

Information for File # 2014-03734-DWW

Applicant Pacific Education Partners

Corps Contact Daryl W. Wierzbinski

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Duluth, Minnesota 55802

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Primary County St. Louis

Section 8

Township 50 N.

Range 14 W.

Information Complete On April 22, 2016

Posting Expires On May 13, 2016

Authorization Type LOP-05-MN

This application is being reviewed in accordance with current practices for documenting Corps jurisdiction under Section 404 of the Clean Water Act.

We have made a preliminary determination that the aquatic resources that would be impacted by the proposed project are subject to Corps of Engineers jurisdiction under Section 404 of the Clean Water Act. If an approved jurisdictional determination is completed as part of the review process for this application, a copy will be posted on the St. Paul District web page at the following link: <http://www.mvp.usace.army.mil/Missions/Regulatory.aspx>.

Project

The Pacific Education Partners is proposing to construct a two level public charter high school, grades 8-12, 320 parking stalls, storm water treatment area, track and field areas and access roads.

Project Description

The proposed project would result in the discharge of dredged and fill materials into 2.5 acres of wetlands that are adjacent to Chester Creek that is a tributary to Lake Superior.

Name, Area and Types of Waters (including wetlands) Subject to Loss

The proposed wetland impact types consist of approximately 1.22 acres of shallow/deep marsh wetlands and 1.28 acres of scrub-carr/forested wetlands.

Alternatives Considered

A no build alternative was considered but rejected because the applicant determined that the no-build would not fulfill the purpose and need of the project.

Alternative 1 – Duluth Armory Site was considered as a possible re-utilization of an existing building but was rejected due to inadequate parking area as well as structural issues which would increase the budget.

Alternative 2 – County Jail Site was dismissed due to the fact that it is adjacent to a County Jail.

Alternative 3 – The Southwest quadrant of Arlington and Rice Lake Road was considered but dismissed because the proposed wetland impacts would be approximately 2.55 acres and the purchase price would be cost prohibitive.

Alternative 4 – Arrowhead Road next to Nortrax was considered and dismissed because the proposed wetland impacts would be approximately 2.81 acres and there are extensive wetlands on the property.

Alternative 5 – Central High School was considered, but dismissed because the Duluth Public School District (ISD 709) rejected an offer as it would go against their policy of selling to another competing school.

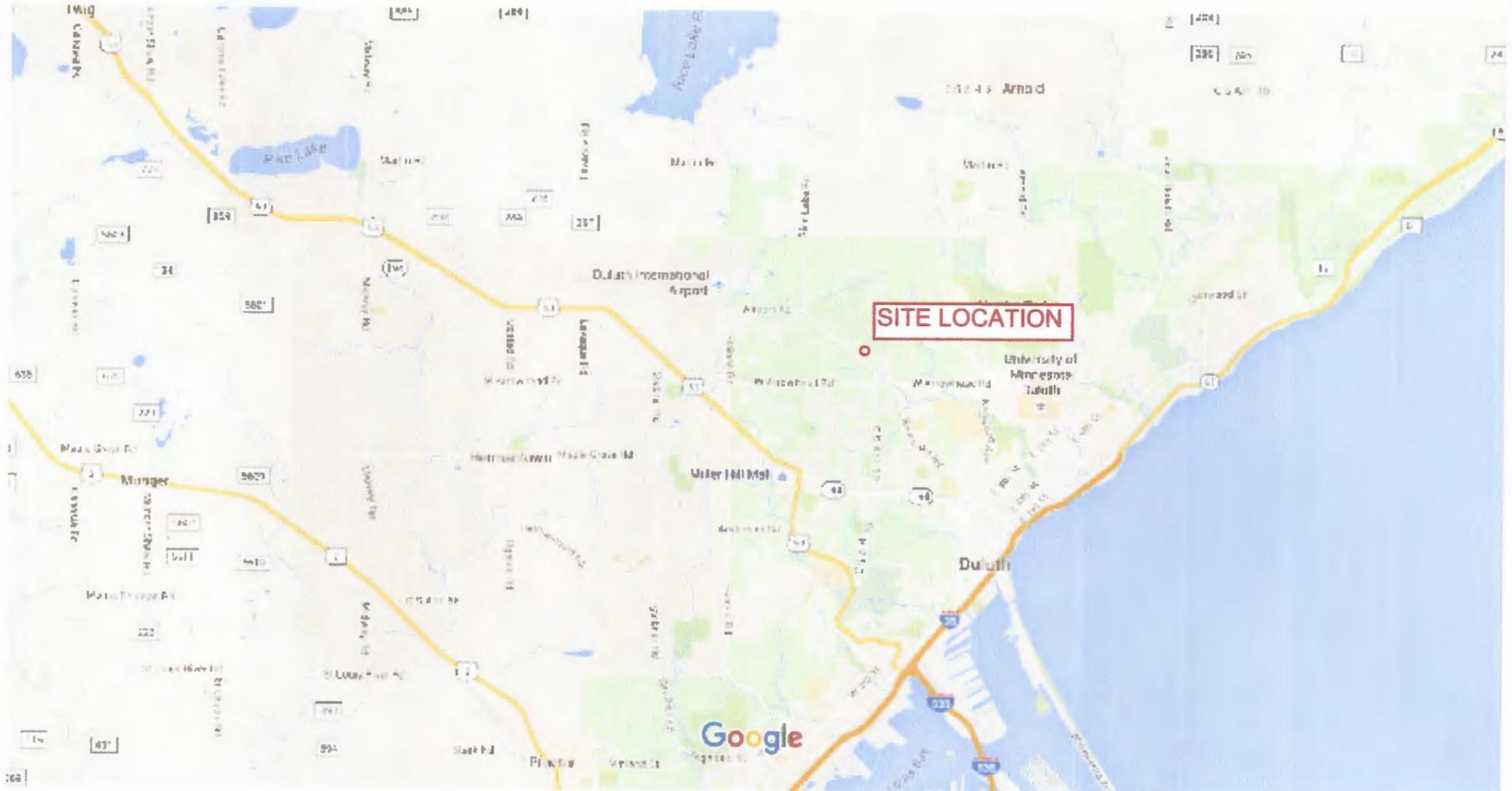
Preferred Alternative – Snowflake Nordic Ski Center was chosen as the preferred alternative because of its proximity to the current elementary school, and would meet the State of Minnesota Department of Education Standards.

