted in writing by the above date.** If you have any questions, please contact Michael Elliott at (978) 318-8131, (800) 343-4789 or (800) 362-4367, if calling from within Massachusetts.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for a public hearing shall specifically state the reasons for holding a public hearing. The Corps holds public hearings for the purpose of obtaining public comments when that is the best means for understanding a wide variety of concerns from a diverse segment of the public.

ESSENTIAL FISH HABITAT

The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996 (Public Law 104-267), requires all federal agencies to consult with the National Marine Fisheries Service on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH).

This project will impact approximately 0.5 acres of Essential Fish Habitat (EFH) for haddock (larvae), red hake (larvae, juveniles, adults), winter flounder (eggs, larvae, juveniles, adults), windowpane flounder (eggs, larvae, juveniles, adults), American plaice (larvae, juveniles, adults), Atlantic sea herring (larvae, juveniles, adults), bluefish (juveniles, adults), Atlantic mackerel (eggs, larvae, juveniles, adults), summer flounder (larvae, juveniles, adults), scup (eggs, larvae, juveniles, adults), black sea bass (juveniles, adults), king mackerel (eggs, larvae, juveniles, adults), Spanish mackerel (eggs, larvae, juveniles, adults), cobia (eggs, larvae, juveniles, adults) and sand tiger shark (larvae). The habitat consists of silt, sand and gravel. However, the District Engineer has made a preliminary determination that the site-specific adverse effect will not be substantial.

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Further consultation with the National Marine Fisheries Service regarding EFH conservation recommendations is being conducted and will be concluded prior to the final decision.

106 REVIEW COMPLETE

Based on his initial review, the District Engineer has determined that little likelihood exists for the proposed work to impinge upon properties with cultural or Native American significance, or listed in, or eligible for listing in, the National Register of Historic Places. Therefore, no further consideration of the requirements of Section 106 of the National Historic Preservation Act of 1966, as amended, is necessary. This determination is based upon one or more of the following:

- a. The permit area has been extensively modified by previous work.
- b. The permit area has been recently created.
- c. The proposed activity is of limited nature and scope.
- d. Review of the latest published version of the National Register shows that no presence of registered properties listed as being eligible for inclusion therein are in the permit area or general vicinity.
- e. Coordination with the State Historic Preservation Officer and/or Tribal Historic Preservation Officer.

Pursuant to the Endangered Species Act, the District Engineer is hereby requesting that the appropriate Federal Agency provide comments regarding the presence of and potential impacts to listed species or its critical habitat.

The States of Connecticut, Maine, Massachusetts, New Hampshire and Rhode Island have approved Coastal Zone Management Programs. Where applicable the applicant states that any proposed activity will comply with and will be conducted in a manner that is consistent with the approved Coastal Zone Management Program. By this Public Notice, we are requesting the State concurrence or objection to the applicant's consistency statement.

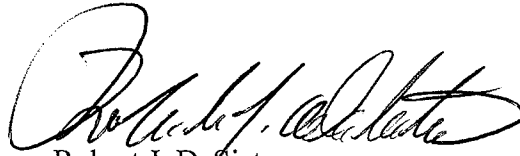
The initial determinations made herein will be reviewed in light of facts submitted in response to this notice. All comments will be considered a matter of public record. Copies of letters of objection will be forwarded to the applicant who will normally be requested to contact objectors directly in an effort to reach an understanding.

The following authorizations have been applied for, or have been, or will be obtained:

- Permit, License or Assent from State.
- Permit from Local Wetland Agency or Conservation Commission.
- Water Quality Certification in accordance with Section 401 of the Clean Water Act.

THIS NOTICE IS NOT AN AUTHORIZATION TO DO ANY WORK.

For more information on the New England District Corps of Engineers programs, visit our website at <http://www.nae.usace.army.mil>.



Robert J. DeSista
Chief, Permits & Enforcement Branch
Regulatory Division

If you would prefer not to continue receiving Public Notices, please contact Ms. Tina Chaisson at (978) 318-8058 or e-mail her at bettina.m.chaisson@usace.army.mil. You may also check here () and return this portion of the Public Notice to: Bettina Chaisson, Regulatory Division, U.S. Army Corps of Engineers, 696 Virginia Road, Concord, MA 01742-2751.

