

Public Notice

U.S. Army Corps
of Engineers
Buffalo District
CELRB-TD-R

Applicant: IKEA Property Inc. Published: July 13, 2015
Expires: August 11, 2015

Application No: 2014-01023
Section: OH

All written comments should reference the above Application No. and be addressed to:
US Army Corps of Engineers, Buffalo District
Regulatory Branch (Attn:) Keith C. Sendziak
1776 Niagara Street
Buffalo, NY 14207

THE PURPOSE OF THIS PUBLIC NOTICE IS TO SOLICIT COMMENTS FROM THE PUBLIC REGARDING THE WORK DESCRIBED BELOW. NO DECISION HAS BEEN MADE AS TO WHETHER OR NOT A PERMIT WILL BE ISSUED AT THIS TIME.

Application for Permit under Authority of
Section 404 of the Clean Water Act (33 U.S.C. 1344).

APPLICANT: IKEA Property, Inc., 420 Alan Wood Road, Conshohocken, Pennsylvania 19428

WATERWAY & LOCATION: Federally jurisdictional wetlands on an approximately 35.25-acre parcel of land located northwest of the intersection of Tiedeman and Biddulph Roads in the City of Brooklyn, Cuyahoga County, Ohio (Sheet 1 of 6). The parcel is bisected by railroad tracks oriented southwest to northeast. Approximately 12.25 acres are located west of the railroad tracks and 23 acres are located east of the railroad tracks.

LATITUDE & LONGITUDE: Latitude North: 41.43119
Longitude West: -81.76526

EXISTING CONDITIONS:

Description of delineation of waters of the US, if applicable: A preliminary jurisdictional determination (JD) was issued for the approximately 23-acre portion of the parcel located to the east of the railroad tracks on November 12, 2014. The preliminary JD identified one forested jurisdictional wetland – Wetland A totaling 15.95 acres (Sheet 2 of 6). A JD has not been issued for the approximately 12.25-acre parcel located to the west of the railroad tracks. However, the U.S. Army Corps of Engineers did conduct a site visit at that parcel on June 17, 2015 and

confirmed that the parcel contains two forested wetlands – Wetland B (5.45 acres) and Wetland C (1.93 acres) (Sheet 3 of 6). Therefore, the 35.25-acre parcel contains 23.33 acres of wetlands. The Corps has also determined that all on-site waters have a surface water connection with the downstream navigable waterway (Cuyahoga River).

PROPOSED WORK: To permanently impact 15.50 acres of forested wetland to construct a two story retail home furnishing warehouse facility of approximately 366,500 square feet with associated parking spaces, utilities, and infrastructure (Sheets 4-6 of 6).

PROJECT PURPOSE

Basic: To construct an IKEA retail home furnishing warehouse facility.

Overall: To construct an IKEA retail home furnishing warehouse facility within the greater Cleveland area.

Water Dependency Determination (*describe only if project affecting Special Aquatic Site*): The proposed project is not a water dependent activity. Therefore, it is presumed that practicable upland alternatives exist that are less environmentally damaging. It is the applicant's responsibility to demonstrate that there are no alternate sites that are less environmentally damaging that would allow the applicant to accomplish their project purpose. The applicant has performed an off-site alternatives analysis that evaluated 32 potential sites. The off-site analysis is available upon request.

AVOIDANCE AND MINIMIZATION INFORMATION: The applicant will avoid impacts to 0.45 acres of Wetland A, 5.45 acres of Wetland B, and 1.93 acres of Wetland C (Sheet 4 of 6).

PROPOSED MITIGATION: The applicant proposed to purchase 28 mitigation credits from the Edison Woods Preserve Wetland Mitigation Bank and 10.8 mitigation credits from the Nature Conservancy In-Lieu Fee Program for the Cuyahoga River Watershed. Edison Woods Preserve is located west of the project site in Erie County, Ohio and is within the Huron-Vermilion watershed. The proposed project is not located within the Edison Woods Preserve service area.

Location and details of the above described work are shown on the attached maps and drawings.

Comments or questions pertaining to the work described in this notice should be reference the Application Number and be directed to the attention of Keith C. Sendziak, who can be contacted at the above address, by calling (716) 879-4339, or by e-mail at: keith.c.sendziak@usace.army.mil. A lack of response will be interpreted as meaning that there is no objection to the work as proposed.

