



US Army Corps
of Engineers
Alaska District

Public Notice of Application for Permit

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

PUBLIC NOTICE DATE:	August 22, 2025
EXPIRATION DATE:	September 22, 2025
REFERENCE NUMBER:	POA-2025-00252
WATERWAY:	Gastineau Channel

Interested parties are hereby notified that a Department of the Army (DA) permit application has been received for work in waters of the United States (WOTUS) 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. 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 Rebecca Manbeck at (907) 251-6716, toll free from within Alaska at (800) 478-2712, or by email at Rebecca.S.Manbeck2@usace.army.mil if further information is desired concerning this public notice.

APPLICANT: Jason Davis
Turnagain Marine Construction
5050 Cordova Street
Anchorage, AK 99503
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907-261-8960

AGENT: Robin Reich
Solstice Alaska Consulting, Inc.
2607 Fairbanks Street #B
Anchorage, AK 99503

robin@solsticeak.com

907-929-5960

LOCATION: The project site is located within Section 23, T. 41 S., R. 67 E., Copper River Meridian; USGS Quad Map Juneau B-2; Latitude 58.2978° N., Longitude 134.4135° W.; in Juneau, Alaska.

PURPOSE: The applicant's stated purpose is to construct a cruise ship dock and seawalk adjacent to downtown Juneau. The new dock, which would accommodate a class of increasingly larger cruise ships and their passengers, is needed to provide additional safe harbor in Juneau and allow docked ships to spread out across the waterfront, while eliminating ship-to-shore boat trips and reducing marine traffic congestion in Gastineau Channel. This project is part of a larger development effort that includes constructing dining, retail, and event spaces, as well as an indigenous knowledge, science, and cultural learning center.

PROPOSED WORK: The proposed work would occur below the High Tide Line (HTL) of Gastineau Channel (approximately 20.6 feet above the 0.0-foot contour). The applicant proposes the construction and removal of the components listed below.

The proposed project would remove:

- The Standard Oil Pier, a fixed T-dock with two hundred eighty-one (281) 20-inch diameter wood piles directly adjacent to the proposed project.

The proposed project would construct:

- A 352-foot-long by 32-foot-wide seawalk and a 176-foot long by 20-foot-wide seawalk supported by seventy-eight (78) 36-inch diameter plumb steel piles;
- A 172-foot-long by 82-foot-wide fixed dock supported by sixty-six (66) 48-inch diameter plumb steel piles;
- A 260-foot-long by 12-foot-wide vehicle trestle and a 340-foot-long by 12-foot-wide pedestrian walkway supported by sixty-eight (68) 36-inch diameter plumb steel piles;
- A 250-foot long by 30-foot-wide mooring trestle supported by fourteen (14) batter and fourteen (14) plumb 42-inch diameter steel piles;
- A 100-foot-long transfer span
- Two float restraint dolphins consisting of eight (8) batter and eight (8) plumb 48-inch diameter steel piles;
- Two mooring dolphins consisting of twelve (12) batter 48-inch diameter steel piles; and
- One 500-foot long by 70-foot wide floating pontoon.

The two hundred eighty-one (281) 20-in diameter piles associated with the Standard Oil Pier would be removed using the dead pull method via crane. A vibratory hammer would then be used if the removal is not achieved with the dead pull method.

For pile installation, temporary pile templates would be installed by vibrating and impact hammering. Piles below 60 feet would also be down-the-hole (DTH) drilled into position. Temporary piles would be extracted using the vibratory hammer. Placement of temporary piles

would include installation and removal of 160 piles. Pile templates would be constructed by installing one (1) to four (4) temporary piles to be used as a guide for positioning permanent pilings. The seawalk, fixed dock, pedestrian walkway, and vehicle trestle pile installation would require vibratory and impact methods. The mooring trestle dolphin piles would require vibratory, impact, and DTH drilling and anchoring installation methods. First, piles would be vibrated into place. Each pile would then be driven to tip elevation using an impact hammer to seat the pile into the bedrock. If a pile requires anchoring, once the pile achieves tip elevation, a DTH hammer would be placed inside the pile. Piles would be installed to a depth to be determined by a previous geotechnical investigation. The piles would then be anchored with concrete. The volume of drill cuttings to be produced would depend on the final depth of the piles but an estimated 1 cubic yard of drill cuttings per foot deep would be produced during DTH drilling. Of the 268 permanent piles to be installed, 110 piles would be installed between the high tide line and mean high water mark.

Two (2) or three (3) material barges (approximately 250-feet-long by 76-feet-wide by 15.5-feet high) would transport materials from Seattle, Washington to the project site and be used as an onsite staging area during construction. One (1) construction barge, the *Swiftwater* crane barge (230-feet-long by 60-feet-wide by 15.5-feet-high) would be onsite to support construction. The barge would travel from Kodiak to Juneau. Two (2) 20-foot-long skiffs, each with a single 90 horsepower Honda outboard motor, would be transported to the project site on the crane barge to support construction and potentially for marine mammal monitoring activities.

Construction would begin in May 2026 and be completed within one calendar year. Pile installation and removal activities are expected to occur for approximately 1,333 cumulative hours. The construction timeline considers the mobilization of materials and potential delays due to delayed material deliveries, equipment maintenance, inclement weather, and shutdowns that may occur to prevent impacts to protected marine mammal species.

All work would be performed in accordance with the enclosed plan (sheets 1-16), dated June 24, 2025.

ADDITIONAL INFORMATION: A geotechnical investigation, authorized under DA permit file number POA- 2025- 00252, was conducted to assess the physical and mechanical properties of the subsurface conditions of the project site to gather information necessary for the design, construction, and long-term stability of the proposed project in May of 2025. Additionally, the applicant will be submitting an application for an Incidental Harassment Authorization (IHA) under the Marine Mammal Protection Act (MMPA) to the National Marine Fisheries Service (NMFS).

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 that to meet the project purpose and need, construction must occur within WOTUS. The project will be located within the already industrialized section of Gastineau Channel. No filling or dredging is proposed with this project.

b. Minimization: The applicant states that the project uses the most compact design practicable (with the least number of piles and smallest size of piles) to minimize impacts to WOTUS.

c. Compensatory Mitigation: The applicant states compensatory mitigation is not proposed for this project because no fill would be placed within WOTUS.

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 (AQRS) 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 cultural resources in the vicinity of the permit area. Consultation of the ATRS constitutes the extent of cultural resource investigations by the U.S. Army Corps of Engineers (USACE) at this time. We are currently gathering information regarding cultural resources and have yet to make a determination of effect. This application is being coordinated with the State Historic Preservation Office (SHPO), Federally recognized Tribes, and other consulting parties. 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: The project area is within the known or historic range of the threatened Mexico Distinct Population Segment (DPS) humpback whale (*Megaptera novaeangliae*), the proposed sunflower sea star (*Pycnopodia helianthoides*), and the endangered short-tailed albatross (*Phoebastria albatrus*).

We are currently gathering information regarding these species and have yet to make a determination of effect. Should we find that the described activity may affect the species listed above, we will follow the appropriate consultation procedures under section 7 of the Endangered Species Act of 1973 (87 Stat. 844). Any comments the U.S. Fish and Wildlife Service or the National Marine Fisheries Service (NMFS) 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 within mapped EFH for chum salmon (*Oncorhynchus keta*), coho salmon (*Oncorhynchus kisutch*), pink salmon (*Oncorhynchus gorbuscha*), Southern rock sole (*Lepidopsetta bilineata*), yellowfin sole (*Limanda aspera*), Northern rock sole (*Lepidopsetta polyxystra*), rex sole (*Glyptocephalus zachirus*), flathead sole (*Hippoglossoides elassodon*), English sole (*Parophrys vetulus*), walleye pollock (*Gadus chalcogrammus*), starry flounder (*Platichthys stellatus*), arrowtooth flounder (*Atheresthes stomias*), sablefish (*Anoplopoma fimbria*), Pacific cod (*Gadus macrocephalus*), and Dolly Varden (*Salvelinus malma*).

We are currently gathering information regarding these species and have yet to make a determination of effect. Should we find that the described activity may adversely affect EFH for the species listed above, we will follow the appropriate course of action under Section 305(b)(2) of the Magnuson-Stevens Act. Any comments the NMFS may have concerning EFH will be considered in our final assessment of the described work.

TRIBAL CONSULTATION: USACE 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 USACE, 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. This application is being 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 USACE's 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.

USACE 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 USACE 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.