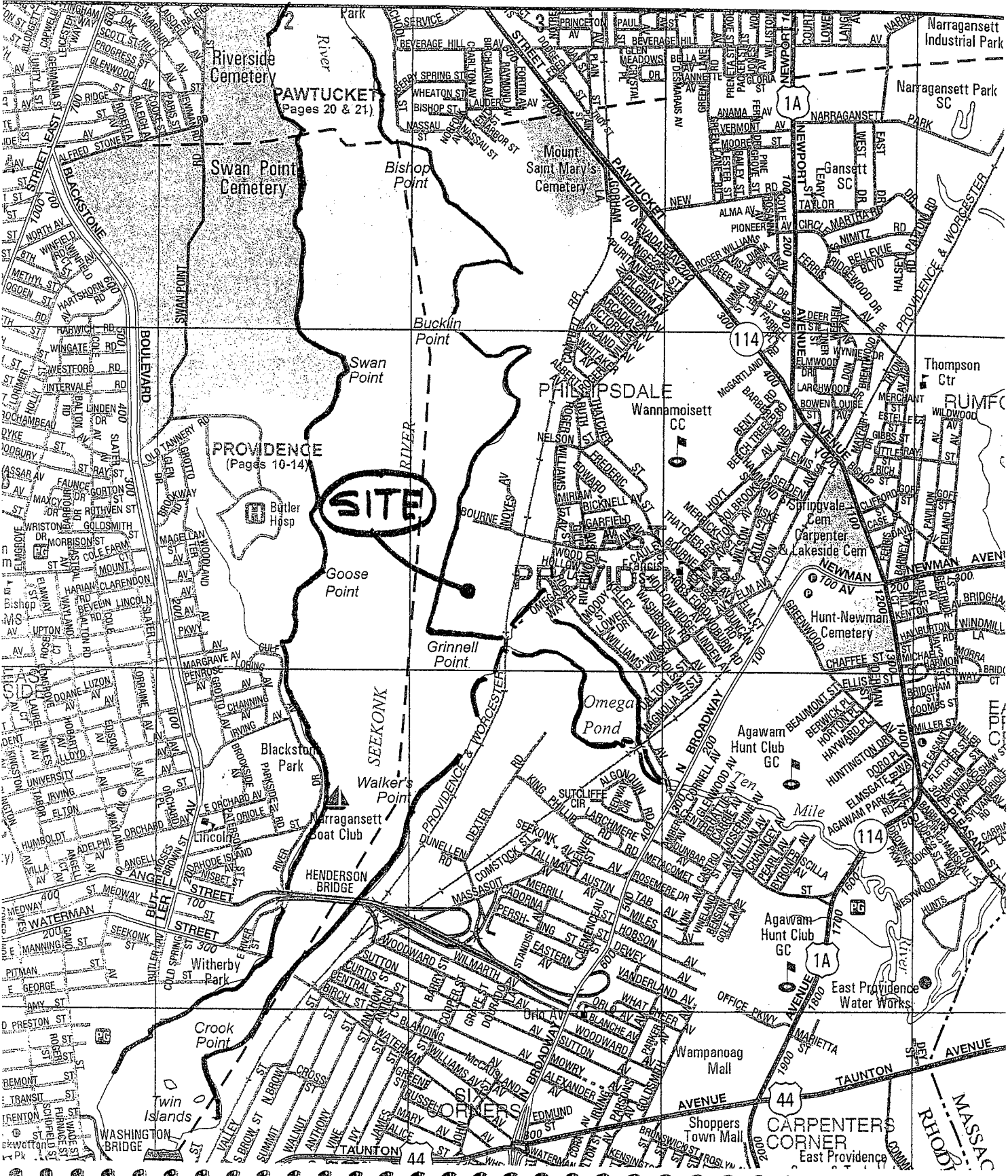
NAME: _____
ADDRESS: _____

PROPOSED WORK AND PURPOSE

The work includes work in navigable waters for a project involving converting a Brownfield site on the Seekonk River to a mixed use development with public access to the waterfront. A 1600 linear foot riprap revetment along the western and southern edges of the project is proposed to prevent against erosion and possible flooding during storm events. The armor layer revetment will have a slope of 1V:1.5H and will reach a height of 8' NGVD. A 10' wide pervious pedestrian walkway will be located just landward of the revetment. There is a planted 50' wide public Urban Coastal Greenway (UCG) buffer between the top of the revetment and a vertical concrete retaining wall that will protect the development during a 100-year storm event. Low impact development techniques for drainage designs have also been incorporated into the development plan.

