



US Army Corps  
of Engineers  
Alaska District

ANCHORAGE  
Regulatory Division (1145)  
CEPOA-RD  
Post Office Box 6898  
JBER, Alaska 99506-0898

# Public Notice of Application for Permit

<b>PUBLIC NOTICE DATE:</b>	<b>July 9, 2025</b>
<b>EXPIRATION DATE:</b>	<b>August 8, 2025</b>
<b>REFERENCE NUMBER:</b>	<b>POA-2024-00119</b>
<b>WATERWAY:</b>	<b>Little Campbell Creek</b>

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Interested parties are hereby notified that a Department of the Army permit application has been received for work in waters of the United States as described below and shown on the enclosed project drawings.

All comments regarding this public notice should be sent to the address noted above. If you desire to submit your comments by email, you should send it to the project manager's email as listed below or to [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil). All comments should include the public notice reference number listed above.

All comments should reach this office no later than the expiration date of this public notice to become part of the record and be considered in the decision. Please contact Leah Barrett at (907) 753-2760, toll free from within Alaska at (800) 478-2712, or by email at [leah.barrett@usace.army.mil](mailto:leah.barrett@usace.army.mil) if further information is desired concerning this public notice.

APPLICANT: Art Davidson  
Best Storage Alaska  
2200 Seward Highway  
Anchorage, Alaska 99503  
[Artdavidson43@gmail.com](mailto:Artdavidson43@gmail.com)  
Business: 907-952-3355

AGENT: Josh Gabel  
DOWL  
5015 Business Park Blvd #4000  
Anchorage, Alaska 9950  
[jgrabel@dowl.com](mailto:jgrabel@dowl.com)

LOCATION: The project site is located within Section 8, T. 12 N., R. 3 W., Seward Meridian; Latitude 61.142145 ° N., Longitude 149.853901° W.; in Anchorage, Alaska.

PURPOSE: The applicant's stated purpose is to create long-term vehicle parking adjacent to the existing Best Storage facility. The current facility contains no long-term vehicle parking. The Project would meet a growing need for vehicle storage facilities near Abbot Road and the Seward Highway.

PROPOSED WORK: The project would construct an approximately 2.46-acre fill pad in wetlands. Project details include:

- 40 feet x 480 feet parking area for 96- 10 feet x 20 feet stalls
- 40 feet x 480 feet parking area for 40- 12 feet x 40 feet stalls
- 40 feet x 250 feet parking area for 50- 10 feet x 20 feet stalls
- 40 feet x 200 feet parking area for 40- 10 feet x 20 feet stalls
- 40 feet between parking areas for maneuvering large recreational vehicles
- Fill would be placed with a 2: 1 side slope
- Two access gates to the existing Best Storage Facility
- A wetland area would be surrounded by a fill berm for a retention basin. No fill would be placed in the bottom of the retention basin with wetland vegetation.

The applicant proposed construction would start in late August of this year and continue through the 2026 summer construction season. All work would be performed in accordance with the enclosed plan (sheets 1-3), dated April 25, 2025.

APPLICANT PROPOSED MITIGATION: The applicant proposes the following mitigation measures to avoid, minimize, and compensate for impacts to waters of the United States from activities involving discharges of dredged or fill material.

a. Avoidance: The applicant states there is no design alternative completely avoided waters of the U.S. Most of the uplands on the parcel would be used for the fill pad.

b. Minimization: A 2:1 slope for fill placement will minimize the fill footprint into wetlands within the parcel. Fill placement will leave a surface connection to the wetland area on the parcel with flow to the northwest corner under Brayton Drive.

c. Compensatory Mitigation: The applicant is proposing compensatory mitigation through onsite preservation and any deficit in credits would be made through purchase with a 3<sup>rd</sup> party provider.

WATER QUALITY CERTIFICATION: A permit for the described work will not be issued until a certification or waiver of certification, as required under Section 401 of the Clean Water Act (Public Law 95-217), has been received from the Alaska Department of Environmental Conservation.