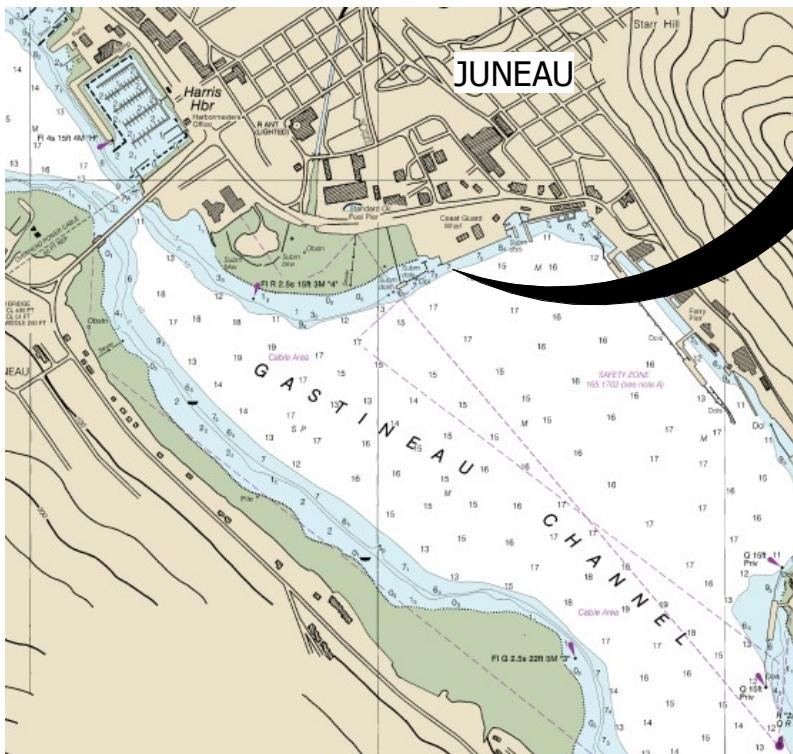
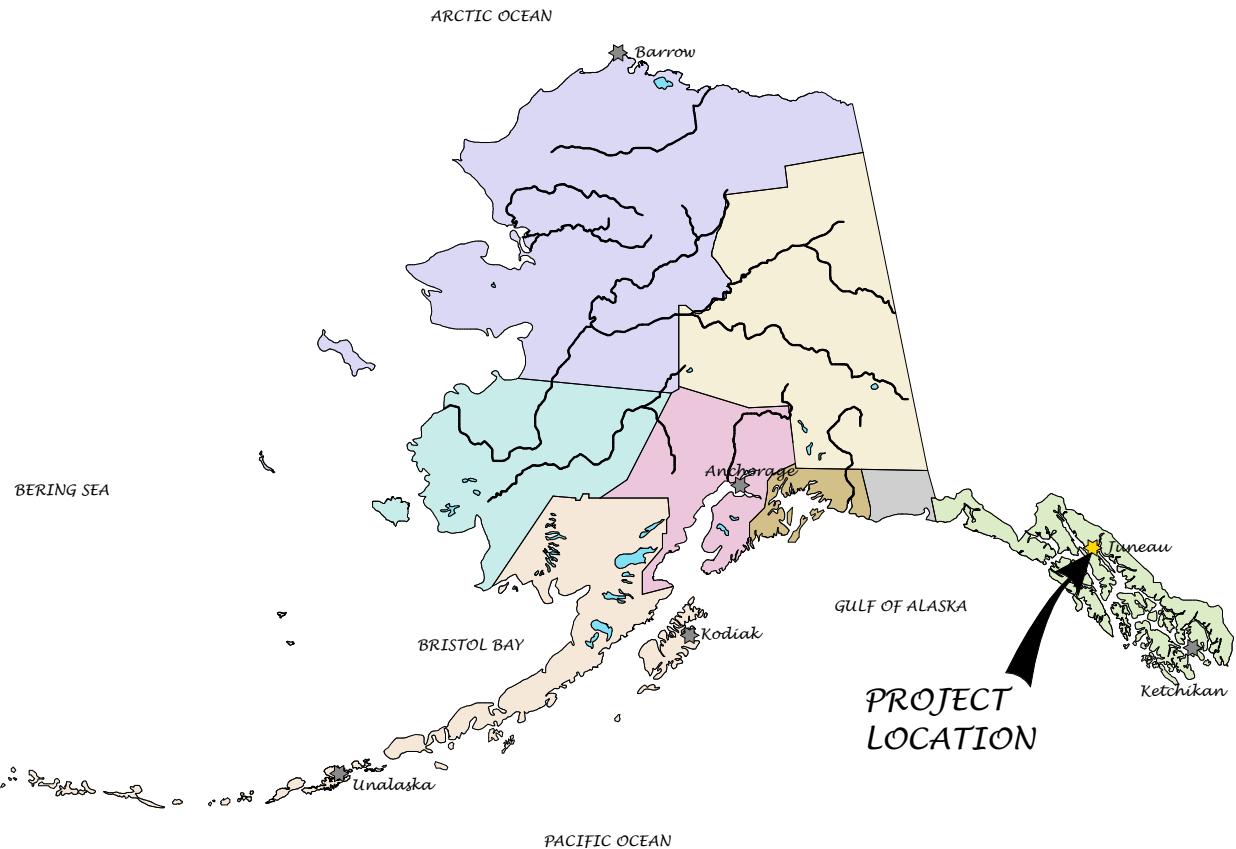
AUTHORITY: This permit will be issued or denied under the following authorities:

(X) Perform work in or affecting navigable waters of the United States – Section 10 Rivers and Harbors Act 1899 (33 U.S.C. 403).

Project drawings are enclosed with this public notice.

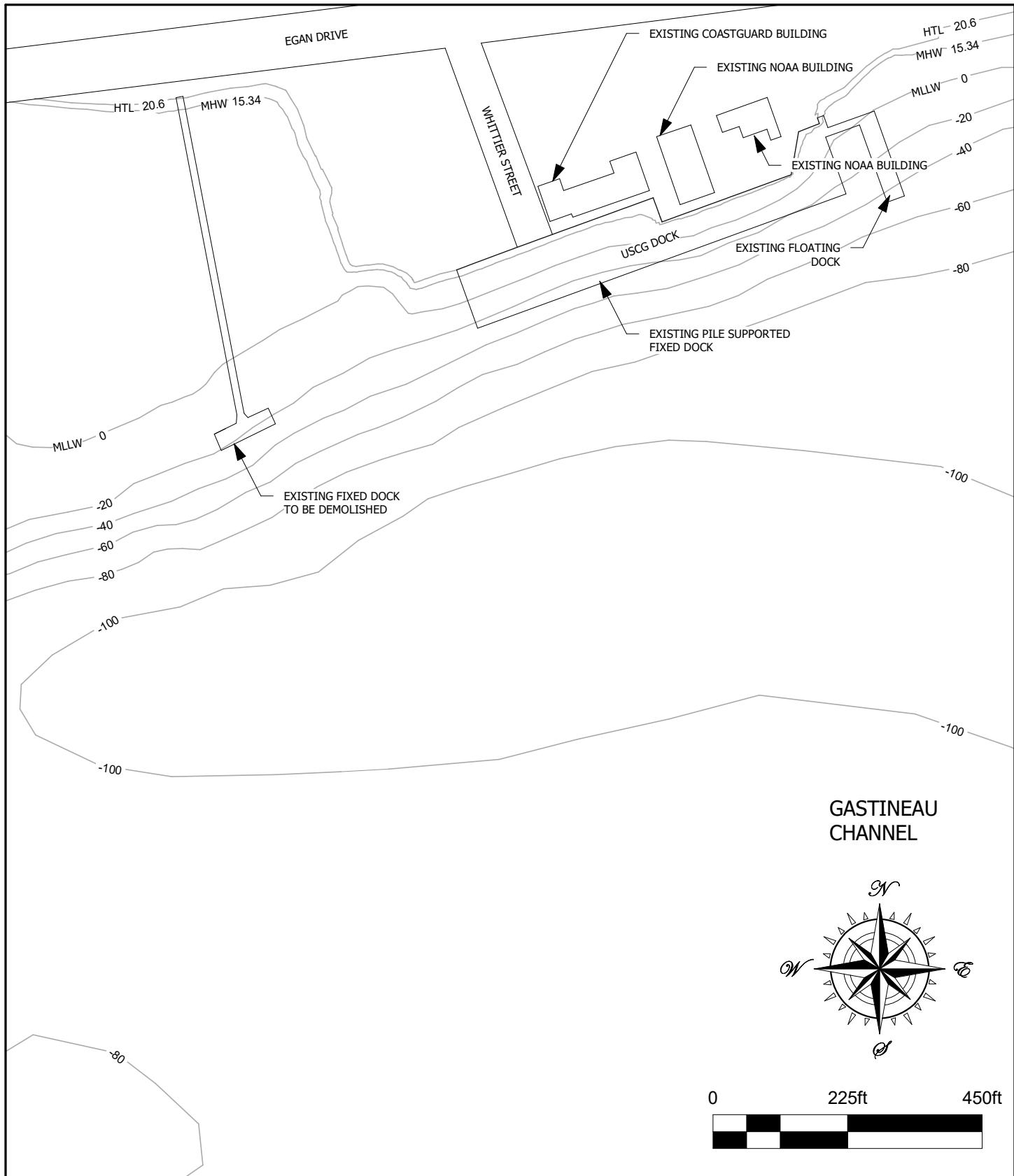
District Commander
U.S. Army, Corps of Engineers

Enclosures



TIDAL DATA	
EHW	+25.05'
HAT	+20.65'
HTL	+20.6'
MHHW	+16.30'
MHW	+15.34'
MLW	+1.60'
MLLW	0.00'
LAT	-4.82'
ELW	-5.66'

PURPOSE: ÀAK'W LANDING DEVELOPMENT	COVER SHEET JOB NO. 21-011	PROPOSED: AT: APPLICATION BY: DATE: JUNE 24, 2025	TURNAGAIN MARINE GASTINEAU CHANNEL, JUNEAU ALASKA TURNAGAIN MARINE
SHEET: 1			



PURPOSE:
AAK'W LANDING
DEVELOPMENT

EXISTING
CONDITIONS SITE
PLAN

JOB NO. 21-011

PROPOSED:

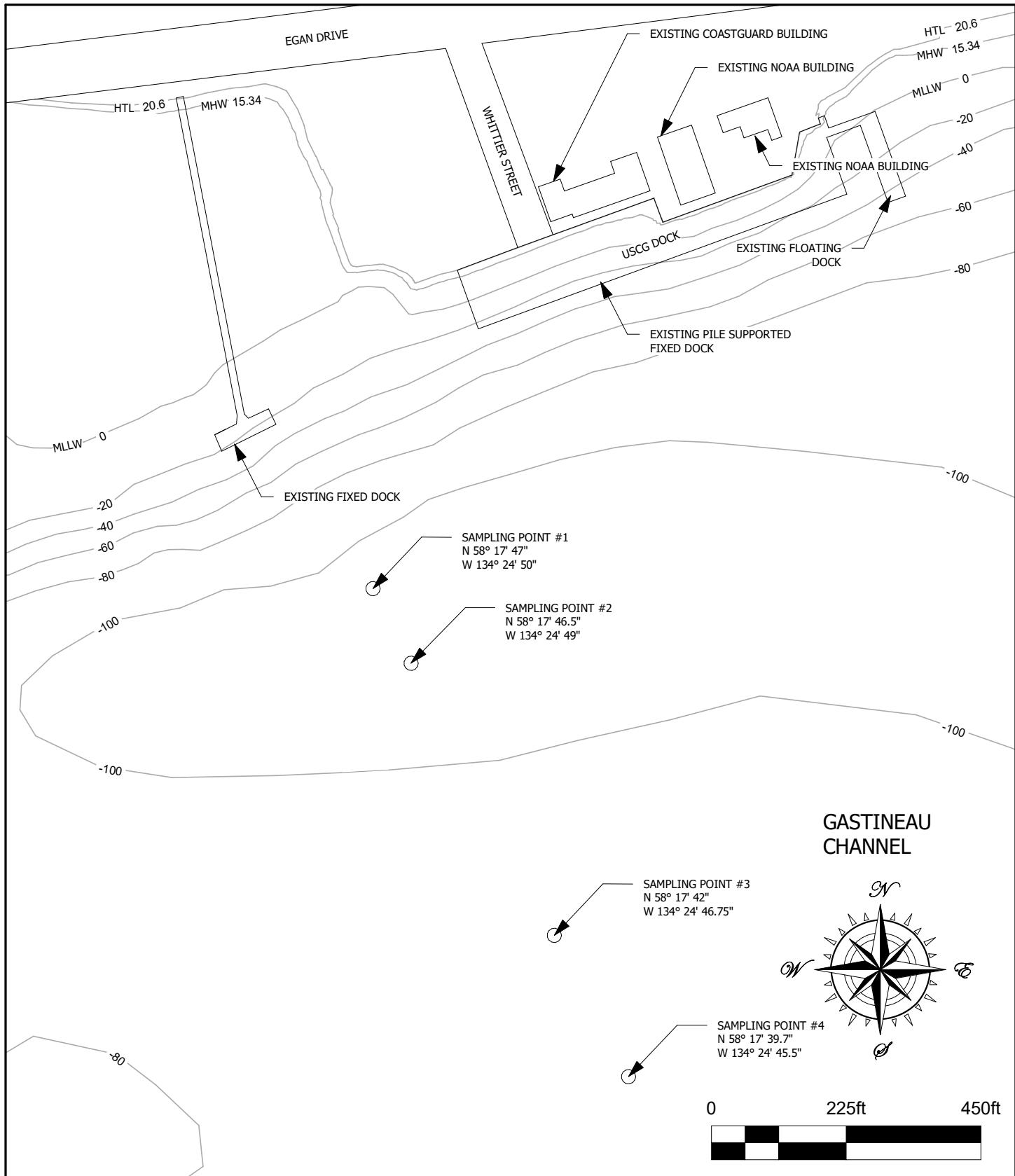
AT:

APPLICATION BY:

DATE: JUNE 24, 2025

TURNAGAIN MARINE
GASTINEAU CHANNEL,
JUNEAU ALASKA
TURNAGAIN MARINE

SHEET: 2



PURPOSE:
ÀAK'W LANDING
DEVELOPMENT

SAMPLING PLAN

JOB NO. 21-011

PROPOSED:

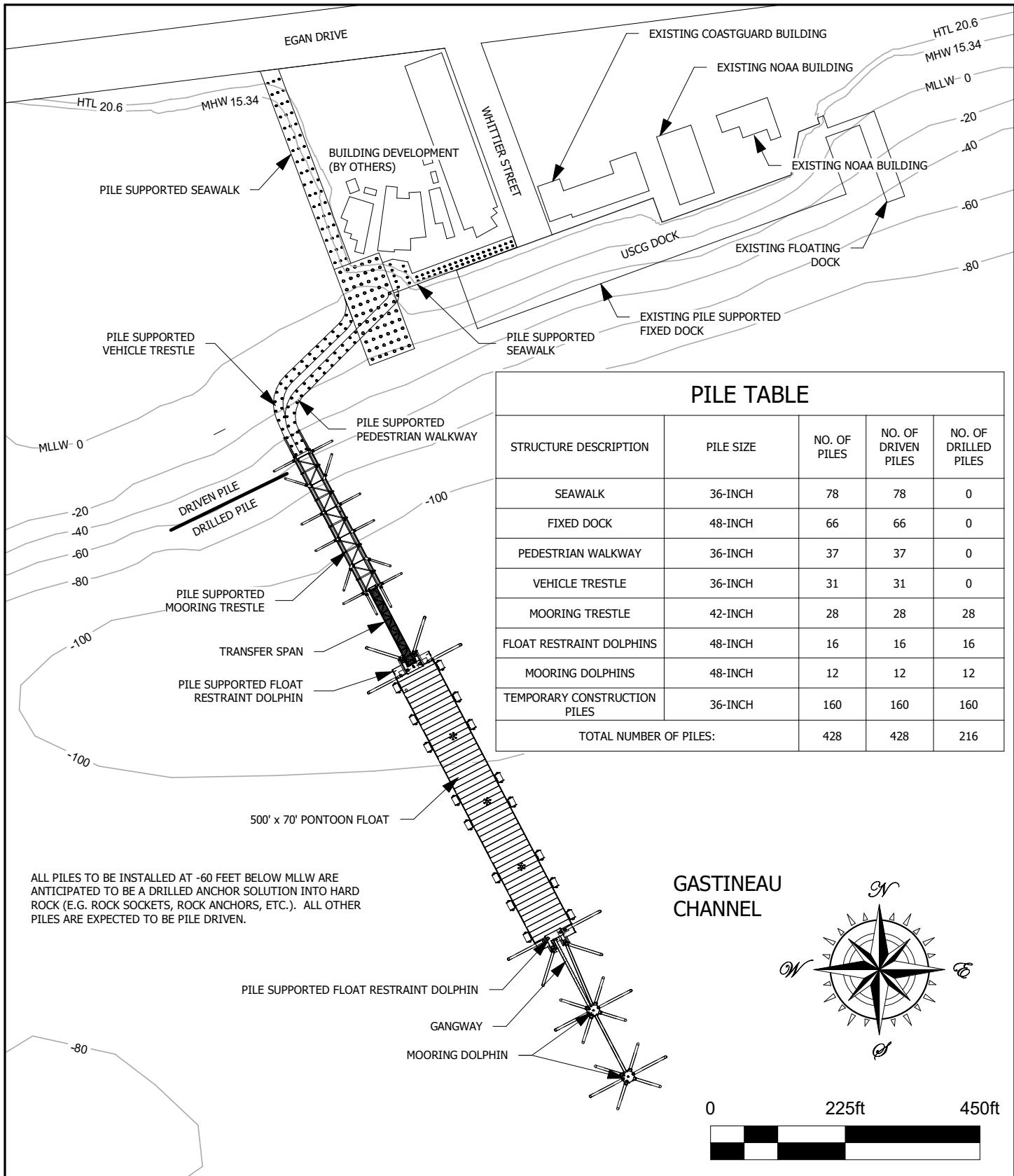
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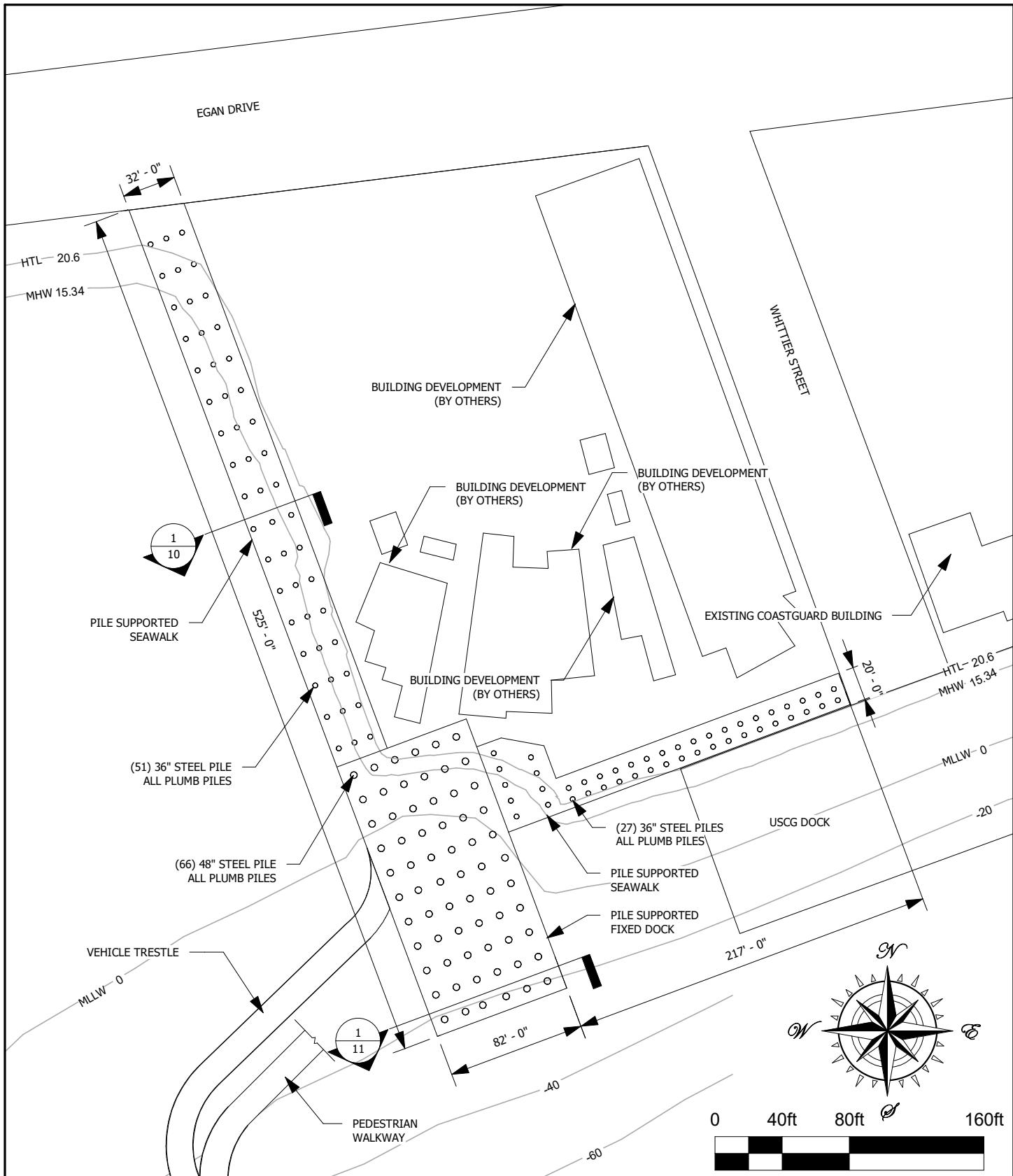
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TURNAGAIN MARINE
GASTINEAU CHANNEL,
JUNEAU ALASKA
TURNAGAIN MARINE

