
Public Notice

**U.S. Army Corps
of Engineers**
Pittsburgh District

In Reply Refer to
Notice No. below

US Army Corps of Engineers, Pittsburgh District
1000 Liberty Avenue
Pittsburgh, PA 15222-4186

Application No. 2007-394

Date: August 1, 2008

Public Notice No. 08-36

Closing Date September 1, 2008

1. TO ALL WHOM IT MAY CONCERN: The following application has been submitted for a Department of the Army Permit under the provisions of Section 404 of the Clean Water Act (33 U.S.C. 1344).
2. APPLICANT: Cedarwood Development, Inc.
1765 Marrison Road
Akron, Ohio 44313
(330) 836-9971
3. LOCATION: The Northwest quadrant at the intersection of State Route 422 and Glade Run Road, East Franklin Township, Armstrong County, Pennsylvania. (40°49'51"/-79°35'28")
4. PURPOSE AND DESCRIPTION OF WORK: The applicant proposes to construct the Armstrong County Commons on a 95 acre parcel located west of Kittanning. The commercial/retail development will contain 512,720 square feet of gross commercial space including primary commercial lots, out parcels, associated parking spaces, and space for future development. The site will include a stormwater management system and a sewage collection system. A Wal-Mart Supercenter, a Lowe's Store and additional undetermined retailers and respective parking areas will occupy 44.25 acres in the center of the 95 acre site. Six out parcels ranging from 1.5 to 3 acres will be constructed on 11.28 acres along the southern boundary of the site visible from Route 422. The future development along the eastern boundary, adjacent to Glade Run Road, will comprise 27.73 acres. The development of the primary anchor pad will require the installation of a 30 foot culvert in unnamed tributary 1 to Glade Run for the north entrance off of Butler Road and the placement of fill in 300 feet of unnamed tributary 2 to Glade Run and 0.08 acres of adjacent wetlands. The construction of the six out parcels will require the filling of an addition 400 feet of unnamed tributary 2 and 125 feet of unnamed tributary 3, for a total stream impact of 855 feet, and 1 acre of adjacent wetland. Total proposed aquatic impacts for the preferred site plan (SP1.97) include enclosing 1,653 feet of unnamed tributaries 2 (1,528 feet) and 3 (125 feet) to Glade Run, installing a 30 foot culvert in unnamed tributary 1, and filling 1.95 acres of adjacent wetland.

The site contains 4,225 feet of stream channel in the 3 unnamed tributaries to Glade Run and 2.46 acres of palustrine emergent (PEM) and shrub/scrub wetland (PSS) located in 7 areas adjacent to the streams. The stream habitat measurements were generally marginal to sub-optimal due to the absence of in-stream habitat and runoff from residential area, nearby roads, and upstream agricultural activities. A macro-invertebrate survey was conducted on the streams and the dominant family in each stream was Chironomidae, a pollution tolerant species.

A reduced development plan (SP1.99) comprised of 407,133 square feet of gross retail/commercial space that would avoid direct wetland impacts and minimize stream impacts was considered. However, the applicant determined that it would not be cost effective to construct due to the excess cut material, use of retaining walls, and reduced number of out-parcels. The applicant has looked at several other areas in the vicinity and selected this site because it is located along Route 422 and it is the only parcel for which they have a real estate option.

Proposed compensatory mitigation for the adverse stream impacts include stream restoration in 3 sections of unnamed tributary 1 located on the northern boundary of the site utilizing natural stream design methods to reconnect the stream with a floodplain and planting the floodplain and riparian corridor with native vegetation including trees and shrubs. Proposed restoration on the remaining lower 175 feet of unnamed tributary 2 which contains several tight meanders with highly eroded banks includes re-aligning this section to eliminate the meanders and reconnecting the stream with a floodplain to be planted with woody vegetation. The result is 1,735 feet of stream restoration to compensate for the impacts to 1,683 feet of stream. Wetland replacement is proposed adjacent to unnamed tributaries 1 and 2 in the newly created floodplains resulting in the construction of 1.91 acres of PEM/PSS wetland on-site and 1.1 acres of PEM/PSS off-site adjacent to unnamed tributary 2 on the south side of S.R. 422 for a total replacement of 3.01 acres to replace the 1.95 acres of proposed impacts. See attached drawings.