The work in Corps jurisdiction is the riprap revetment slope that will impact coastal wetlands and the salt marsh protection structure which is a small breakwater designed to lessen wave impacts on the salt marsh to be created. Project impacts below the high tide line are 542 cubic yards of rock over 26,324 SF along the Seekonk River. The one existing area of coastal wetland (approximately 1,914 SF of salt marsh and approximately 9,212 SF of hightide bush) along the shoreline has grown up along a deteriorated wooden bulkhead on the west side of the property. The existing deteriorated wooden bulkhead will be removed. As compensatory mitigation for this wetland loss from the revetment construction, a 22,545 SF fringe salt marsh will be created at the toe of the revetment. The grade will rise landward at a 10:1 slope to meet the revetment. The salt marsh will be planted and monitored to ensure success. Most of the work for this development is in uplands out of Corps jurisdiction. There is no fill proposed in the non-tidal Omega Pond. No dredging is proposed. There are no structures such as piers or floats proposed.

The work is described on the enclosed plans entitled "EASTE POINTE PLAT 203, BLOCK 1, PARCEL 4 PLAT 303, BLOCK 13, PARCEL 4 & 5 PLAT 304, BLOCK 1, PARCEL 8 ROGER WILLIAMS AVENUE EAST PROVIDENCE, RHODE ISLAND" dated "FEBRUARY 2006" revised through "MAY 21, 2007".



SITE

PAWTUCKET
(Pages 20 & 21)

PROVIDENCE
(Pages 10-14)