SHEET: 3



PURPOSE: AAK'W LANDING DEVELOPMENT	PROPOSED SITE PLAN	PROPOSED: AT: APPLICATION BY: DATE: JUNE 24, 2025	TURNAGAIN MARINE GASTINEAU CHANNEL, JUNEAU ALASKA TURNAGAIN MARINE
	JOB NO. 21-011		SHEET: 4



PURPOSE:
ÀAK'W LANDING
DEVELOPMENT

SEAWALK AND
WATERFRONT
DOCK

JOB NO. 21-011

PROPOSED:

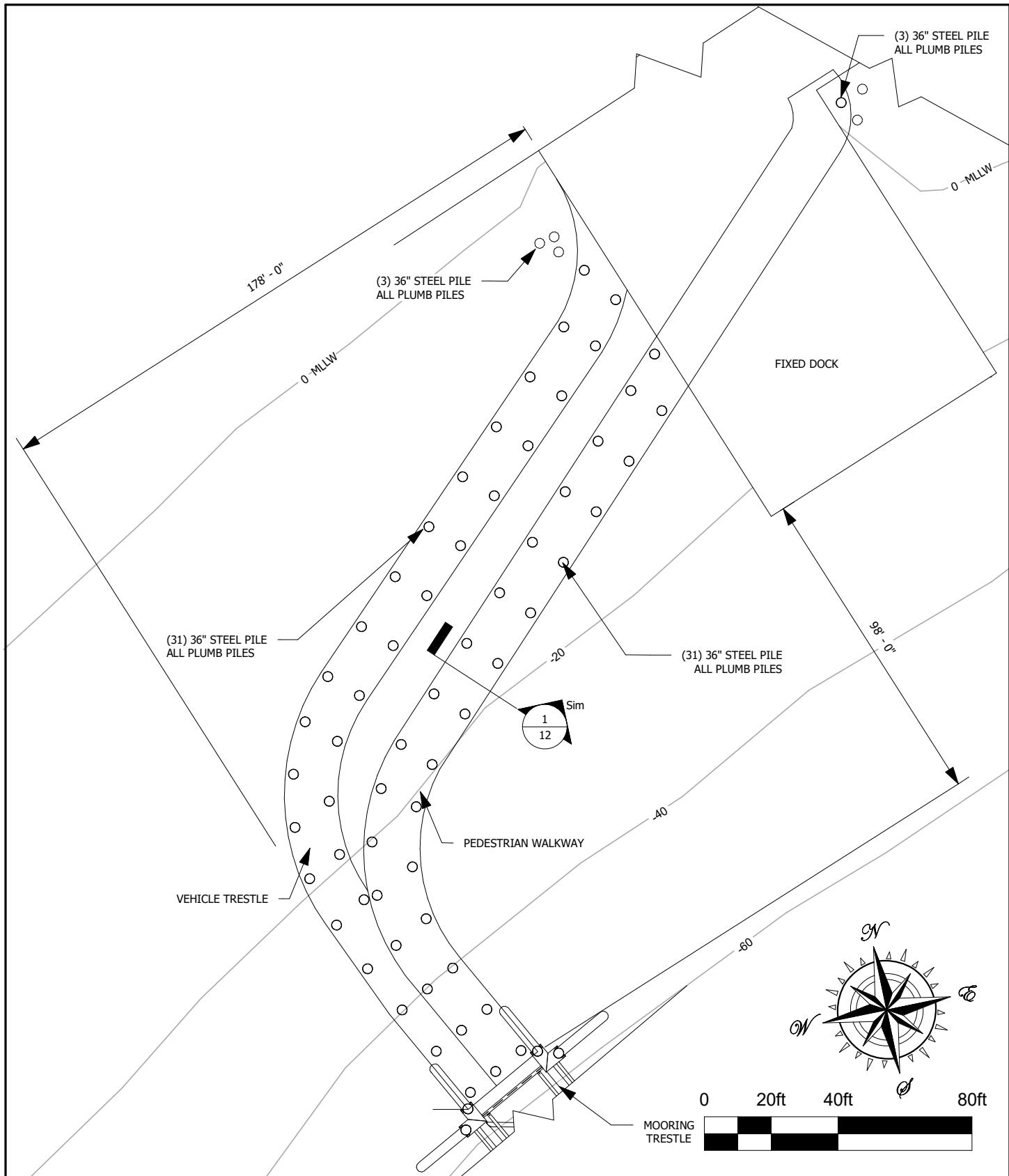
AT:

APPLICATION BY:

DATE: JUNE 24, 2025

TURNAGAIN MARINE
GASTINEAU CHANNEL,
JUNEAU ALASKA
TURNAGAIN MARINE

SHEET: 5



PURPOSE:
AAK'W LANDING
DEVELOPMENT

PEDESTRIAN
WALKWAY

JOB NO. 21-011

PROPOSED:

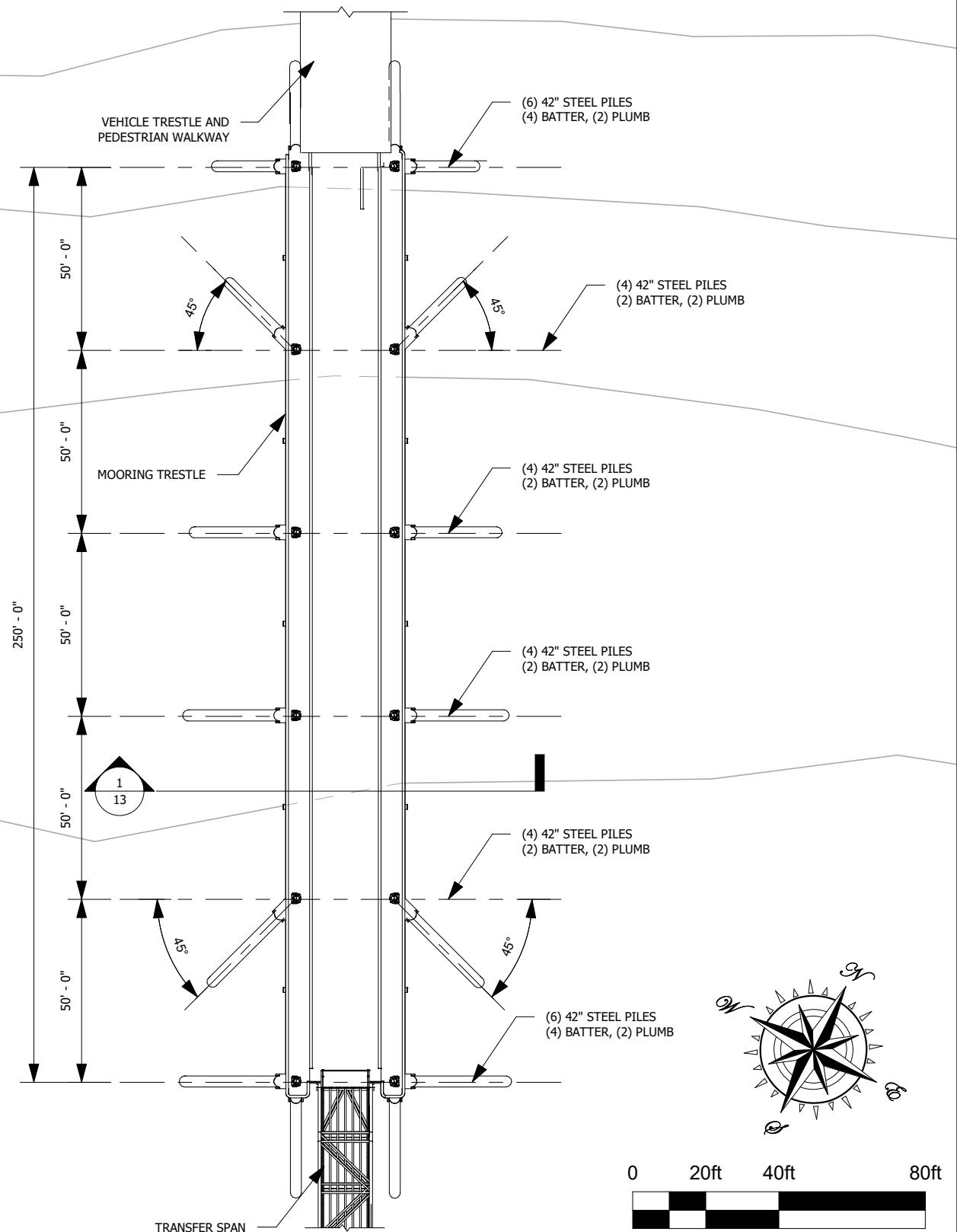
AT:

APPLICATION BY:

DATE: JUNE 24, 2025

TURNAGAIN MARINE
GASTINEAU CHANNEL,
JUNEAU ALASKA
TURNAGAIN MARINE

SHEET: 6



PURPOSE:
ÀAK'W LANDING
DEVELOPMENT

MOORING TRESTLE

JOB NO. 21-011

PROPOSED:

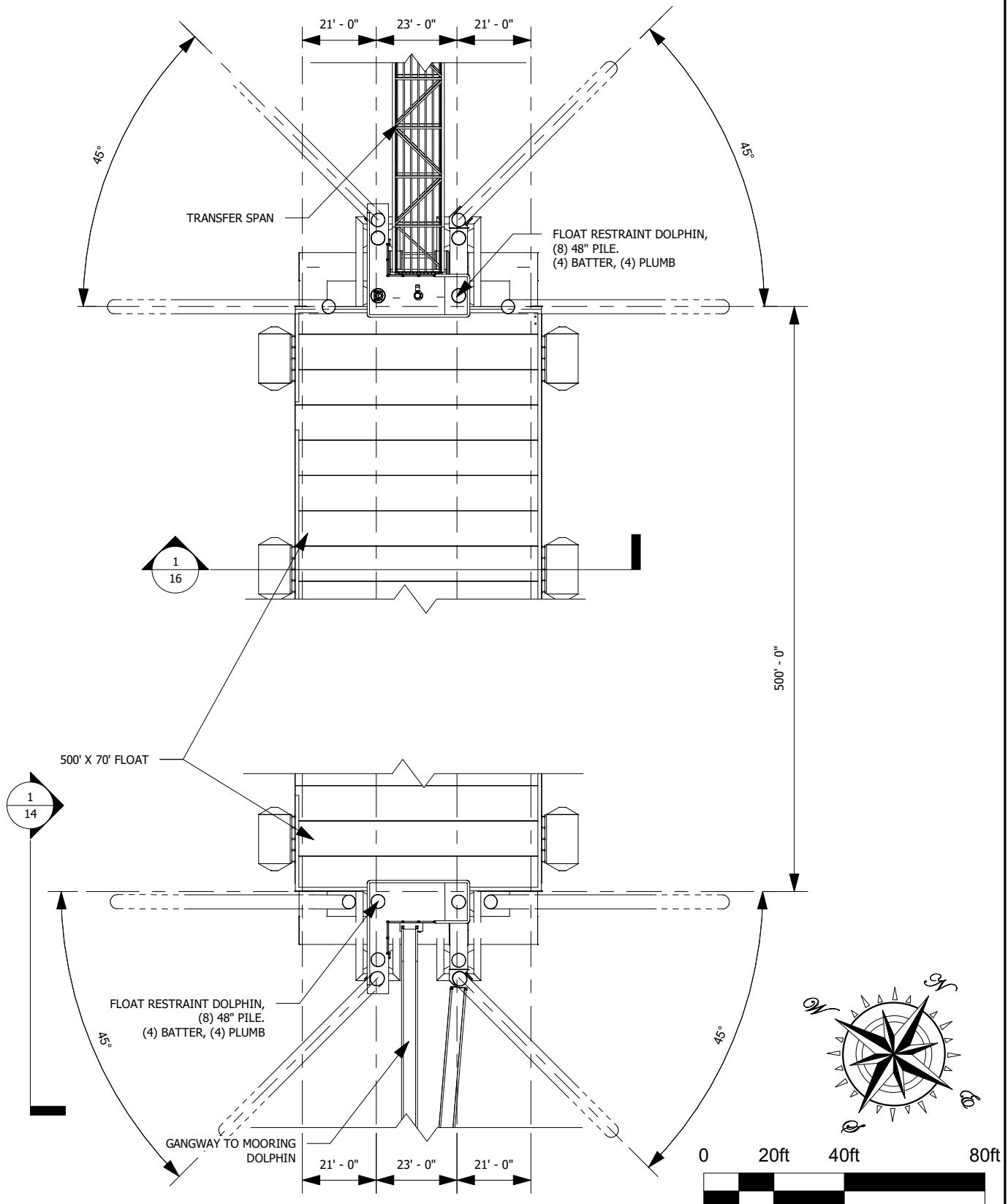
AT:

APPLICATION BY:

DATE: JUNE 24, 2025

TURNAGAIN MARINE
GASTINEAU CHANNEL,
JUNEAU ALASKA
TURNAGAIN MARINE

SHEET: 7



PURPOSE:
ÀAK'W LANDING
DEVELOPMENT

**FLOAT RESTRAINT
DOLPHINS**

JOB NO. 21-011

PROPOSED:

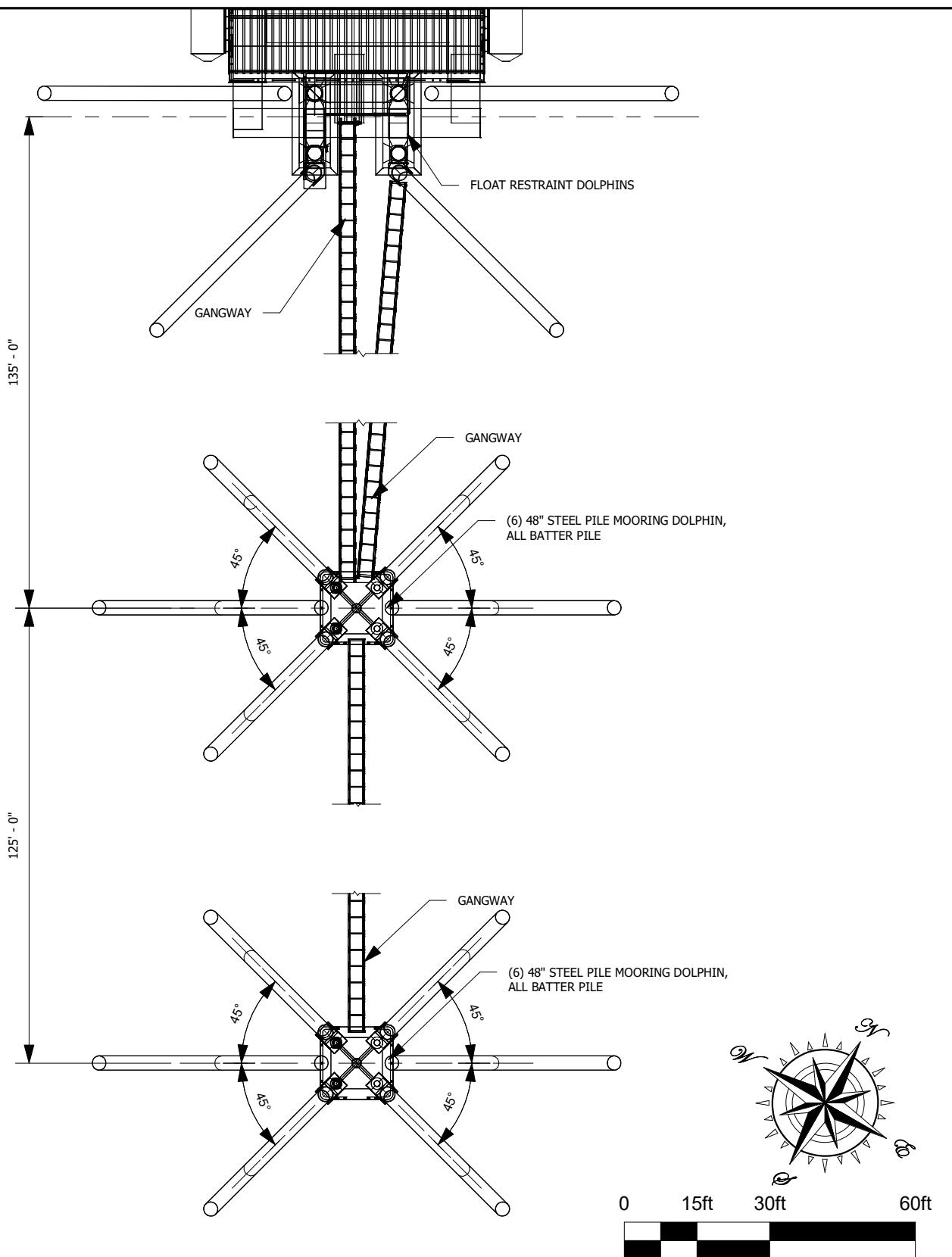
AT:

APPLICATION BY:

DATE: JUNE 24, 2025

TURNAGAIN MARINE
GASTINEAU CHANNEL,
JUNEAU ALASKA
TURNAGAIN MARINE

SHEET: 8



PURPOSE:
ÀAK'W LANDING
DEVELOPMENT

MOORING
DOLPHINS

JOB NO. 21-011

PROPOSED:

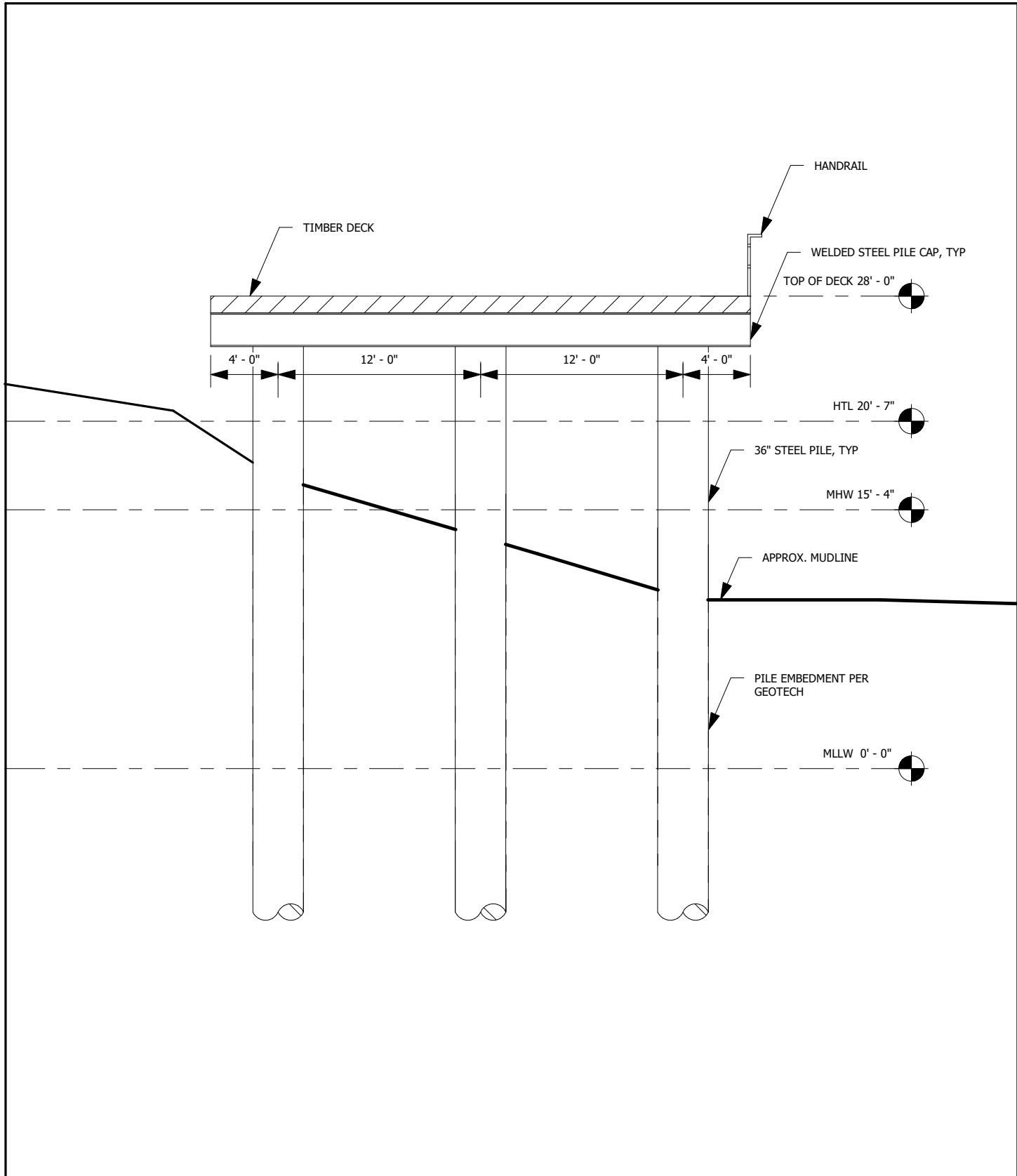
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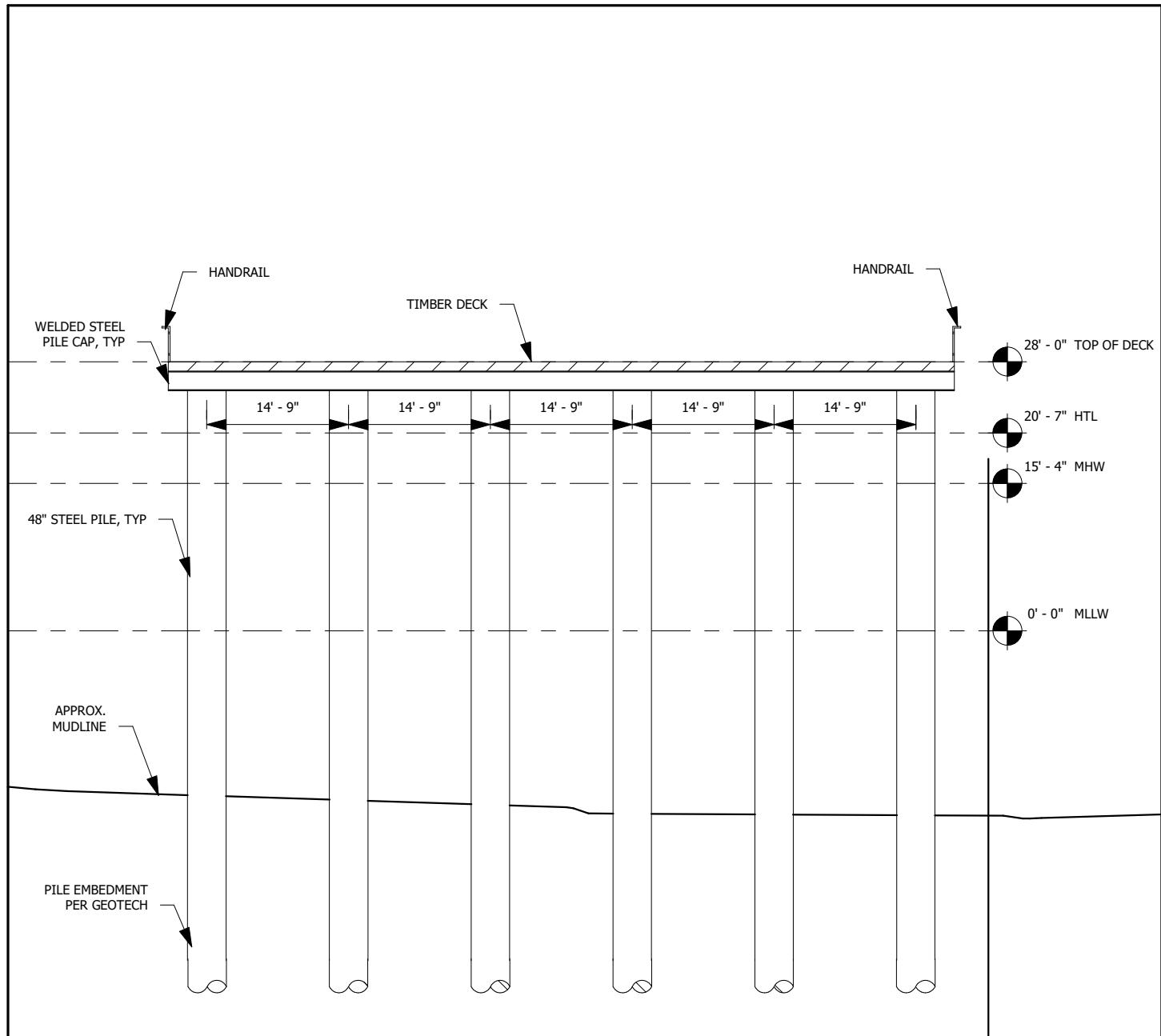
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TURNAGAIN MARINE
GASTINEAU CHANNEL,
JUNEAU ALASKA
TURNAGAIN MARINE