5. PENNSYLVANIA WATER QUALITY CERTIFICATION: The applicant is required to obtain an encroachment permit which includes State 401 Water quality Certification from the:

Pennsylvania Department of Environmental Protection
Southwest Regional Office, Bureau of Watershed Management
400 Waterfront Drive
Pittsburgh, Pennsylvania 15222-4745
(412) 442-4315

6. IMPACT ON NATURAL RESOURCES: The District Engineer has consulted the most recently available information and has determined that the project is not likely to affect the continued existence of any endangered or threatened species, or result in the destruction or adverse modification of habitat of such species which has been determined to be critical. This Public Notice serves as a request to the U. S. Fish and Wildlife Service for any additional information they may have on whether any listed or proposed to be

listed endangered or threatened species may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1972 (as amended).

7. IMPACT ON CULTURAL RESOURCES. In correspondence dated March 9, 2007, the Pennsylvania Historic and Museum Commission, Bureau for Historic Preservation (PHMC) stated that based on an evaluation by their staff, there is a high probability that significant archaeological sites are located in the project area and could be adversely affected by the project activities, therefore a Phase I survey of the area is required. A Phase I survey was conducted and a report submitted for their review. In correspondence dated November 29, 2007, the PHMC accepted this report and stated that no further archaeological work is required. It was their opinion that no evaluation of historic structures was required. Therefore, this office has concluded that this project is not likely to have an adverse affect on historic properties. If we are made aware, as a result of comments received in response to this notice, or by other means, of specific archeological, scientific, prehistorical, or historical sites or structures which might be affected by the proposed work, the District Engineer will immediately take the appropriate action necessary pursuant to the National Historic Preservation Act of 1966 - Public Law 89-665 as amended (including Public Law 96-515).

8. PUBLIC INVOLVEMENT: Any person may request, in writing, within the comment period specified in the paragraph below entitled "RESPONSES," that a public hearing be held to consider this application. The requests for public hearing shall state, with particularity, the reasons for holding a public hearing.

9. EVALUATION: Interested parties are invited to state any objections they may have to the proposed work. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposals must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline 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. The Corps of Engineers 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 of Engineers 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

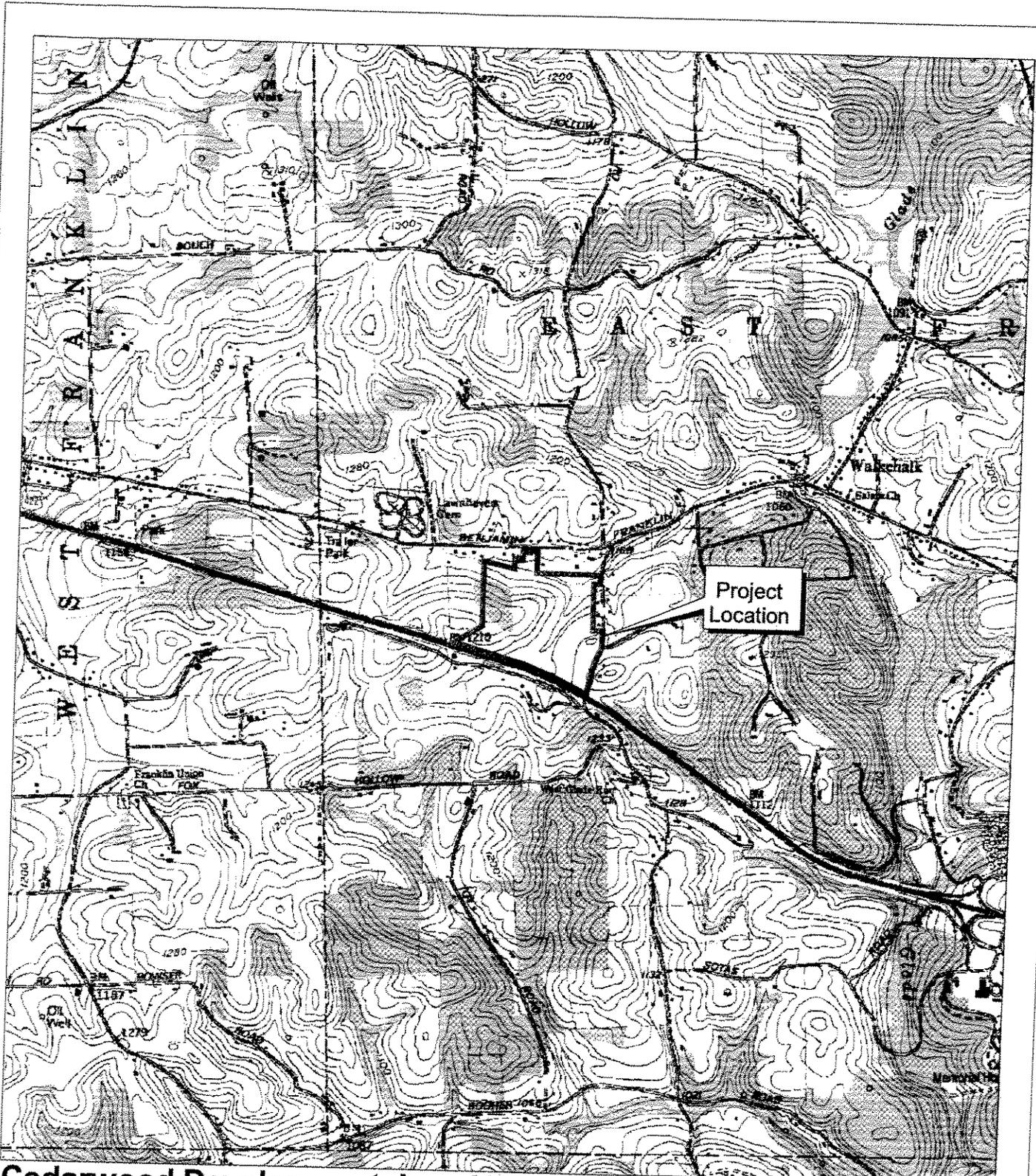
quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the overall public interest of the proposed activity. The evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency, under the authority of Section 404(b) of the Clean Water Act (40 CFR Part 230).