CULTURAL RESOURCES: The latest published version of the Alaska Heritage Resources Survey (AHRS) has been consulted for the presence or absence of historic properties, including those listed in or eligible for inclusion in the National Register of Historic Places. There are no cultural resources in the permit area or within the vicinity of the permit area. The permit area has been determined to be the parcel boundaries. Consultation of the AHRS constitutes the extent of cultural resource investigations by the U.S. Army Corps of Engineers (Corps) at this time, and we are otherwise unaware of the presence of such resources. The Corps has made a No Potential to Cause Effects determination for the proposed project. Consultation with the State Historic Preservation Office (SHPO), Federally recognized Tribes, and other consulting parties is not required. However, any comments SHPO, Federally recognized Tribes, and other consulting parties may have concerning presently unknown archeological or historic data that may be lost or destroyed by work under the requested permit will be considered in our final assessment of the described work.

ENDANGERED SPECIES: No threatened or endangered species are known to use the project area.

We have determined the described activity would have no effect on any listed or proposed threatened or endangered species and would have no effect on any designated or proposed critical habitat, under the Endangered Species Act of 1973 (87 Stat. 844). Therefore, no consultation with the U.S. Fish and Wildlife Service or the National Marine Fisheries Service (NMFS) is required. However, any comments they may have concerning endangered or threatened wildlife or plants or their critical habitat will be considered in our final assessment of the described work.

ESSENTIAL FISH HABITAT: The Magnuson-Stevens Fishery Conservation and Management Act (Magnuson-Stevens Act), as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH).

The project area is not within mapped EFH.

We have determined the described activity would not adversely affect EFH in the project area.

TRIBAL CONSULTATION: The Corps fully supports tribal self-governance and government-to-government relations between Federally recognized Tribes and the Federal government. Tribes with protected rights or resources that could be significantly affected by a proposed Federal action (e.g., a permit decision) have the right to consult with the Corps, Alaska District, on a government-to-government basis. Views of each Tribe regarding protected rights and resources will be accorded due consideration in this process. This public notice serves as notification to the Tribes within the area potentially affected by the proposed work and invites their participation in the Federal decision-making process regarding the protected Tribal rights or resources. Consultation may be initiated by the affected Tribe upon written request to the District Commander. If applicable this application will be coordinated with federally recognized tribes and other consulting parties. Any comments federal recognized tribes and other

consulting parties may have concerning presently unknown archeological or historic data that may be lost or destroyed by the work under the requested permit will be considered in the Corps final assessment of the described work.

**PUBLIC HEARING:** Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, reasons for holding a public hearing.

**EVALUATION:** The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity and its intended use on the public interest. Evaluation of the probable impacts, which the proposed activity may have on the public interest, requires a careful weighing of all the factors that become relevant in each particular case. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. The outcome of the general balancing process would determine whether to authorize a proposal, and if so, the conditions under which it will be allowed to occur. The decision should reflect the national concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, must be considered including the cumulative effects thereof. Among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore 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. For activities involving 404 discharges, a permit will be denied if the discharge that would be authorized by such permit would not comply with the Environmental Protection Agency's 404(b)(1) guidelines. Subject to the preceding sentence and any other applicable guidelines or criteria (see Sections 320.2 and 320.3), a permit will be granted unless the District Commander determines that it would be contrary to the public interest.

The Corps 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 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.

**AUTHORITY:** This permit will be issued or denied under the following authorities:

(X) Discharge dredged or fill material into waters of the United States – Section 404 Clean Water Act (33 U.S.C. 1344). Therefore, our public interest review will consider the guidelines set forth under Section 404(b) of the Clean Water Act (40 CFR 230).

Project drawings are enclosed with this public notice.

