

CWA 401 Water Quality Certification Request

version 2.15

(Submission #: HQA-PRYX-RT86H, version 1)

Digitally signed by:
dec.alaska.gov
Date: 2025.03.06 16:48:12 -09:00
Reason: Submission Data
Location: State of Alaska

Details

Site: Alyeska Prince Addition, Tract B, Frag Lot 9

Submission ID HQA-PRYX-RT86H

Form Input

Form Instructions

Form Instructions

Instructions for filling out the 401 Prefiling Meeting Request Form are located on the Alaska DEC website at the link below.

[401 Prefiling Meeting Request Form Instructions](#)

Agents: For Delegation of Authority to act on behalf of the applicant in processing the application, use the following form, have signed, and upload with application.

- [Delegation of Authority - 401 Application](#)

Contact Information (1 of 2)

Required Contacts

The following **Contact Roles are REQUIRED**. Please select the appropriate role(s) for each contact and complete the contact details. Multiple role(s) may be assigned to each unique individual.

- **Applicant** (Responsible Party)
- **Billing Contact**

Contact Role(s)

Consultant

Application Preparer

Billing Contact

Contact

Prefix

NONE PROVIDED

First Name Last Name

Casey Volk

Title

Senior Scientist

Organization Name

3-Tier Alaska

Phone Type Number Extension

Business 907-522-4337

Email

cvolk@3tieralaska.com

Mailing Address

3305 Arctic Blvd, Ste. 102

Anchorage, AK 99503

[NO COUNTRY SPECIFIED]

Contact Information (2 of 2)

Required Contacts

The following **Contact Roles are REQUIRED**. Please select the appropriate role(s) for each contact and complete the contact details. Multiple role(s) may be assigned to each unique individual.

- **Applicant** (Responsible Party)
- **Billing Contact**

Contact Role(s)

Applicant

Owner

Contact

Prefix

NONE PROVIDED

First Name Last Name

Willam Laurie

Title

Development Manager

Organization Name

Pomeroy Lodging

Phone Type Number Extension

Mobile 289-260-4048

Email

willaml@pomeroylodging.com

Mailing Address

707 7 Ave SW #810

Calgary, Alberta T2P 3H6

Canada

Project / Facility Site Info

Identify the applicable federal license or permit

A copy of the federal permit or license application is required to be submitted with the request for the water quality certification. (18 AAC 15.130, 18 AAC 15.180)

Federal Agency

Army Corps of Engineers (USACE)

Permit License Number (ex. USACE: POA-XXXX-XXXX; FERC: FERC-xxxx-xxxx; EPA: AK#####)

POA-2023-0047

Project Name or Title

Alyeska Prince Addition, Tract B, Frag Lot 9

Primary Receiving Waterbody Name

Unnamed tributary of Moose Creek

Estimated Project Dates (+/- 30 days)

Project Estimated Start Date	Project Estimated End/Completion Date
08/26/2024	08/01/2026

Approximate date(s) when any Discharge(s) may commence (+/- 30 days)

Description	Discharge Estimated Start Date	Discharge Estimated End Date
Add fill to wetland	05/15/2025	09/01/2025

Project Description (Nature of Activity, include all features)

The wetlands impacted by the proposed development are located within the Alyeska Prince Addition, Tract B, Frag Lot 9, at 1001 Arlberg Avenue, Girdwood, Alaska. The total wetlands impact area for the proposed development is 47,400 square feet.

The development within the wetlands area will include two structures: a purpose-built rental workforce housing building and a recreation center featuring an aquatic center, fitness center, and open-air covered ice rink. Additionally, the project will include associated roadways, pedestrian walkways, and parking areas.

The first structure is a purpose-built rental workforce housing building, designed to include approximately 86 residential units and 6,050 square feet of commercial space. The building will have a total footprint of about 17,000 square feet and will be constructed on approximately 4 inches of structural fill. 8,678 square feet, or half of the building's footprint, will be situated on wetlands.

The second structure is a recreational facility to be constructed by the YMCA of Alaska. This facility will include a fitness center, aquatic center, and ice rink, with a total footprint of approximately 38,112 square feet. The structure will be built on imported Type II/IIA fill material, with 19,000 square feet, or half of its footprint, located on wetlands.