10. RESPONSES: A permit will be granted unless its issuance is found to be contrary to the public interest. Written statements concerning the proposed activity should be received in this office on or before the closing date of this Public Notice in order to become a part of the record and to be considered in the final determination. Any objections which are received during this period may be forwarded to the applicant for possible resolution before the determination is made whether to issue or deny the requested DA Permit. All responses to this notice should be directed to the Regulatory Branch, attn Marcia H. Haberman, at the above address, by telephoning (412) 395-7361, or by e-mail at Marcia.H.Haberman@usace.army.mil. Please refer to CELRP-OP-F 2007-394 in all responses.

FOR THE DISTRICT ENGINEER:

/SIGNED/

Scott A. Hans
Chief, Regulatory Branch



**Cedarwood Development, Inc., Kittanning Site
 East Franklin Township, Armstrong County, PA**

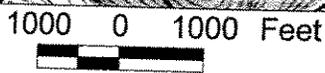


Figure 1
 Project Location Map
 $40^{\circ}49'51'' / -79^{\circ}35'28''$

Source: USGS 7.5 Minute Topoquad, Kittanning & Worthington quads.



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WPI
WALLACE & PANGBORN, INC.

- Upland sample point
- ▭ Delineated wetland
- Stream
- ▭ Area of investigation

**Cedarwood Development, Inc., Kittanning Site
East Franklin Township, Armstrong County, PA**

Figure 4
Wetland Delineation Map - *EXISTING CONDITIONS*

Source: PASDA and Field Reconnaissance.

PROJECT INFORMATION

LAND USE AREA SUMMARY

PARKING COUNT SUMMARY

ZONING CLASSIFICATION

PROPERTY IS ZONED COMMERCIAL

PRELIMINARY SITE PLAN - DEVELOPER

THE PRELIMINARY SITE PLAN IS A CONCEPTUAL DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE PRELIMINARY SITE PLAN IS SUBJECT TO APPROVAL BY THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF TRANSPORTATION. THE PRELIMINARY SITE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE.

DRAWING ISSUE	DATE	DRAWN BY
12-11-07	JRM	JRM
12-14-07	JRM	JRM
01-04-08	JRM	JRM

DEVELOPER:

CEDARWOOD DEVELOPMENT, INC.