Compensatory Mitigation

The applicant proposes to compensate for the loss of wetlands associated with this project by purchasing 1.25 acres of Type 2, fresh wet meadow wetland credits and 1.25 acres of Type 6, shrub-carr/alder thicket credits to be debited from the Zeimet/Peterson Preserve Wetland Mitigation Bank (Account 1532) in Bank Service Area 1.

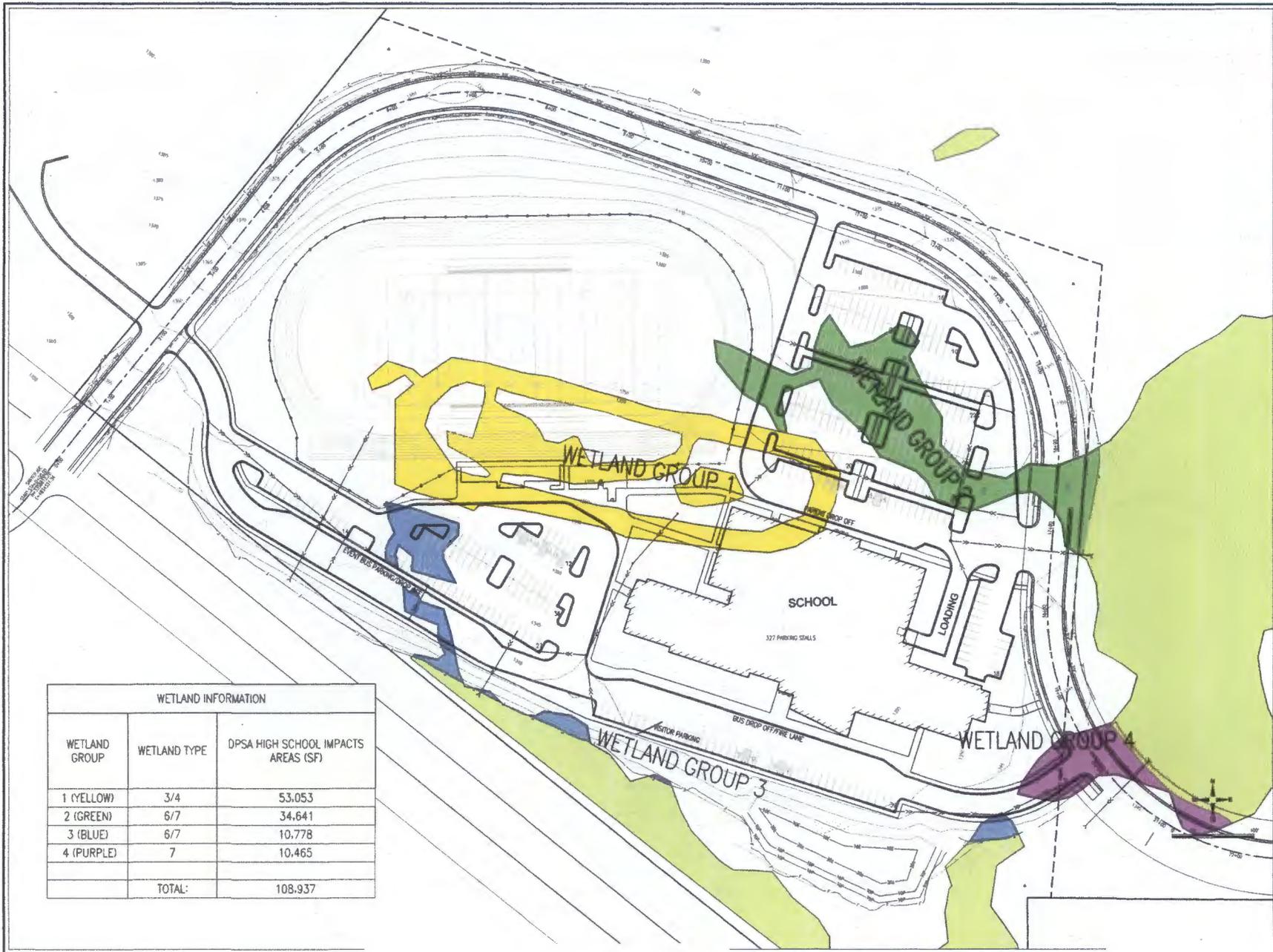
Drawings See attached.