PHILIPPSDALE
Wannamoisset CC

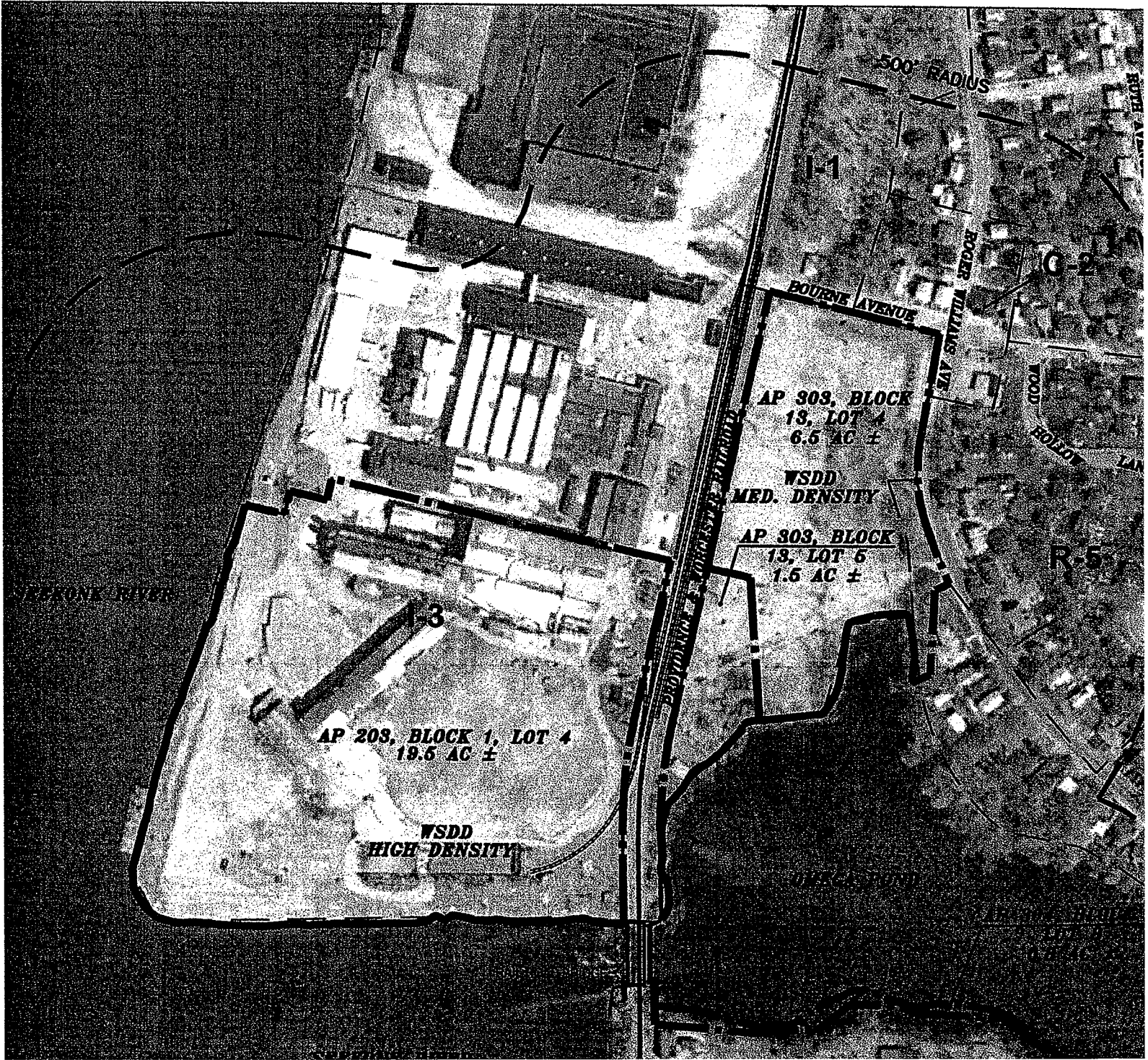
CARPENTERS
CORNER
East Providence

MASAC
RHODI

AS I PROVIDED

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AERIAL PHOTO



East Pointe

A Mixed Use Development
CITY OF EAST PROVIDENCE, RHODE ISLAND

Revised and Supplemental Information
Category "B" Application

To: Coastal Resources Management Council
Oliver Stedman Government Center
4808 Tower Hill Road
Wakefield, RI 02879



PREPARED FOR:
GEONOVA DEVELOPMENT COMPANY, LLC

PREPARED BY:
NORTHEAST ENGINEERS & CONSULTANTS, INC.
55 JOHN CLARKE ROAD
MIDDLETOWN, RI 02842

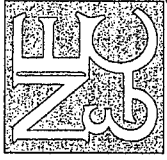
February 2007
Revised May 2007

MAY 24 2007

NORTHEAST ENGINEERS
& CONSULTANTS, INC.



NORTHEAST ENGINEERS & CONSULTANTS, INC.



A KNOWLEDGE CORPORATION
 85 JOHN CLARKE ROAD, WOODSTOWN, RHODE ISLAND 02892
 TEL: 401/739-1100 FAX: 401/739-1101
 WWW.NORTHEASTENGINEERS.COM