The roadways, pedestrian walkways, and parking areas associated with these buildings will be constructed on approximately 36 inches of imported Type II/IIA fill material. 19,722 square feet of these features will be located on wetlands.

Project Purpose (Describe the reason(s) for discharge)

The purpose of this project, particularly as it relates to structures impacting wetlands, is twofold: to address Girdwood's urgent need for workforce housing and to create a new community recreation center in partnership with the YMCA of Alaska.

Workforce Housing: Girdwood has long faced a housing crisis, with a critical shortage of dedicated workforce housing for its community. Unlike traditional workforce housing projects that cater solely to employees of specific businesses, the proposed development is designed to welcome a diverse group of residents, fostering a vibrant and inclusive community. The development will offer employee housing tailored to meet the needs of individuals, couples, and families.

Notably, some units will be among the most affordable in Girdwood, providing stable, long-term rentals in newly constructed homes. This approach not only meets a pressing housing need but also creates a sense of security and belonging for residents, contributing to the long-term sustainability and vitality of the community. The wetland-impacting structure will add approximately 86 dedicated workforce housing units to Girdwood.

Community Recreation Center: The proposed recreation center, a collaboration with the YMCA of Alaska, aims to significantly enhance the quality of life in Girdwood by addressing critical community needs and fostering greater cohesion. This facility will include a much-needed public pool and fitness center, filling a longstanding gap in local recreational amenities. These additions will promote health, wellness, and social interaction, offering residents a space to connect and stay active.

Furthermore, the open-air covered ice rink is set to become a cherished community gathering place. Designed to withstand Girdwood's frequent rainstorms, this multi-use space will cater to the region's love for hockey and provide a venue for year-round recreation and socialization.

Is any portion of the work already complete?

Yes

Please describe the completed work

The area surrounding the daycare facility has been cleared and grubbed, and both a water line and a sewer line have been installed to serve the daycare, though they are not currently in use. All work conducted within Tract B has remained outside the wetland boundaries and the designated wetland setback area.

Description of current activity site conditions

Currently the wetlands within Tract B, Lot 9 remain undisturbed. Uplands within Tract B, Lot 9 are currently being developed.

Relevant Site Data, Photographs that Represent Current Site Conditions, or other Relevant Documentation

NONE PROVIDED

Comment

NONE PROVIDED

Is this a linear project? (i.e., utility line, road, etc.)

No

Project Address

1001 Arlberg Avenue
Girdwood, AK 99587

Visit the link below to help with conversion between DMS and Latitude/Longitude

[DSM - Lat/Long converter](#)

Project Location

60.97021227811487,-149.10186042785745

Visit the following link if you need to convert the lat/long to get the **PLSS information**

[Converter for Section, Township, and Range](#)

PLSS Location (Public Land Survey System)

State Tax Parcel ID	Borough/Municipality	Meridian	Section	Township	Range
07504144000	Municipality of Anchorage	Seward	9	10N	2E

Directions to Site

Southeast on AK-1 S towards Alyeska Highway, Turn left onto Alyeska Highway, Turn Left onto Arlberg Avenue, Turn left onto Northface Road, Turn left to site.

Federal Agency Contact (1 of 1)

Have you been working with anyone in the Federal Agency?

Yes

Federal Contact Role

USACE

Federal Agency Contact

First Name **Last Name**

Estrella Campellone

Title

Project Manager, South Section

Organization Name

United States Army Corps of Engineers Alaska District

Phone Type **Number** **Extension**

Business 907-753-2518

Email

estrella.f.campellone@usace.army.mil

Dredge Material to be Discharged

Is dredging involved?

No

Tier Analysis

A tier analysis is comprised of a layered approach to determine the need for testing the dredge material to aid in generating physical, chemical, toxicity and bioaccumulation information, but not more information than is necessary to make factual determinations. The tier analysis is a series of tiers (I - IV) or levels of intensity (and cost) of investigation. It is necessary to proceed through the tiers only until information is sufficient to make factual determinations, no further testing is required.

- **Tier I - Site Evaluation and History.** The initial tier (Tier I) uses readily available, existing information (including all previous testing). For certain dredge materials with readily apparent potential for environmental impact (or lack thereof), information collected in Tier I may be sufficient for making factual determinations.
- **Tier II - Chemical Testing** is concerned solely with sediment and water chemistry.
- **Tier III - Biological Testing (bioassay and/or bioaccumulation testing)** is concerned with well-defined, nationally accepted toxicity and bioaccumulation testing procedures.
- **Tier IV - Special Studies** allows for case-specific laboratory and field testing, and is intended to for use in unusual circumstances.