Google Maps DPSS 8-12 HIGH SCHOOL



Map data ©2016 Google 1 mi

2014-03734-DWW
Drawing 1 of 7



WETLAND INFORMATION		
WETLAND GROUP	WETLAND TYPE	DPSA HIGH SCHOOL IMPACTS AREAS (SF)
1 (YELLOW)	3/4	53,053
2 (GREEN)	6/7	34,641
3 (BLUE)	6/7	10,778
4 (PURPLE)	7	10,465
TOTAL:		108,937

FOUNDATIONS
 CONSULTANTS

AROLA
 ARCHITECTS ENGINEERS

EAPC
 ARCHITECTS ENGINEERS

J.L. GOLA-JOHNSON
 CONSULTING ENGINEER
 LICENSE NO. 115,543-0001
 MINN. REG. NO. 115,543-0001

Northland
 Consulting Engineers L.P.
 LICENSE NO. 115,543-0001
 MINN. REG. NO. 115,543-0001

HERE BY CERTIFY THE PLAN, SPECIFICATIONS, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A QUALIFIED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: DAVID SOLTY PE
 DATE: _____ LICENSE No. 49258

PROPOSED BUILDING FOR:
DECS 8-12 SCHOOL
 4300 RICE LAKE ROAD
 DULUTH, MINNESOTA 55811
 CHAIRMAN
 PROJECT OWNER

REVISIONS
ISSUED DATE XX-XX-XXXX
PROJECT NO. 15-504-C
DRAWN BY JDO
APPROVED BY ARZ
SCALE = 2" AT FULL SCALE
KEY
SHEET NO.



County Land Explorer

St. Louis County, Minnesota



ARMORY
OFF SITE ALTERNATIVE 1

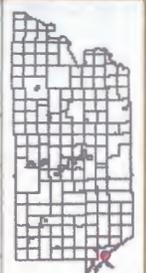


County Land Explorer

St. Louis County www.stlouiscountymn.gov/CourtyLandExplorer Minnesota

Disclaimer

This is a compilation of records as they appear in the St. Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein



2014-03734-DWW
Drawing 3 of 7



U.S. Fish and Wildlife Service

National Wetlands Inventory

JAL



BLACKHOOF

Apr 5, 2016

Wetlands

-  Freshwater Emergent
-  Freshwater Forested/Shrub
-  Estuarine and Marine Deepwater
-  Estuarine and Marine
-  Freshwater Pond
-  Lake
-  Riverine
-  Other

OFF SITE ALTERNATIVE 2



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or correctness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:

DATE:

PACIFIC
EDUCATION
PARTNERS

PROJECT NAME:
SNOWFLAKE
HIGH SCHOOL

DRAWING TITLE:
OFF SITE 2

FILED:
DRAWN BY:
CHECKED BY:
PROJECT NO. -
ISSUE NO.



U.S. Fish and Wildlife Service

National Wetlands Inventory

SW QUADRANT



Apr 5, 2016



Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other
- EST. WETLAND IMPACTS

ESTIMATED 110,894 SF
WETLAND IMPACTS MINIMUM

OFF SITE ALTERNATIVE 3

PACIFIC
EDUCATION
PARTNERS

PROJECT NAME:
SNOWFLAKE
HIGH SCHOOL

DRAWING TITLE:
OFF SITE 3

FILE:
DRAWN BY:
CHECKED BY:
PLOT NO. -
DRAWING NO.

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or completeness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:



U.S. Fish and Wildlife Service
National Wetlands Inventory

NW SITE



Apr 5, 2016

Wetlands

-  Freshwater Emergent
-  Freshwater Forested/Shrub
-  Estuarine and Marine Deepwater
-  Estuarine and Marine
-  Freshwater Pond
-  Lake
-  Riverine
-  Other

EST. WETLAND IMPACTS
 ESTIMATED 122,500 SF
 WETLAND IMPACTS MINIMUM
 OFF SITE ALTERNATIVE 4



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User Remarks:

CDM
 PACIFIC
 EDUCATION
 PARTNERS

PROJECT NAME:
 SNOWFLAKE
 HIGH SCHOOL

DRAWING TITLE:
 OFF SITE 4

FILE:
 DRAWN BY:
 CHECKED BY:
 PLOTTED BY:
 DRAWING NO.



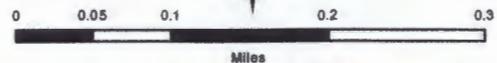
County Land Explorer

St. Louis County, Minnesota



CENTRAL HIGH SCHOOL

OFF SITE ALT 5



County Land Explorer

St. Louis County www.stlouiscountymn.gov/CountyLandExplorer Minnesota

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Drawing 7 of 7