SPECIAL LAND PLANNING WATERFRONT SURVEYING GEOTECHNICAL ENVIRONMENTAL TRANSPORTATION STRUCTURAL MATERIALS TESTING

PROJECT NOTES

1. THIS DRAWING IS THE PROPERTY OF NORTHEAST ENGINEERS & CONSULTANTS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF NORTHEAST ENGINEERS & CONSULTANTS, INC.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
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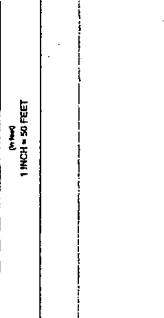
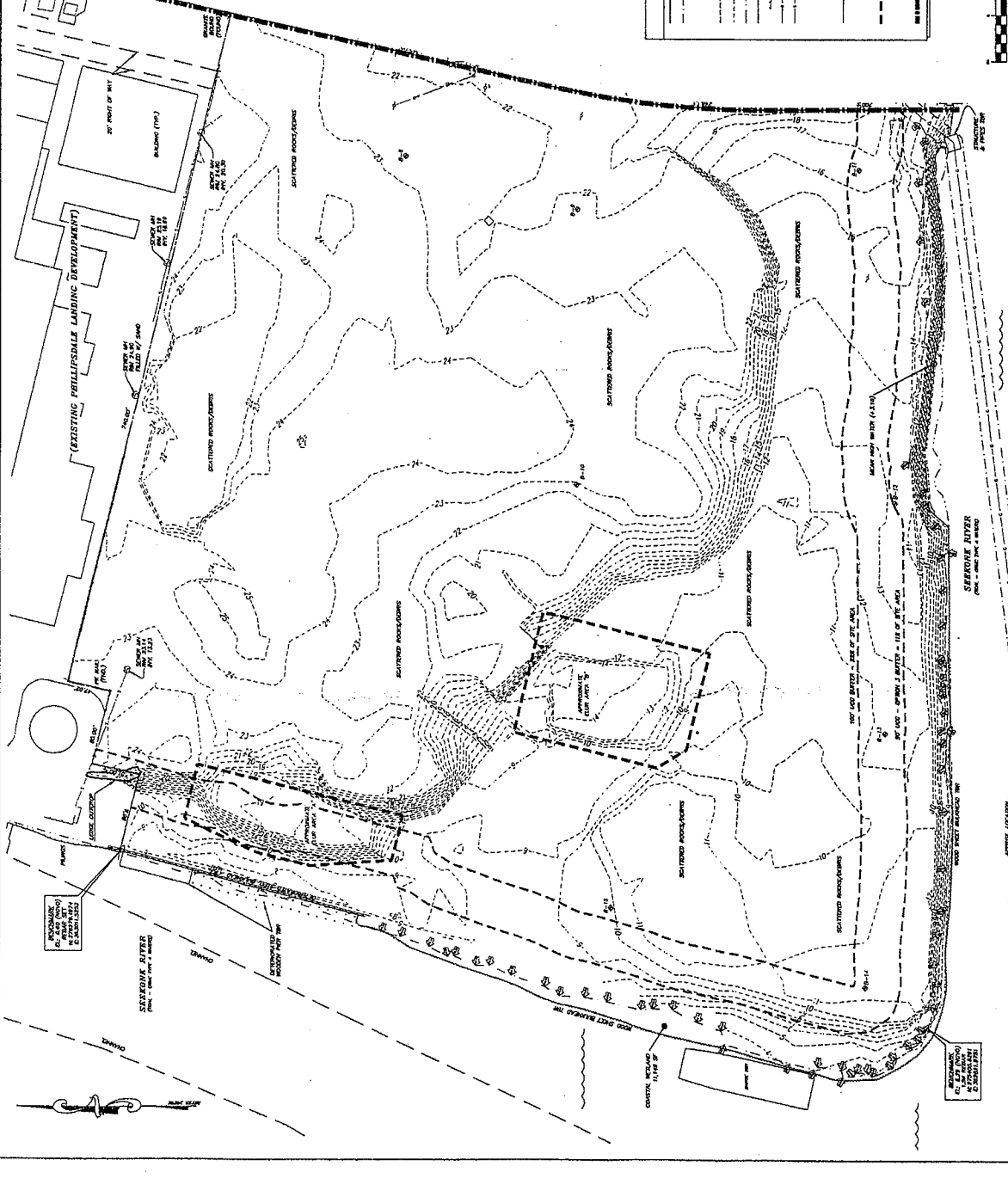
NO.	REVISION	DATE	BY	APP.
1	ISSUED FOR PERMITTING	05/11/10	AKC	AKC
2	REVISED FOR COMMENTS	05/11/10	AKC	AKC
3	REVISED FOR COMMENTS	05/11/10	AKC	AKC
4	REVISED FOR COMMENTS	05/11/10	AKC	AKC

EAST POINTE
 PLAT 303, BLOCK 1, PARCELS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