The applicant has certified that the proposed activity complies with Ohio's approved Coastal Zone Management Program and will be conducted in a manner consistent with that program. Any comments on the consistency of the proposed activity with Ohio's Coastal Zone Management Program should be forwarded to:

Mr. John Kessler
Ohio Department of Natural Resources
Office of Real Estate
2045 Morse Rd.
Columbus, OH 43229-6605
phone: 614-265-6621
email: john.kessler@dnr.state.oh.us

The following authorization is required for this project:

Water Quality Certification (or waiver thereof) from the Ohio Environmental Protection Agency

Based on preliminary findings, there do not appear to be any properties listed in, or eligible for listing in, the National Register of Historic Places within the permit area as shown on Sheet 1 of 6. This notice constitutes initiation of consultation with the Ohio Historic Preservation Office (SHPO) per Section 106 of the National Historic Preservation Act. All currently available historic resource information pertaining to this proposed project if any has been provided to the SHPO. Additional information concerning historic properties should be submitted to the Corps before the end of the comment period of this notice. The Corps will forward that information to the SHPO for their review.

Pursuant to Section 7 of the Endangered Species Act (16 U.S.C. 1531), the Corps of Engineers is consulting, under separate cover, with the USFWS to evaluate any potential impacts to: Indiana bat (*Myotis sodalis*), northern long-eared bat (*Myotis septentrionalis*), piping plover (*Charadrius melodus*), rufa red knot (*Calidris canutus rufa*), and Kirtland's warbler (*Setophaga kirtlandii*) and to ensure that the proposed activity is not likely to jeopardize their continued existence or result in the destruction or adverse modification of critical habitat.

This notice is promulgated in accordance with Title 33, Code of Federal Regulations, parts 320-330. Any interested party desiring to comment on the work described herein may do so by submitting their comments, in writing, so that they are received no later than 4:30 pm on the expiration date of this notice.

Comments submitted in response to this notice will be fully considered during the public interest review for this permit application. All written comments will be made a part of the administrative record which is available to the public under the Freedom of Information Act. The Administrative Record, or portions thereof may also be posted on a Corps of Engineers internet web site. Due to resource limitations, this office will normally not acknowledge the receipt of comments or respond to individual letters of comment.

Any individual may request a public hearing by submitting their written request, stating the specific reasons for holding a hearing, in the same manner and time period as other comments.

Public hearings for the purposes of the Corps permit program will be held when the District Commander determines he can obtain additional information, not available in written comments,

that will aid him in the decision making process for this application. A Corps hearing is not a source of information for the general public, nor a forum for the resolution of issues or conflicting points of view (witnesses are not sworn and cross examination is prohibited). Hearings will not be held to obtain information on issues unrelated to the work requiring a permit, such as property ownership, neighbor disputes, or the behavior or actions of the public or applicant on upland property not regulated by the Department of the Army. Information obtained from a public hearing is given no greater weight than that obtained from written comments. Therefore, you should not fail to make timely written comments because a hearing might be held.