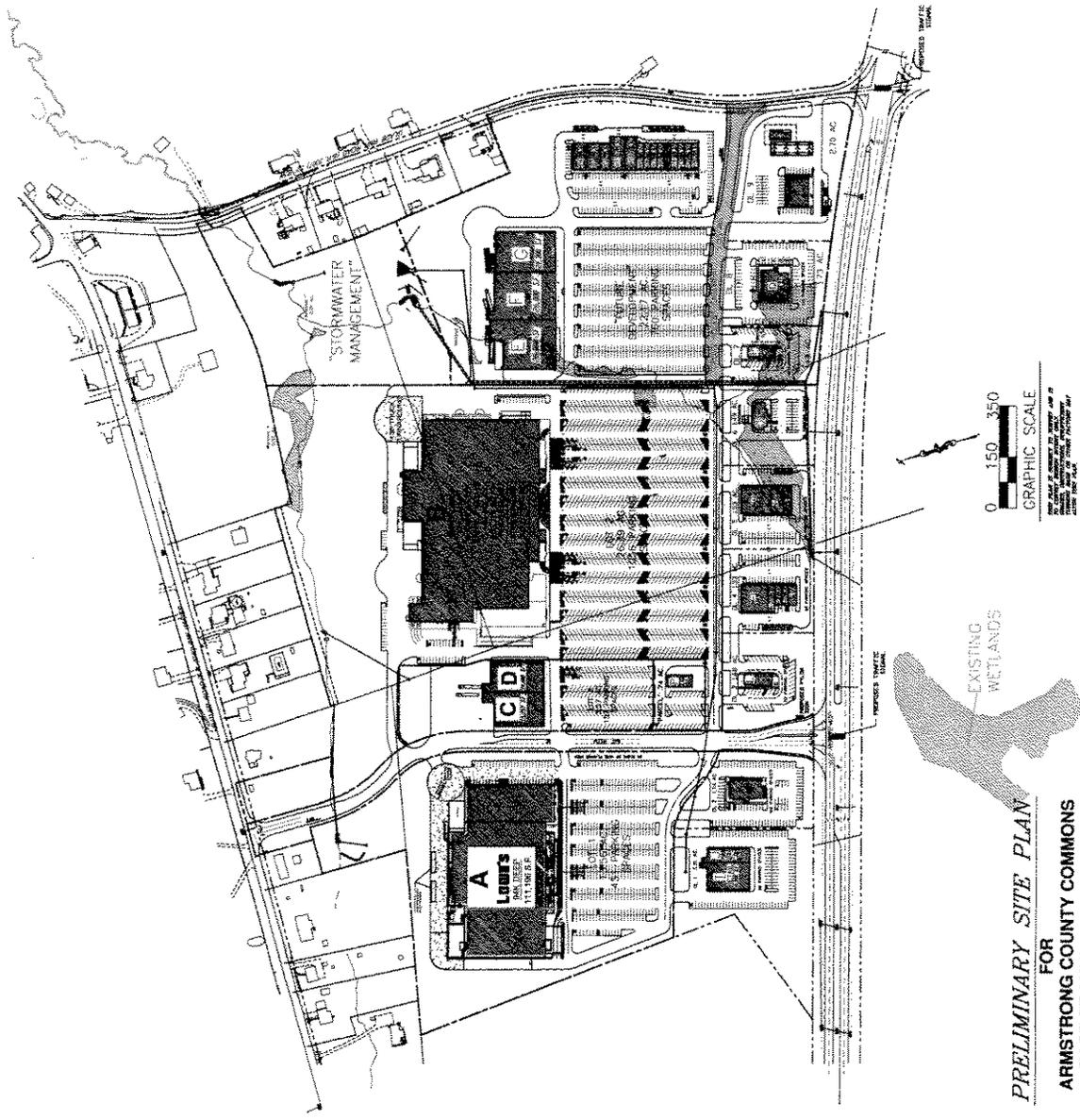
1000 W. MARKET ST. SUITE 200
PHILADELPHIA, PA 19102

CONTACT: JAMES J. WOODWARD
MANAGER OF DEVELOPMENT

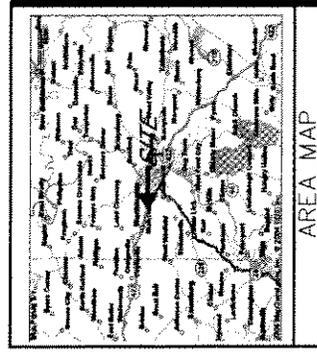
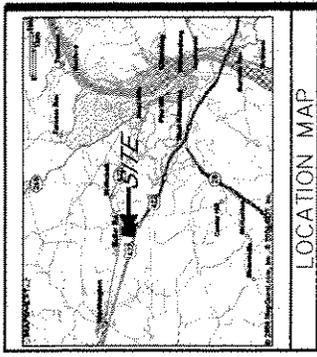
FOR LEASING INFORMATION CONTACT:
DAVID M. PERKINS, Sr.
ARMSTRONG COUNTY COMMONS
1000 W. MARKET ST. SUITE 200
PHILADELPHIA, PA 19102
TELEPHONE: 215-581-3000
FAX: 215-581-3005
E-MAIL: dperkins@cedarwood.com

ARMSTRONG COUNTY COMMONS
EAST FRANKLIN TOWNSHIP
KITTANNING, PA.