City of East Providence
 GEONOVA DEVELOPMENT CO. LLC
 PERMITTING

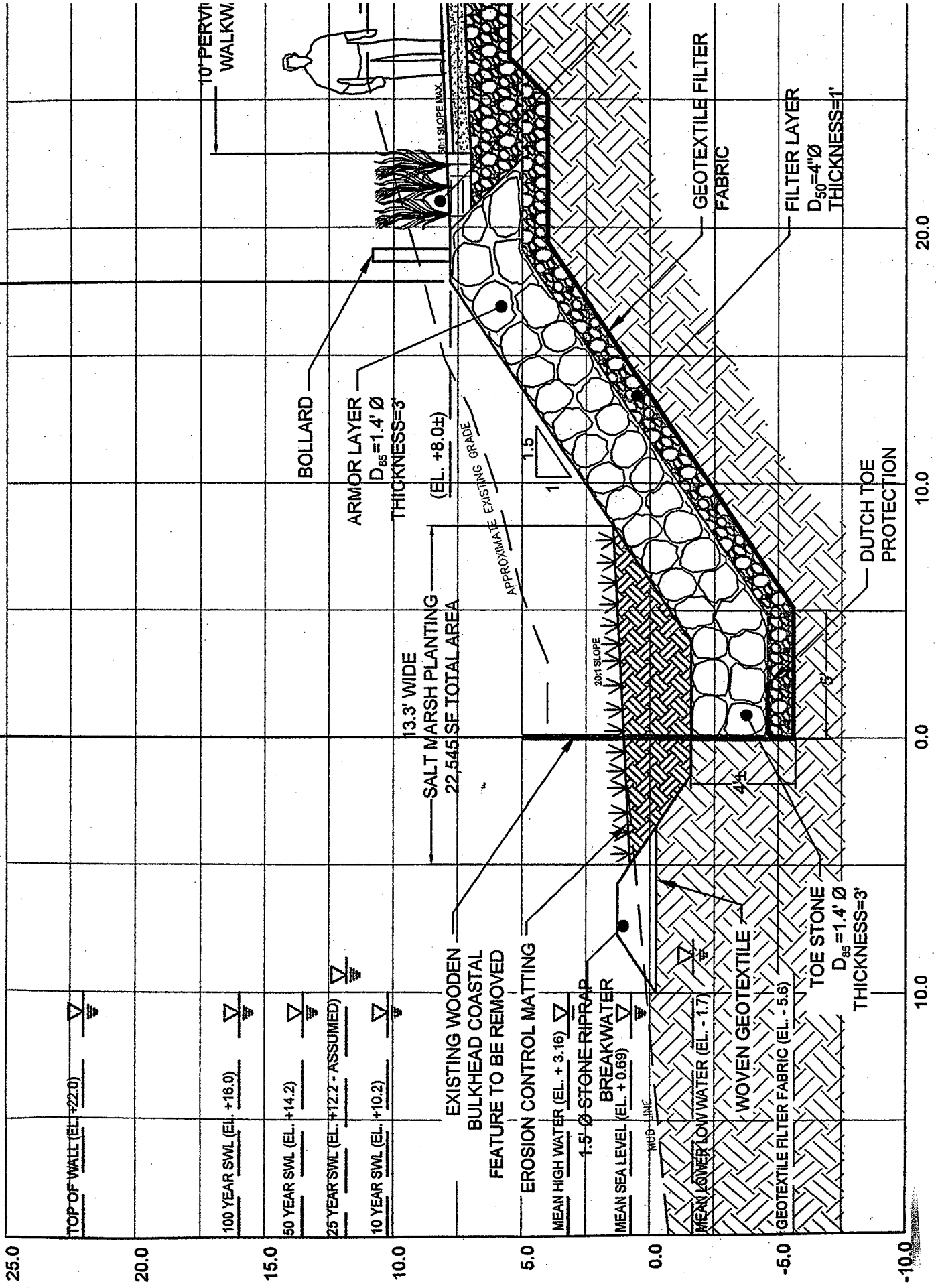
EXISTING CONDITIONS PLAN
 WATERFRONT AREA

EX-1
 SHEET 5 OF 31
 053100
 PROFESSIONAL SEAL



PROFESSIONAL SEAL
 STATE OF RHODE ISLAND
 PROFESSIONAL ENGINEER
 No. 7337
 EXPIRES 12/31/10

ELEVATION
 DATUM : NGVD



TOP OF WALL (EL. +22.0)

100 YEAR SWL (EL. +16.0)

50 YEAR SWL (EL. +14.2)

25 YEAR SWL (EL. +12.2 - ASSUMED)

10 YEAR SWL (EL. +10.2)

MEAN HIGH WATER (EL. + 3.16)

1.5' Ø STONE RIPRAP BREAKWATER

MEAN SEA LEVEL (EL. + 0.69)

MEAN LOWER LOW WATER (EL. - 1.7)

WOVEN GEOTEXTILE

TOE STONE

D₈₅ = 1.4' Ø

THICKNESS = 3'

SALT MARSH PLANTING
 22,545 SF TOTAL AREA

13.3' WIDE

BOLLARD

ARMOR LAYER

D₈₅ = 1.4' Ø

THICKNESS = 3'

(EL. +8.0±)

APPROXIMATE EXISTING GRADE

1:1.5

20:1 SLOPE

GEOTEXTILE FILTER FABRIC

FILTER LAYER

D₅₀ = 4' Ø

THICKNESS = 1'

DUTCH TOE PROTECTION

20.0

10.0

0.0

10.0

-10.0

25.0

20.0

15.0

10.0

5.0

0.0

-5.0

TREE PLANTINGS
LANDSCAPE PLAN

50.0'

URBAN COASTAL GREENWAY BUFFER

VERTICAL WALL
SEE DETAIL

T.O.W. +22.0

SCOUR PROTECTION

7.5'

GRANITE
BOULDERS

PLANTED OPEN GREEN SPACE

10' PERVIOUS
WALKWAY

(EL. +11.5±)

3' MAX

8% SLOPE MAX

SHRUB PLANTINGS PER
LANDSCAPE PLANS

COASTAL GRASSES
PLANTING PER
LANDSCAPE PLANS

GEOTEXTILE FILTER
FABRIC

FILTER LAYER
D₅₀ = 4"Ø
THICKNESS = 1"