For more information regarding a Tier analysis, see below references

- [EPA Inland Testing Manual](#)
- [USACE Seattle District Civil Works DMMP User Manual](#)

Fill Material to be Discharged

Will Fill Material be Discharged?

Yes

For fill material, identify the material source

Alaska Sand & Gravel

Types of material being discharged and the amount of each type (cubic yards)

Type	Cubic Yards
Type II/IIA Fill	8,800

Surface area in (acres or linear feet) of wetlands or other waters filled

Surface Area	Units
1.09	Acres

Discharge Location Information (1 of 1)

Identify the location and nature of any potential discharge that may result from the proposed project and the location of receiving waters

Discharge Location ID (001, 002, 003, - increment by one)

001

NOTE: if you have a receiving water that is Wetlands, just enter the generic term "Wetlands". Do not enter "Wetlands of Tanana River", for example.

Please select 'Other' if your waterbody is not in the list below.
You can start typing the name of the waterbody to filter the list.

Receiving Waterbody / Wetlands Name

Moose Creek

Discharge Location

60.97013432889988,-149.10189786843947

Other Pollutant Sources

Contaminated Site Information

Determine if your project is **within 1,500 feet** of a known Alaska DEC Contaminated Site. See the *Alaska DEC Contaminated Web Map* below. This will help you to identify if any potential pollutants/parameters of concern may be present on your project site., see DEC's website:

- [Contaminated Sites Web Map](#)
- [Contaminated Sites Database Search website](#)

Is the project within 1,500 feet of a known contaminated site?

No

Parameters of Concern that may be present in discharge

Parameter(s) of Concern

Identify the parameters of concern that may be present in your discharge from the dredge and/or fill material.

Note, **TURBIDITY** and **SEDIMENT** are routine parameters associated with dredge and/or fill activities.

Consider if other parameters may be present from past activities in the area such as contaminated site data, impaired waters or other relevant water quality data, or other parameters of concern identified during the application process.



Parameter(s)

Sediment

If known, describe respective concentrations, persistence, and potential impacts to the receiving water and data on parameters that may alter the effects of the discharge to the receiving water

Not known.

Impaired Waters

An **impaired waterbody** are those listed as a **Category 4 [304(b)]** or **Category 5 [303(d)]** in the current EPA approved  *Alaska  s Integrated Water Quality Monitoring and Assessment Report*.

For the most recently *Approved Integrated Water Quality Monitoring And Assessment Report (Integrated Report)*, see DEC's

website:

- [Integrated Water Quality Monitoring And Assessment Report](https://dec.alaska.gov/water/water-quality/integrated-report) <https://dec.alaska.gov/water/water-quality/integrated-report>

Does a discharge of any parameter identified above occur to an impaired waterbody?

No

If determined necessary and requested by the Department, submit sufficient and credible baseline water quality information for the receiving water which meets the requirements of 18 AAC 70.016(a)(6)(A-C).

Avoidance & Minimization BMPs and Mitigation Measures

Describe how impacts are being avoided and minimized on the project site. Include best management practices (BMPs) for sediment and erosion controls that will be implemented to minimize environmental impacts, and any methods and means proposed to monitor the discharge and the equipment or measures planned to treat, control, or manage the discharge.

Include a description of any methods and means proposed to monitor the discharge and the equipment or measures planned to treat, control, or manage the discharge

Storm Water Pollution Prevention Plan stipulations will be followed to manage stormwater pollution and minimize impacts to nearby waters of the U.S.

Avoidance Measures

Avoidance of wetlands is not feasible due to the proposed project designs and no practicable alternatives.

Minimization Measures

To minimize impacts while still allowing the project to achieve its purpose, Pomeroy Lodging plans to place utilities within the affected area beneath the proposed road, reducing disturbances to adjacent wetlands. Additionally, Pomeroy Lodging will adhere to the Storm Water Pollution Prevention Plan (SWPPP) and implement control measures to manage stormwater pollution and minimize impacts to nearby waters of the U.S. Pomeroy acknowledges the necessity of compensatory mitigation for the filling of 1.09 acres of jurisdictional wetlands.