PRELIMINARY SITE PLAN
SP1.97



PREFERRED PLAN
PN08-36
2007-394
7/9



BUILDING AREA SUMMARY

RETAIL "A"	111,196 S.F.
RETAIL "B"	280,430 S.F.
RETAIL "C"	14,600 S.F.
RETAIL "D"	25,000 S.F.
RETAIL "E"	26,000 S.F.
RETAIL "F"	21,300 S.F.
RETAIL "G"	31,000 S.F.
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H403	1,600 S.F.
H404	1,600 S.F.
H405	1,600 S.F.
H406	1,600 S.F.
H407	1,600 S.F.
H408	1,600 S.F.
H409	1,600 S.F.
H410	1,600 S.F.
H411	1,600 S.F.
H412	1,600 S.F.
H413	1,600 S.F.
H414	1,600 S.F.
H415	1,600 S.F.
H416	1,600 S.F.
H417	1,600 S.F.
H418	1,600 S.F.
H419	1,600 S.F.
H420	1,600 S.F.
H421	1,600 S.F.
H422	1,600 S.F.
H423	1,600 S.F.
H424	1,600 S.F.
H425	1,600 S.F.
H426	1,600 S.F.
H427	1,600 S.F.
H428	1,600 S.F.
H429	1,600 S.F.
H430	1,600 S.F.
H431	1,600 S.F.
H432	1,600 S.F.
H433	1,600 S.F.
H434	1,600 S.F.
H435	1,600 S.F.
H436	1,600 S.F.
H437	1,600 S.F.
H438	1,600 S.F.
H439	1,600 S.F.
H440	1,600 S.F.
H441	1,600 S.F.
H442	1,600 S.F.
H443	1,600 S.F.
H444	1,600 S.F.
H445	1,600 S.F.
H446	1,600 S.F.
H447	1,600 S.F.</

PROJECT INFORMATION

LAND USE AREA SUMMARY

PARKING COUNT SUMMARY

ZONING CLASSIFICATION
PROPERTY IS ZONED COMMERCIAL

ASSEMBLYMAN, STATE SENATOR - DISCLOSURES

DATE	DRAWN BY
12-14-07	JRM
01-04-08	JRM
01-28-08	JRM

DEVELOPER:

CEDARWOOD DEVELOPMENT, INC.