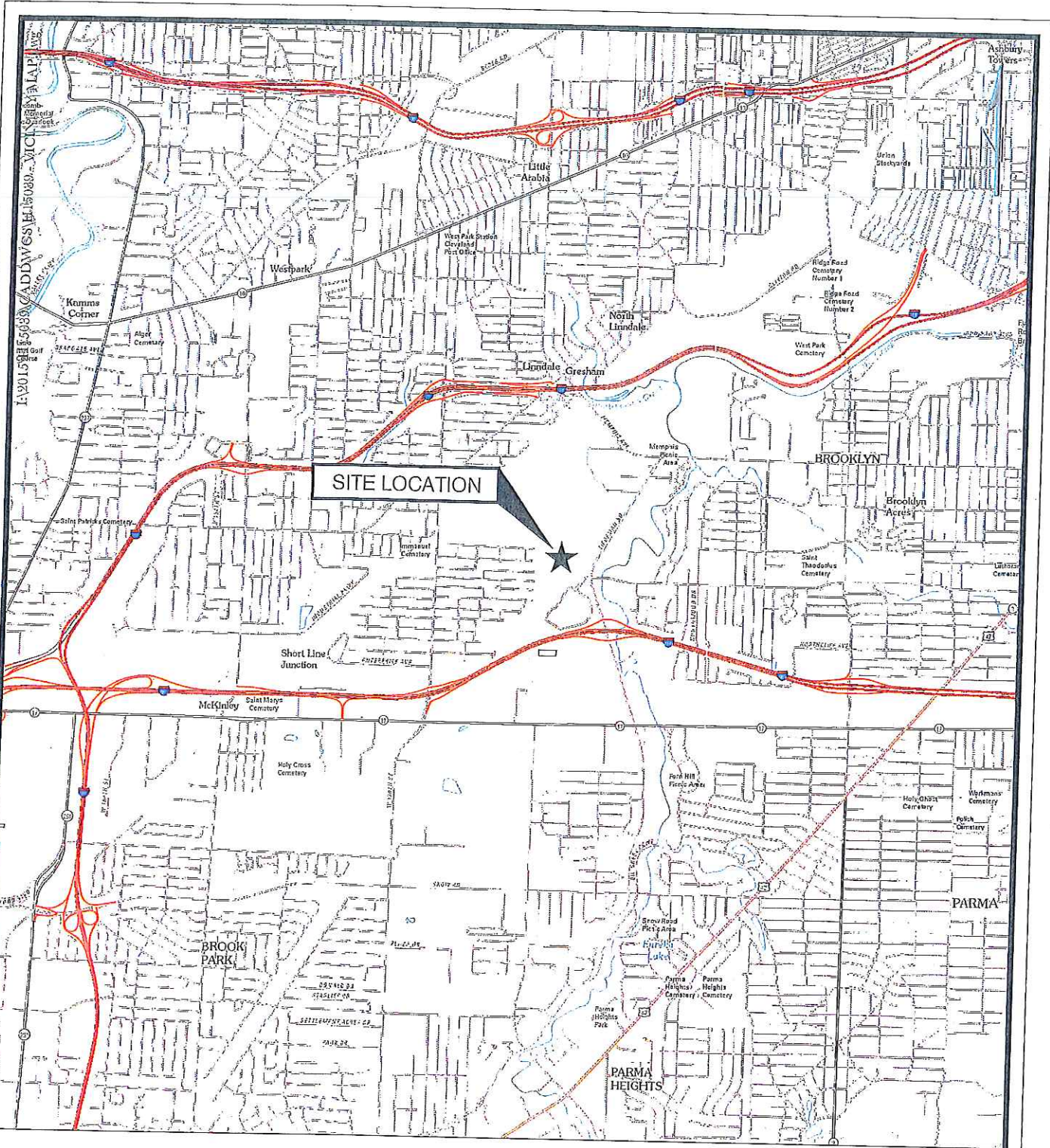
The decision to approve or deny this permit request will be based on an evaluation of the probable impact, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits 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 these 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, considerations of property ownership, 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.

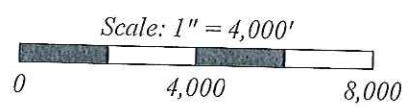
SIGNED

Diane C. Kozlowski
Chief, Regulatory Branch

NOTICE TO POSTMASTER: It is requested that this notice be posted continuously and conspicuously for 30 days from the date of issuance.

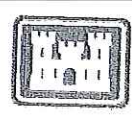


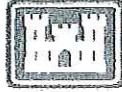
SITE LOCATION



HZW ENVIRONMENTAL
CONSULTANTS, LLC
6105 Hensley Road, Mentor, Ohio 44060
Phone: (440) 357-1260 ♦ Fax: (440) 357-1510