Mitigation Measures

Pomeroy Lodging intends to work with USACE to either purchase wetland credits from the Portage Reserve Wetlands Mitigation Bank or preserve wetlands on another Pomeroy owned property under a deed restriction.

Social / Economic Importance

Social or Economic Importance

(18 AAC 70.016(c)(5): Provide information that demonstrates the accommodation of important social or economic development. The applicant shall complete either a social OR economic importance analysis (or both) for each affected community in the area where the receiving water for the proposed discharge is located.

Social Importance Analysis

Community services provided
Recreational opportunities

Economic Importance Analysis

Employment, job availability, and salary impacts

Describe Social and/or Economic Importance of the project

To develop Tract B, Frag Lot 9 to support the construction of a purpose-built rental workforce housing building and a community recreation center to meet local demand. Girdwood is currently experiencing a housing crisis and is in desperate need of worker housing. The Girdwood Area Plan also includes goals such as providing facilities that can enhance the quality of community life and to providing a variety of year-round recreational opportunities.

Description of Social or Economic Importance, if needed

NONE PROVIDED

Comment

NONE PROVIDED

List of Other Permits or Certificates

*Would include but is not restricted to zoning, building, and flood plain permits.

Include a list of all other federal, interstate, tribal, state, territorial, or local agency authorizations required for the proposed project, including all approvals or denials already received.

Agency	Type of Approval*	Identification Number	Date Applied	Date Approved	Date Denied
ADEC	Construction General Permit	AKR10H0MH	NONE PROVIDED	08/08/2024	NONE PROVIDED
AWWU	Private Systems Permit	PS24-032	NONE PROVIDED	07/31/2024	NONE PROVIDED
AWWU	Private Systems Permit	PS24-034	NONE PROVIDED	09/06/2024	NONE PROVIDED
USACE	Department of Army Permit	POA-2023-00473	02/07/2025	NONE PROVIDED	NONE PROVIDED

Other Agency or Local Contacts (1 of 1)

Contact Role

OTHER_REG_CNTCT

Other Agency and or Local Contacts

First Name **Last Name**

NA NA

Title

NA

Organization Name

NA

Phone Type **Number** **Extension**

Mobile 111-111-1111

Email

xxxxxxx@gmail.com

Attachments

Copy of Federal Application (USACE, EPA, or FERC, etc.)

[Individual Permit Application for POA-2023-00473.pdf - 02/26/2025 03:43 PM](#)

Comment

NONE PROVIDED

Figures and/or Drawings/Plan Sets. To include a map or diagram of the proposed activity site, including the proposed activity boundaries in relation to local streets, roads, and highways.

[Project Drawings.pdf - 02/26/2025 04:44 PM](#)

Comment

NONE PROVIDED

Document Attachments

NONE PROVIDED

Comment

NONE PROVIDED

Delegation of Authority for Submission of Application

[delegation-of-authority-401-application_signed_2.6.2025.pdf - 02/26/2025 03:43 PM](#)

Comment

NONE PROVIDED

As per 18 AAC 15.030 signing of applications, all permit or approval applications must be signed as follows:

- 1) in the case of corporations, by a principal executive officer of at least the level of vice president or his duly authorized representative, if the representative is responsible for the overall management of the project or operation;
- 2) in the case of a partnership, by a general partner;
- 3) in the case of a sole proprietorship, by the proprietor; and
- 4) in the case of a municipal, state, federal or other public facility, by either a principal executive officer, ranking elected official, or other duly authorized employee.

The project proponent hereby certifies that all information contained herein is true, accurate, and complete to the best of my knowledge and belief. The project proponent hereby requests that the certifying authority review and take action on this CWA 401 certification request within the applicable reasonable period of time.

Agreements and Signature(s)

As per 18 AAC 15.030 signing of applications, all permit or approval applications must be signed as follows:

- 1) in the case of corporations, by a principal executive officer of at least the level of vice president or his duly authorized representative, if the representative is responsible for the overall management of the project or operation;*
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- 3) in the case of a sole proprietorship, by the proprietor; and*
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Signed
By willaml@pomeroylodging.com on 03/06/2025 at 4:44 PM