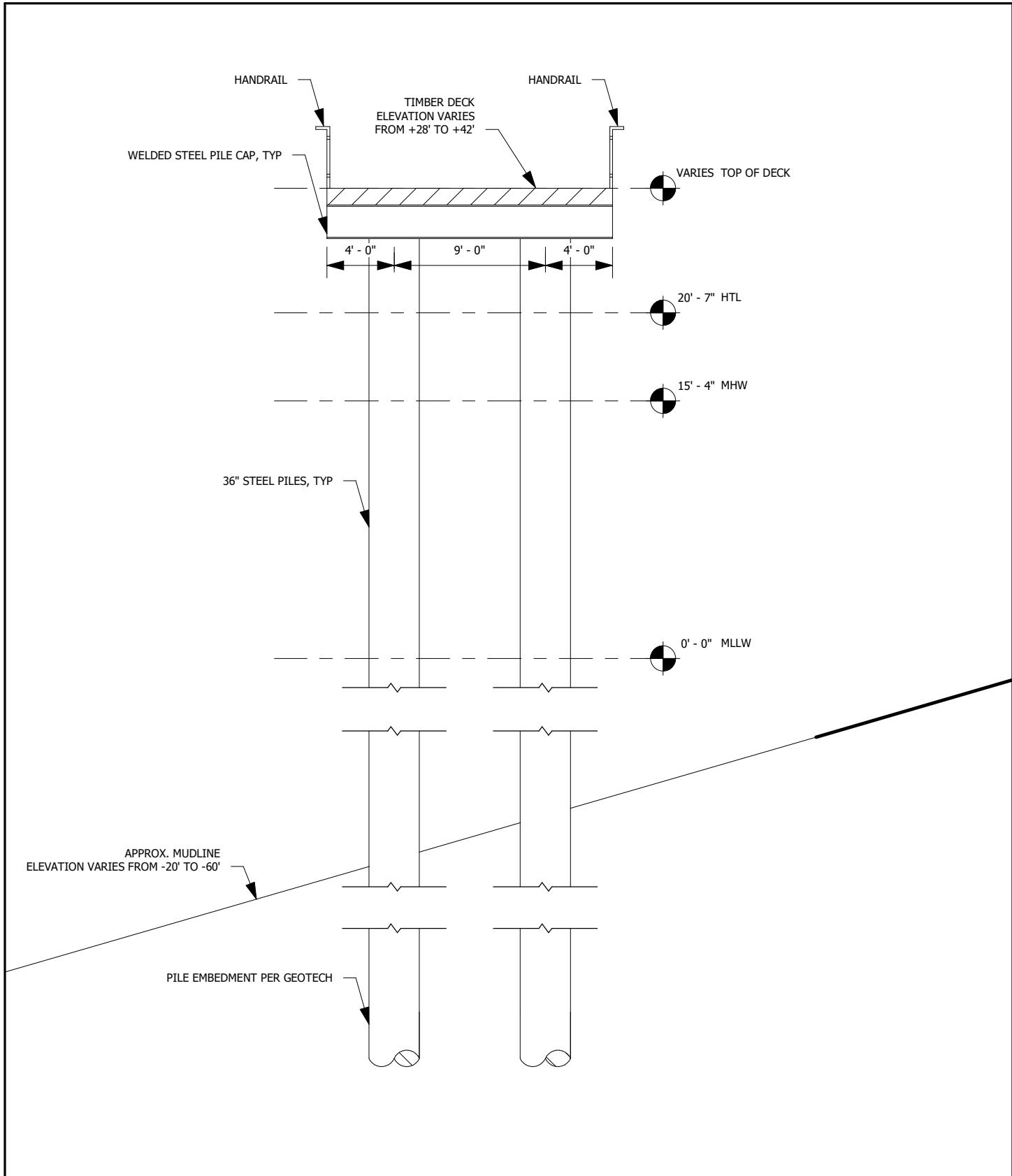
SHEET: 9



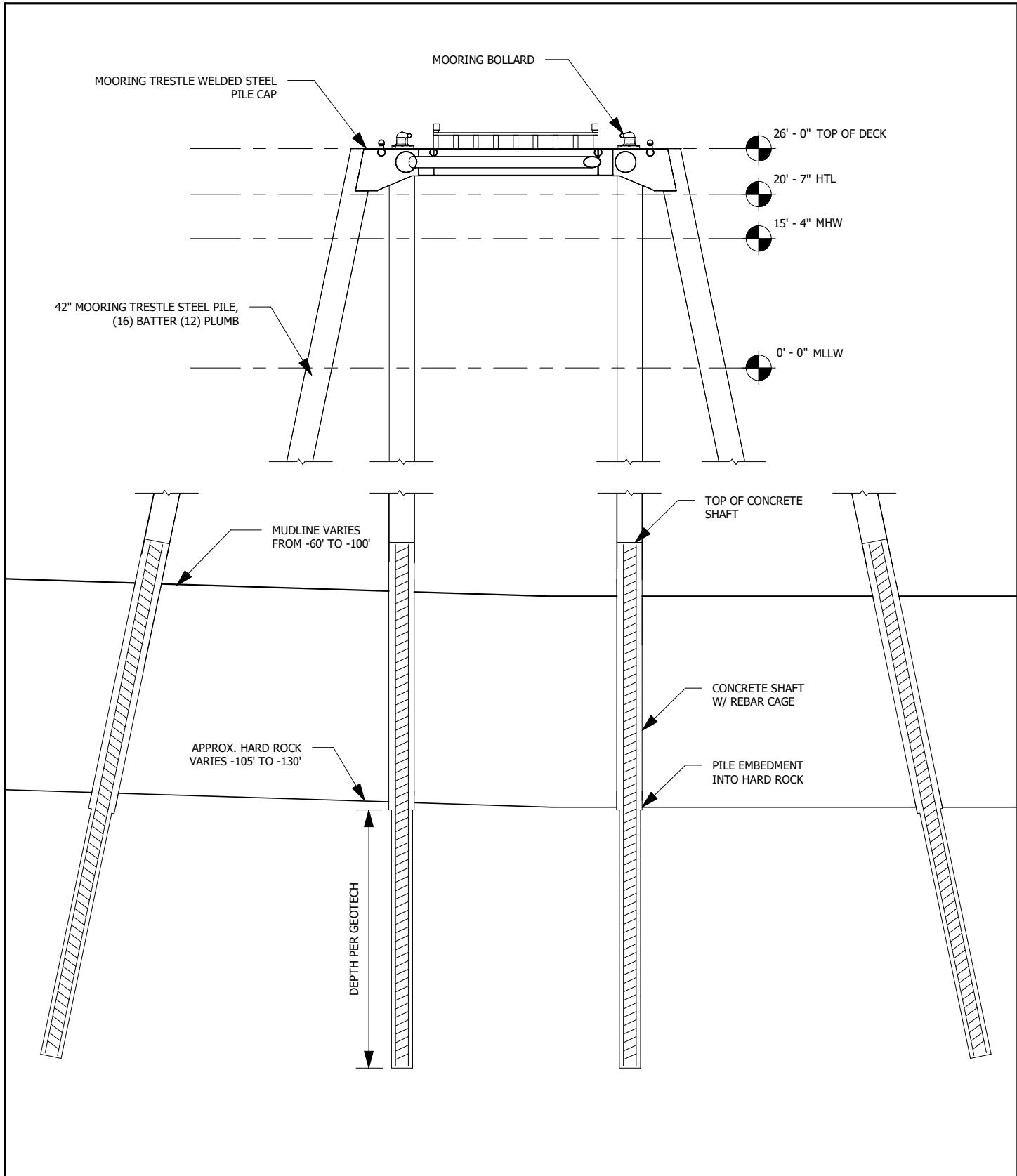
PURPOSE: ÀAK'W LANDING DEVELOPMENT	SEAWALK SECTION JOB NO. 21-011	PROPOSED: AT: APPLICATION BY: DATE: JUNE 24, 2025	TURNAGAIN MARINE GASTINEAU CHANNEL, JUNEAU ALASKA TURNAGAIN MARINE
SHEET: 10			