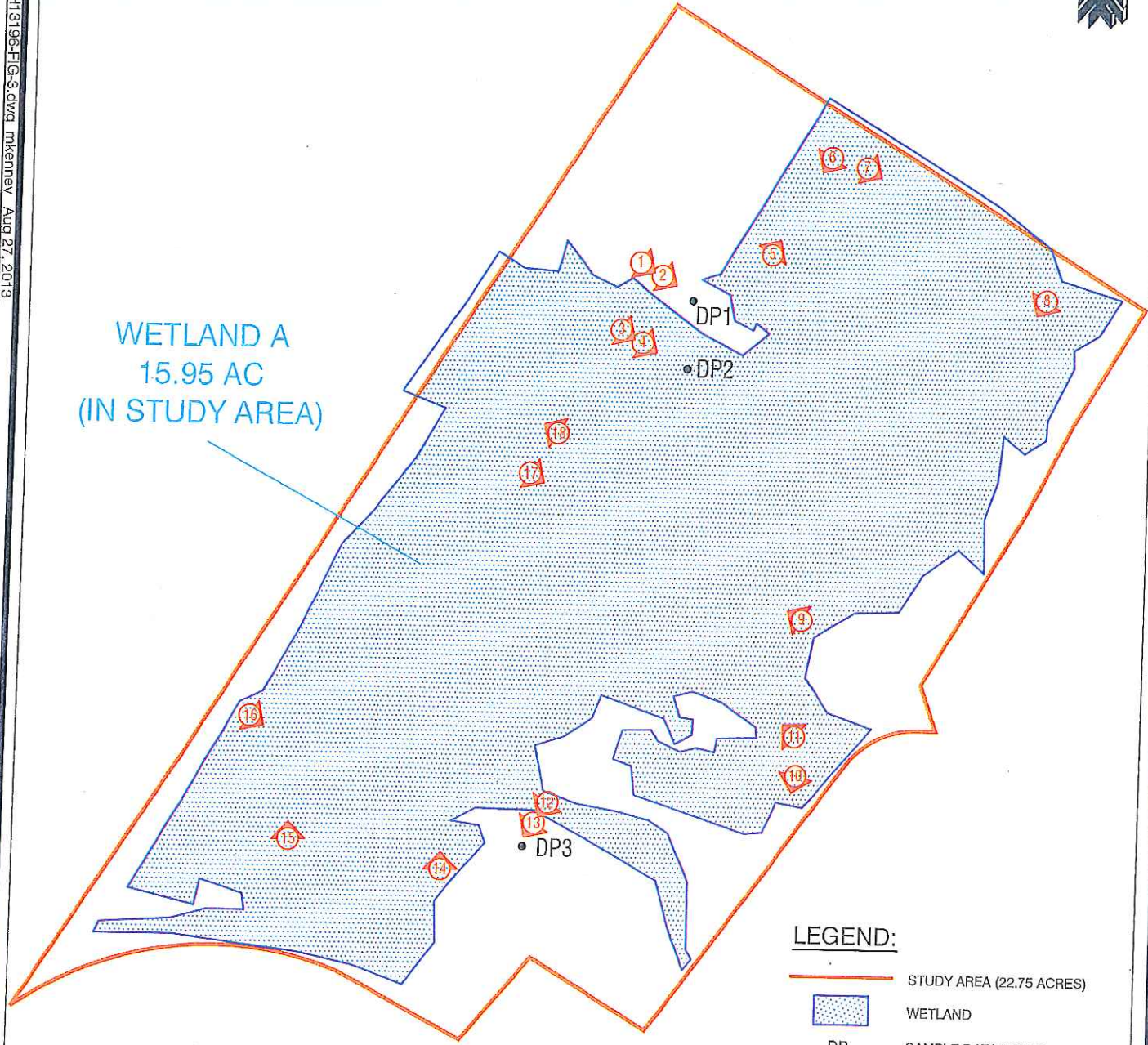
IKEA Property Inc.
D/A Processing No. 2014-01023
Cuyahoga County, Ohio
Quad: Lakewood
Sheet 1 of 6





I:\2013\11\31\96\CADD\WGS\H-3196-FIG-3.dwg mkemey Aug 27, 2013

WETLAND A
15.95 AC
(IN STUDY AREA)



LEGEND:

-  STUDY AREA (22.75 ACRES)
-  WETLAND
-  DP SAMPLE DATA POINT
-  PHOTO LOCATION

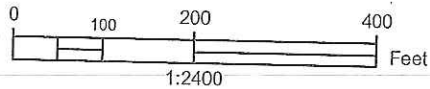


FIGURE 3

AQUATIC RESOURCE MAP
GREENBERGFARROW
BROOKLYN, CUYAHOGA COUNTY, OHIO



I:\2015\HL15089-01\CADD\WCS\HL15089-01-FIG 3A - RESOURCE MAP (WHITE).dwg

LONGMEAD AVE

MILIGAN AVE

ERWIN AVE

MCGOWAN AVE

KIRTON AVE

DP4
1011

DP3

8
9
7

6

DP2

3
4





DP1

1
2

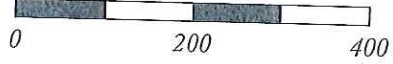
WETLAND C
1.93 ACRES ON-SITE

WETLAND B
5.45 ACRES ON-SITE

LEGEND

-  STUDY AREA (12.25AC)
-  FORESTED WETLAND
-  PHOTOLOCATION
-  DP# DATA POINT

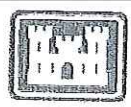
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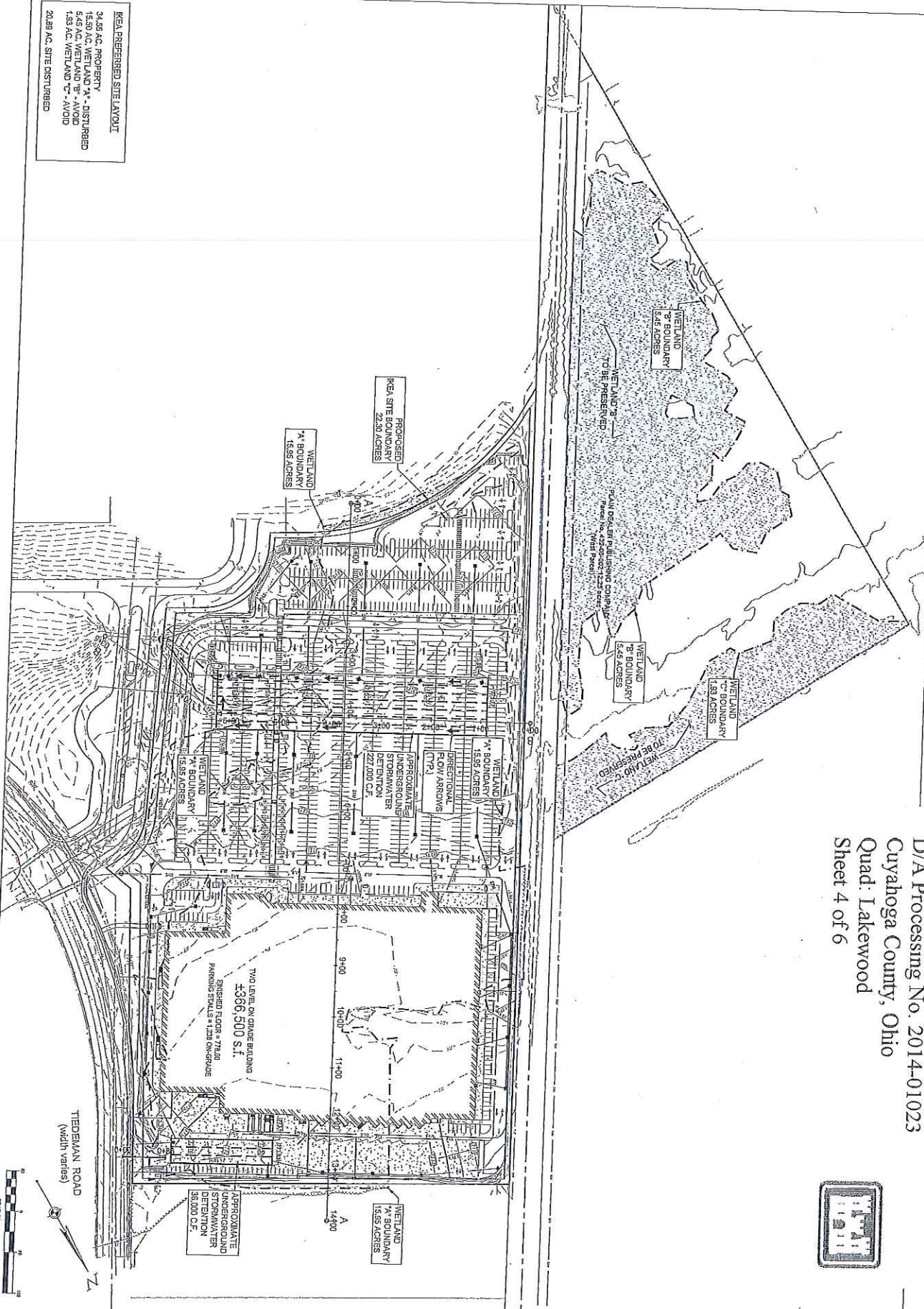
HzW ENVIRONMENTAL
CONSULTANTS, LLC