1000 LEASING INFORMATION CONTACT:

1000 LEASING INFORMATION CONTACT:

1000 LEASING INFORMATION CONTACT:

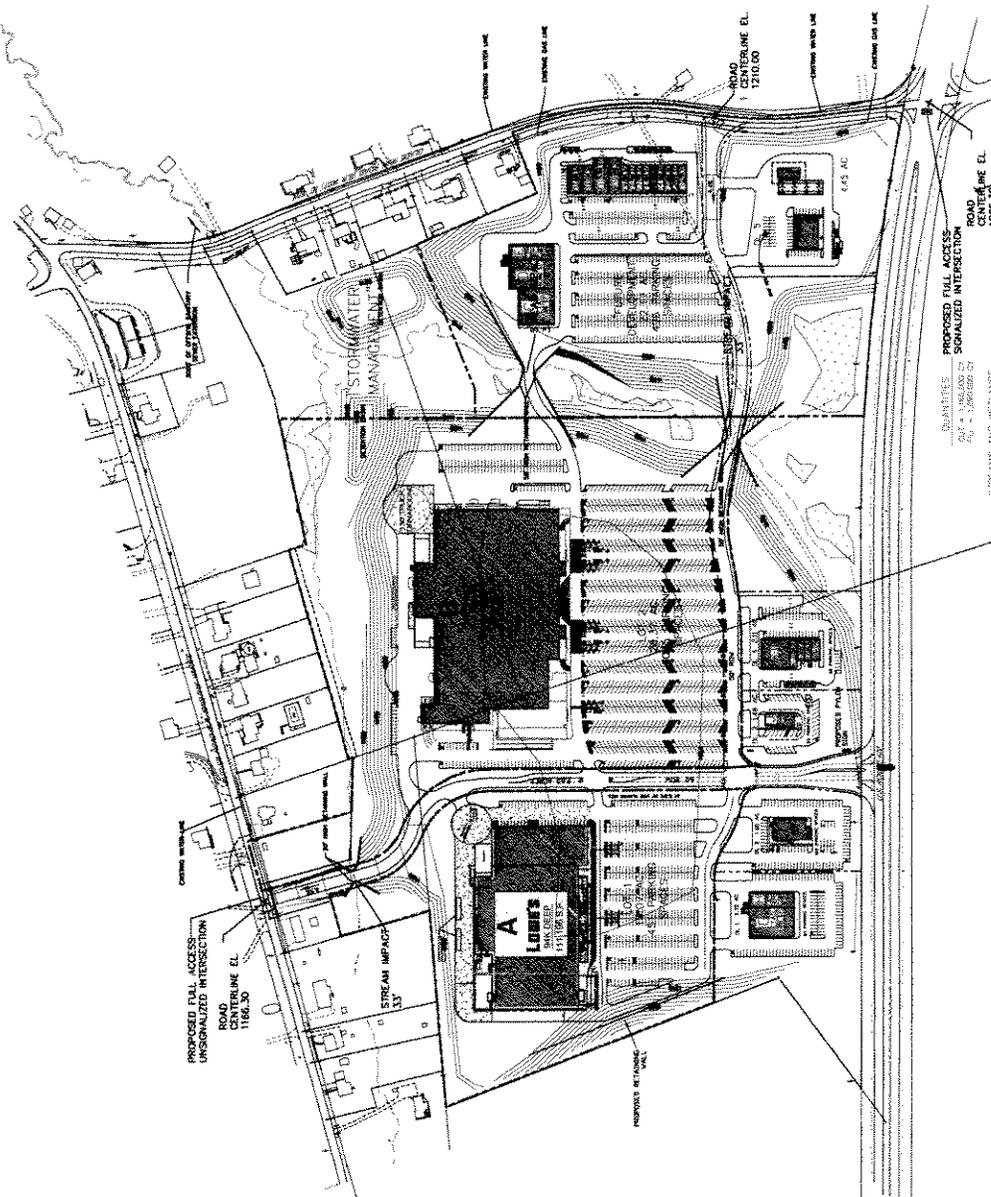
ARMSTRONG COUNTY COMMONS

EAST FRANKLIN TOWNSHIP

KITTANNING, PA.

PRELIMINARY SITE PLAN

SP1.99



PRELIMINARY SITE PLAN

FOR

ARMSTRONG COUNTY COMMONS

EAST FRANKLIN TOWNSHIP

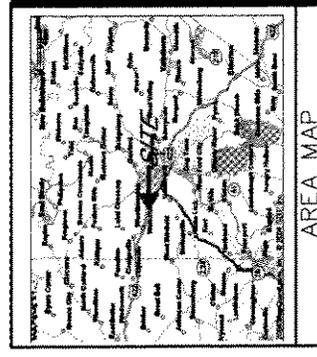
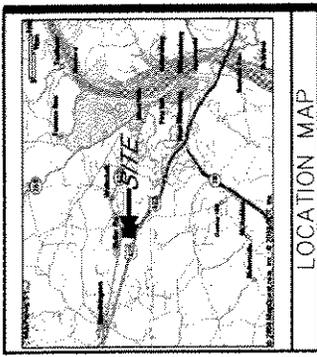
KITTANNING, PENNSYLVANIA

NON - PREFERRED

PN 08-36

2007-394

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BUILDING AREA SUMMARY

RETAIL "A"	111,196 S.F.
RETAIL "B"	203,710 S.F.
RETAIL "C"	10,000 S.F.
RETAIL "D"	10,000 S.F.
RETAIL "E"	5,000 S.F.
F1	27,890 S.F.
F2	1,700 S.F.
F3	1,600 S.F.
F4	1,600 S.F.
F5	1,600 S.F.
F6	1,600 S.F.
F7	1,600 S.F.
F8	1,600 S.F.
F9	1,600 S.F.
F10	1,600 S.F.
F11	2,400 S.F.
F12	2,400 S.F.
F13	3,200 S.F.
RETAIL "U"	10,000 S.F.
RETAIL "V"	5,000 S.F.
RESTAURANT "Y"	4,907 S.F.
RESTAURANT "Z"	2,500 S.F.
RESTAURANT PLAZA "W"	11,000 S.F.
K-1	1,500 S.F.
K-2	1,500 S.F.
K-3	1,200 S.F.
K-4	1,200 S.F.
K-5	1,200 S.F.
FUEL/FOOD "L"	4,700 S.F.
TOTAL GLA	407,133 S.F.

