

ADL 109148
Development Plan: SEARHC Tideland Lease Narrative

SEARHC is planning for a major renovation of their medical center campus. The project consists of constructing a barge ramp for the transport of materials to Japonski Island to facilitate the construction. Due to the large nature of the project and duration, SEARHC would like the ability to transport larger materials to the site via direct barge unloading rather than unloading at the existing barge facilities which are approximately 5 miles north of the site.

The project is located at 1220 Seward Avenue in Sitka, Alaska at 57°03'16.38"N and 135°21'26.70"W. The uplands are currently owned by SEARHC and are timbered with spruce and hemlock. The uplands include an existing open air structure and a canvas structure. The vegetation will be cleared and the structures will be deconstructed prior to site development. The tidelands are composed of solid rock and beach gravel. Current access to the site is provided by a public right-of-way, Tongass Drive, and is adjacent to the uplands and part of the SEARHC health center campus. The primary power source for the site is located in Tongass Drive.

To construct the barge, approximately 1,000 cubic yards of armor rock and 3,000 cubic yards will be discharged. The ramp will be 40 ft wide by 141 ft long and the staging area will be approximately 50 ft by 100 ft. The portion of the ramp located on State tidelands will be the seaward most.

Once the barge landing is constructed, it will also be used to facilitate deconstruction of existing concrete buildings and the export of contaminated soils located in numerous locations through the campus. The extent of these materials has not yet been quantified, but likely materials include scrap iron and steel, rubble concrete, and petroleum contaminated soils. Transport of these materials will be coordinated with ADEC and will likely be stored in weather proof super sacks offsite. The barge ramp will be used to receive the materials for transport to Seattle where they will be trucked to an approved disposal site for such wastes or scrap yards for concrete and steel. While multiple people will be available to unload and load items off the barge and onto the site, there will not be any permanent employees utilizing the site.

There are no wastes planned to be generated during or after construction on-site, and no water supply or wastewater disposal methods are proposed for construction. These services are available at the adjacent administration building.

The barge ramp will be constructed to allow direct access for shipping materials from Seattle to the project site via tug and barge. Many of the materials are anticipated to be too large or difficult to transport from the existing barge facilities through the historic downtown corridor of the City of Sitka. To construct the barge ramp, approximately 1,000 cubic yards of armor rock and 3,000 cubic yards of shot rock will be discharged as support. The rock will be sourced from local rock quarries.

The ACOE permit for this project was approved October 28, 2020 as POA-2020-00333. The permit was approved under Nationwide Permit No. 36 for Boat Ramps with general conditions for construction located at NWP No. 36 and its associated Regional and General Conditions can

be accessed at their website at: www.poa.usace.army.mil/Missions/Regulatory/Permits. A copy of the permit is attached for your information.