6105 Heisley Road, Mentor, Ohio 44060
Phone: (440) 357-1260 ♦ Fax: (440) 357-1510

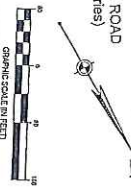
IKEA Property Inc.
D/A Processing No. 2014-01023
Cuyahoga County, Ohio
Quad: Lakewood
Sheet 3 of 6



IKEA PREFERRED SITE LAYOUT
 24.55 AC. PROPERTY
 13.50 AC. WETLAND "A" - DISTURBED
 5.55 AC. WETLAND "B" - AVOID
 1.55 AC. WETLAND "C" - AVOID
 20.89 AC. SITE DISTURBED

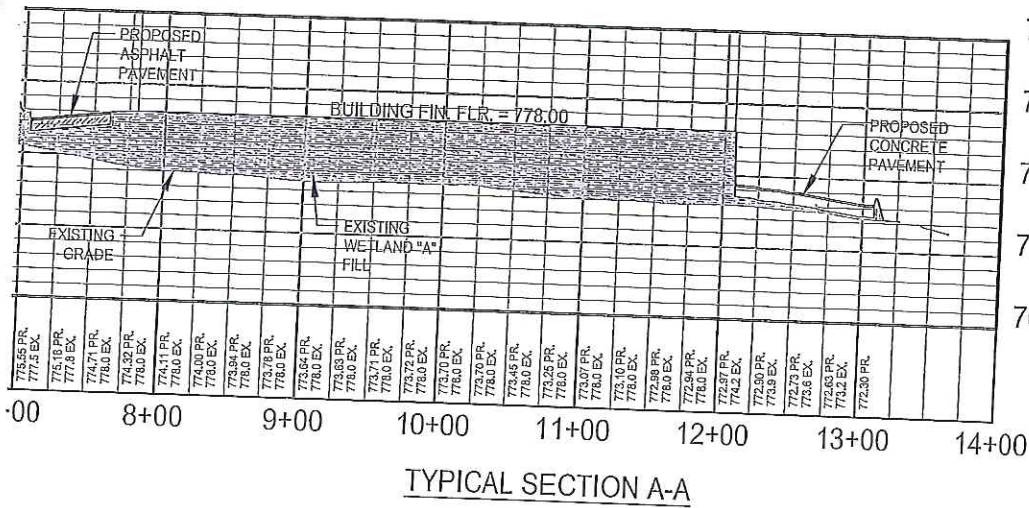
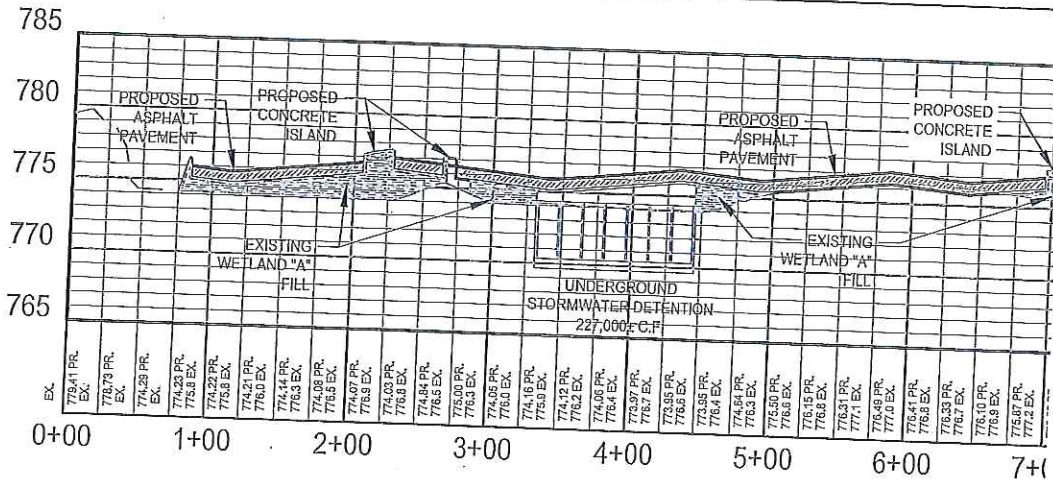