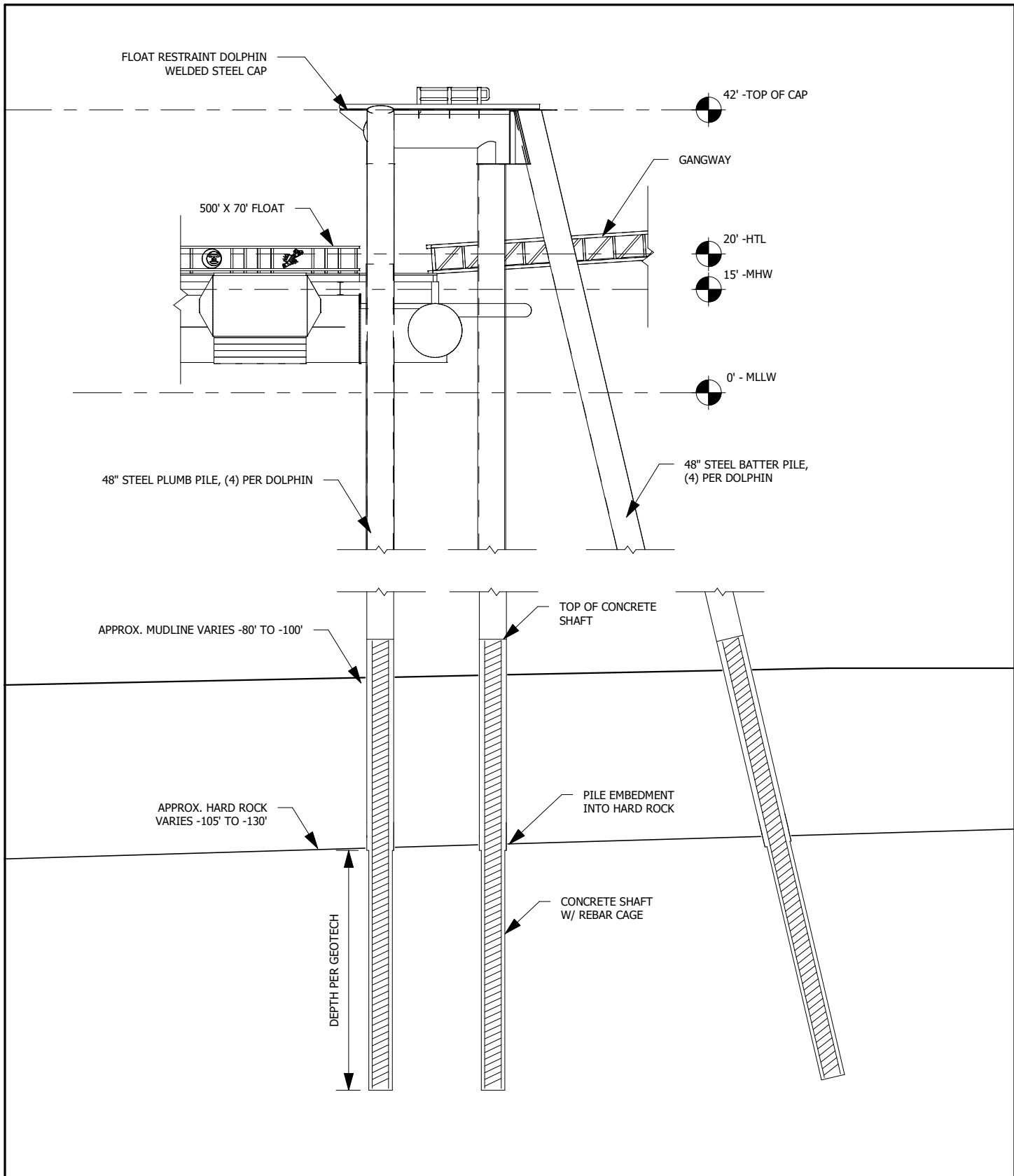
PURPOSE: ÀAK'W LANDING DEVELOPMENT	FIXED DOCK SECTION JOB NO. 21-011	PROPOSED: AT: APPLICATION BY: DATE: JUNE 24, 2025	TURNAGAIN MARINE GASTINEAU CHANNEL, JUNEAU ALASKA TURNAGAIN MARINE
SHEET: 11			



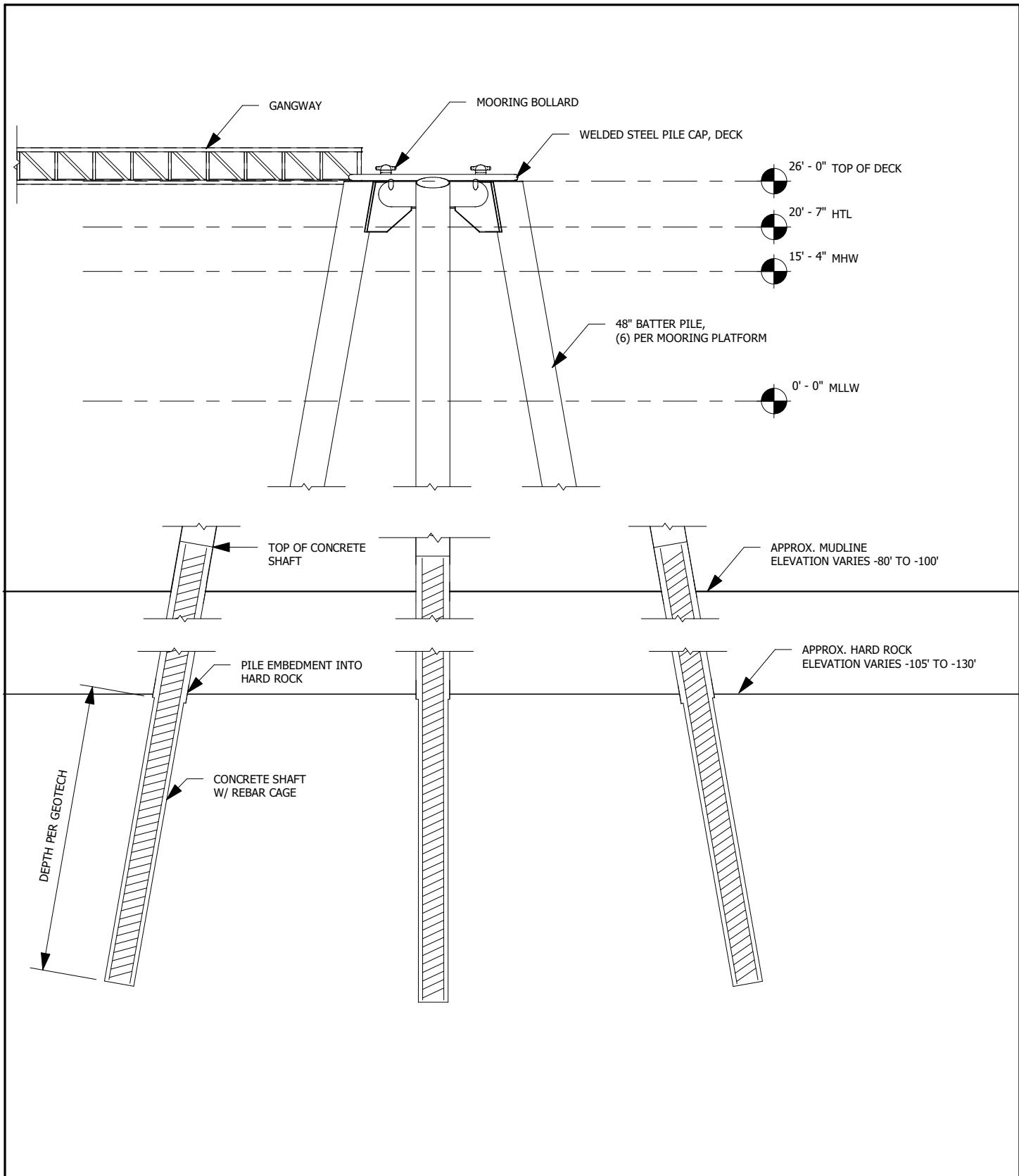
PURPOSE: ÀAK'W LANDING DEVELOPMENT	PEDESTRIAN WALKWAY SECTION JOB NO. 21-011	PROPOSED: AT: APPLICATION BY: DATE: JUNE 24, 2025	TURNAGAIN MARINE GASTINEAU CHANNEL, JUNEAU ALASKA TURNAGAIN MARINE
SHEET: 12			



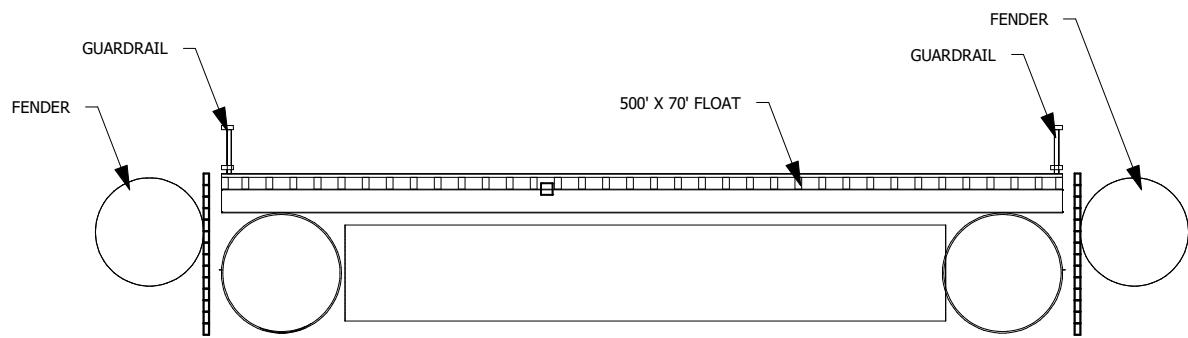
PURPOSE: ÀAK'W LANDING DEVELOPMENT	MOORING TRESTLE SECTION JOB NO. 21-011	PROPOSED: AT: APPLICATION BY: DATE: JUNE 24, 2025	TURNAGAIN MARINE GASTINEAU CHANNEL, JUNEAU ALASKA TURNAGAIN MARINE
SHEET: 13			



PURPOSE: ÀAK'W LANDING DEVELOPMENT	FLOAT RESTRAINT DOLPHIN ELEVATION JOB NO. 21-011	PROPOSED: AT: APPLICATION BY: DATE: JUNE 24, 2025	TURNAGAIN MARINE GASTINEAU CHANNEL, JUNEAU ALASKA TURNAGAIN MARINE
SHEET: 14			



PURPOSE: ÀAK'W LANDING DEVELOPMENT	MOORING DOLPHIN ELEVATION JOB NO. 21-011	PROPOSED: AT: APPLICATION BY: DATE: JUNE 24, 2025	TURNAGAIN MARINE GASTINEAU CHANNEL, JUNEAU ALASKA TURNAGAIN MARINE
SHEET: 15			



PURPOSE: ÀAK'W LANDING DEVELOPMENT	PONTOON FLOAT SECTION JOB NO. 21-011	PROPOSED: AT: APPLICATION BY: DATE: JUNE 24, 2025	TURNAGAIN MARINE GASTINEAU CHANNEL, JUNEAU ALASKA TURNAGAIN MARINE
SHEET: 16			