District Commander  
U.S. Army, Corps of Engineers

Enclosures

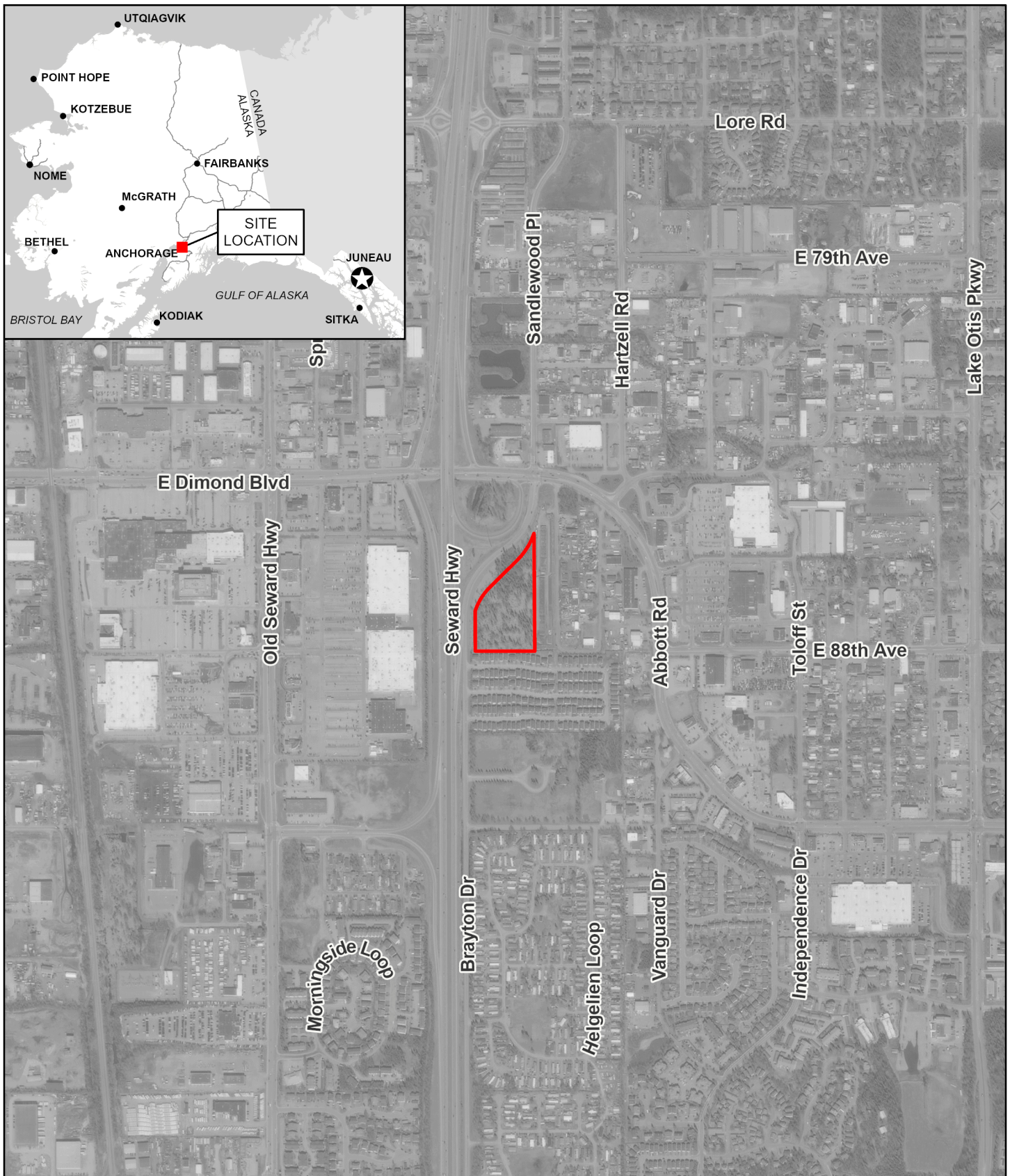


FIGURE 1: Vicinity Map

POA-2024-00119

Applicant: Best Storage Alaska

Proposed Activity: Best Storage Expansion

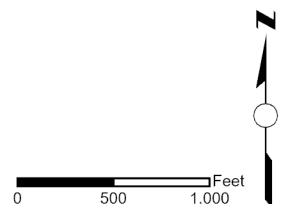