IKEA Property Inc.
 D/A Processing No. 2014-01023
 Cuyahoga County, Ohio
 Quad: Lakewood
 Sheet 4 of 6



	OVERALL SITE PLAN		<table border="1"> <thead> <tr> <th>REVISIONS</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>07/07/15</td> <td>WETLAND REVISIONS</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS	DATE	DESCRIPTION	1	07/07/15	WETLAND REVISIONS												
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1	07/07/15	WETLAND REVISIONS																			
IKEA PREFERRED SITE LAYOUT		850033YN OHIO																			

DESIGNER	WETLANDS
DRAWN	2/20/15
CHECKED	2/20/15
SHEET NO.	1 OF 4

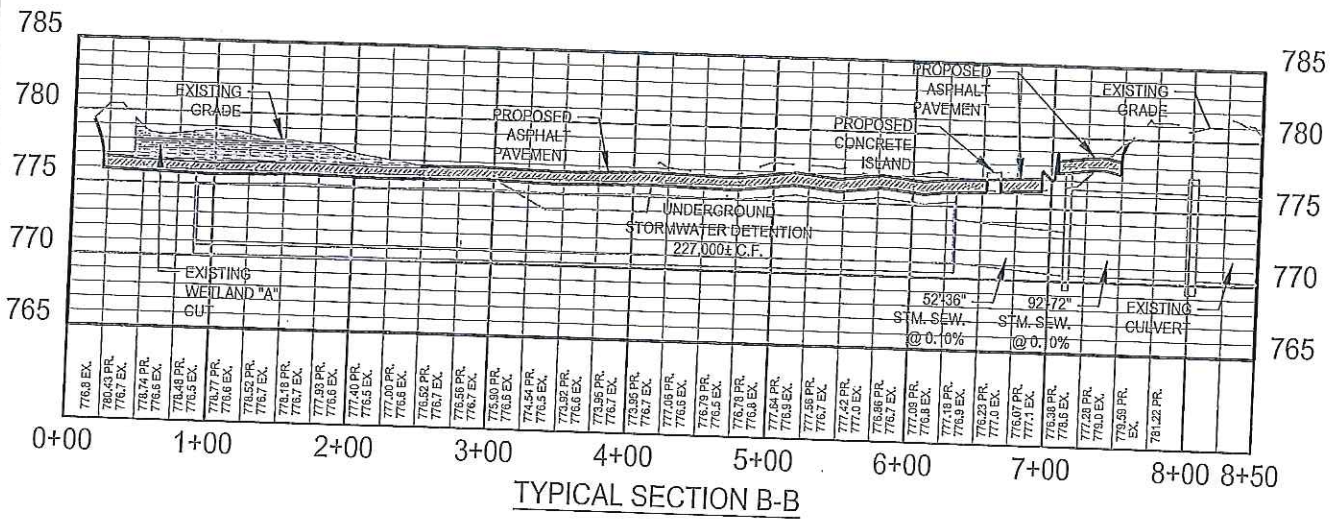
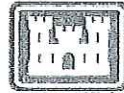


TYPICAL SECTION A-A
 SCALE: 1" = 100' HOR, 1" = 5' VERT

DEVELOPER: IKEA
 PROJECT: IKEA BROOKLYN, OHIO
 DATE: 07/07/2015
 PROJECT: #750423
 SHEET NO: 3 OF 4



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TYPICAL SECTION B-B
 SCALE: 1" = 100' HOR, 1" = 5' VERT

DEVELOPER: IKEA
 PROJECT: IKEA BROOKLYN, OHIO

DATE: 07/07/2015

PROJECT: #750423
 SHEET NO: 4 OF 4



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