T 12N R 3W Sec 8 Seward Meridian

Latitude: 61.142145° N Longitude: 149.853901° W

Sheet: 1 of 3

Date: 4/25/2025

 Project Area





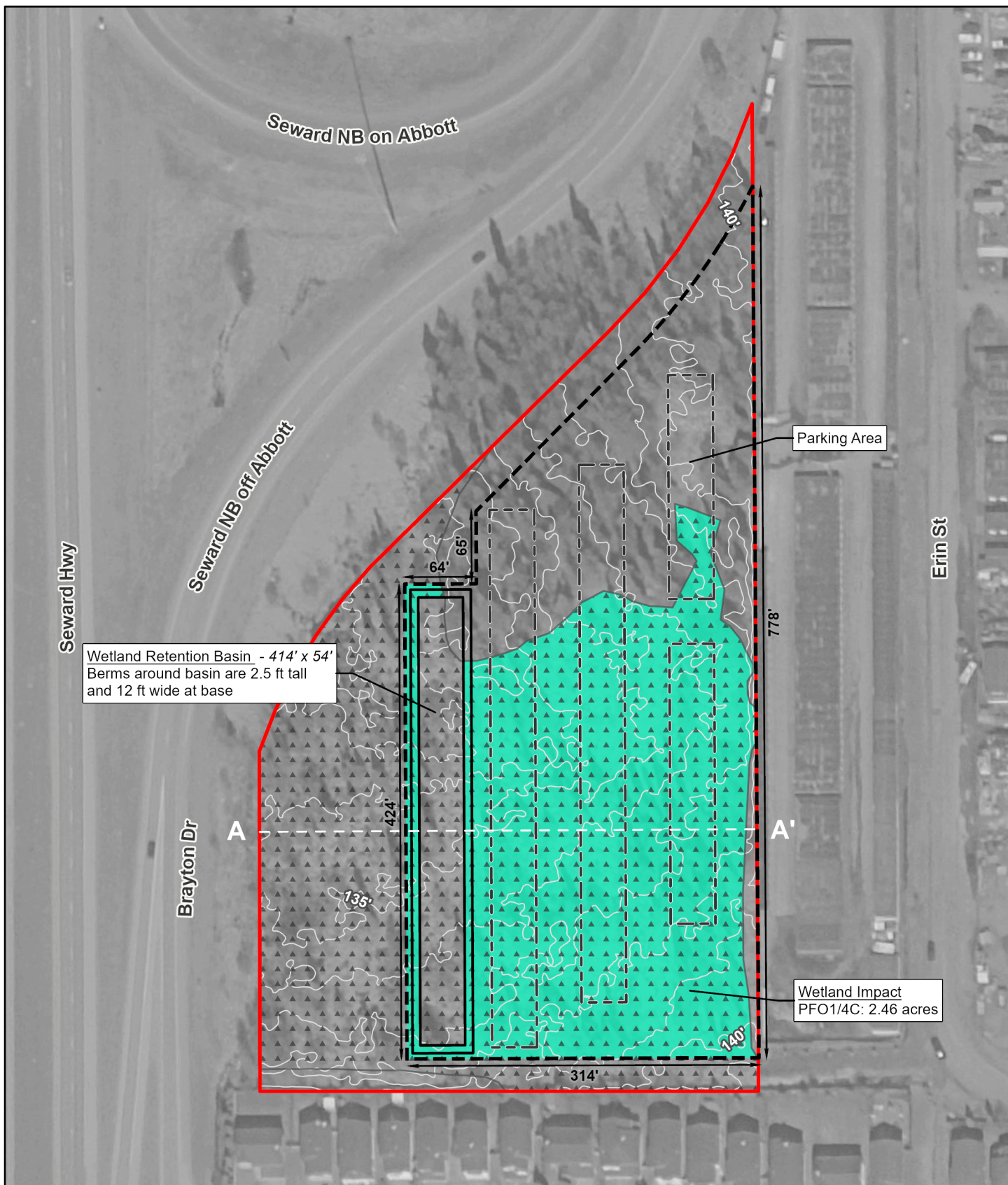


FIGURE 2: Plan View

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Applicant: Best Storage Alaska

Proposed Activity: Best Storage Expansion

T 12N R 3W Sec 8 Seward Meridian

Latitude: 61.142145° N

Longitude: 149.853901° W

Sheet: 2 of 3

Date: 6/9/2025

- Project Area
- Approximate Fill Footprint
- Parking Area
- DOWL-mapped Wetland
- Proposed Wetland Impact

0 60 120 Feet

# A - A'

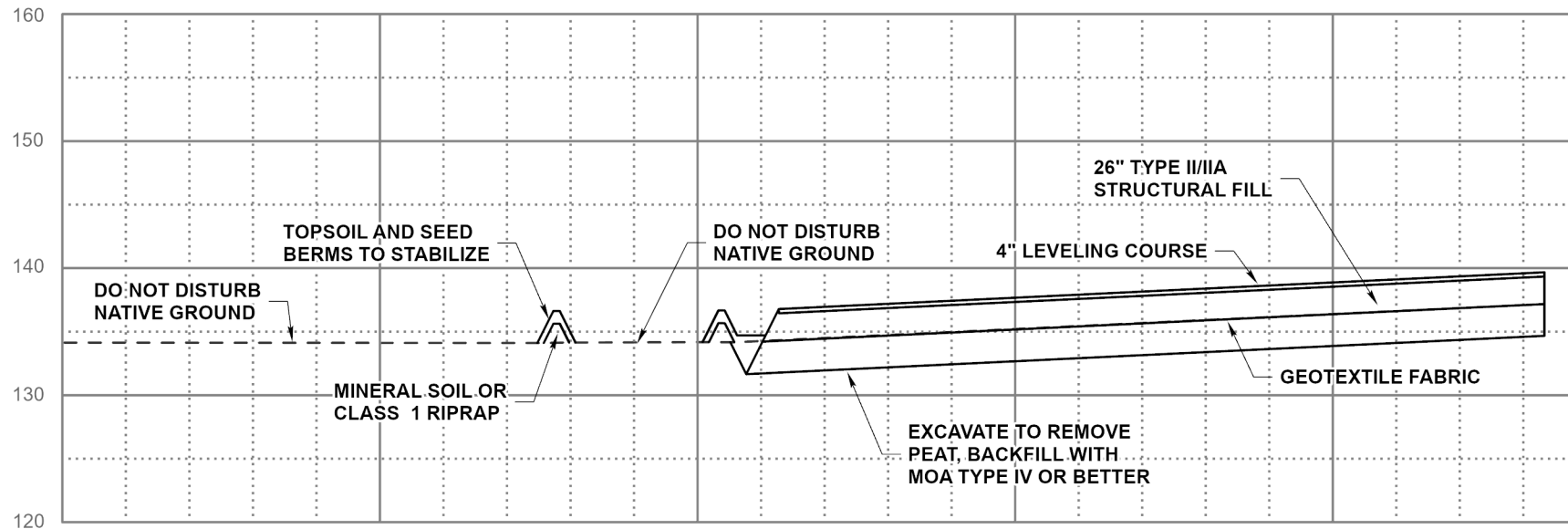


FIGURE 3: Elevation View

POA-2024-00119

Applicant: Best Storage Alaska

Proposed Activity: Best Storage Expansion

T 12N R 3W Sec 8 Seward Meridian

Latitude: 61.142145° N Longitude: 149.853901° W

Sheet: 3 of 3

Date: 5/5/2025