



# Pier 121 Project

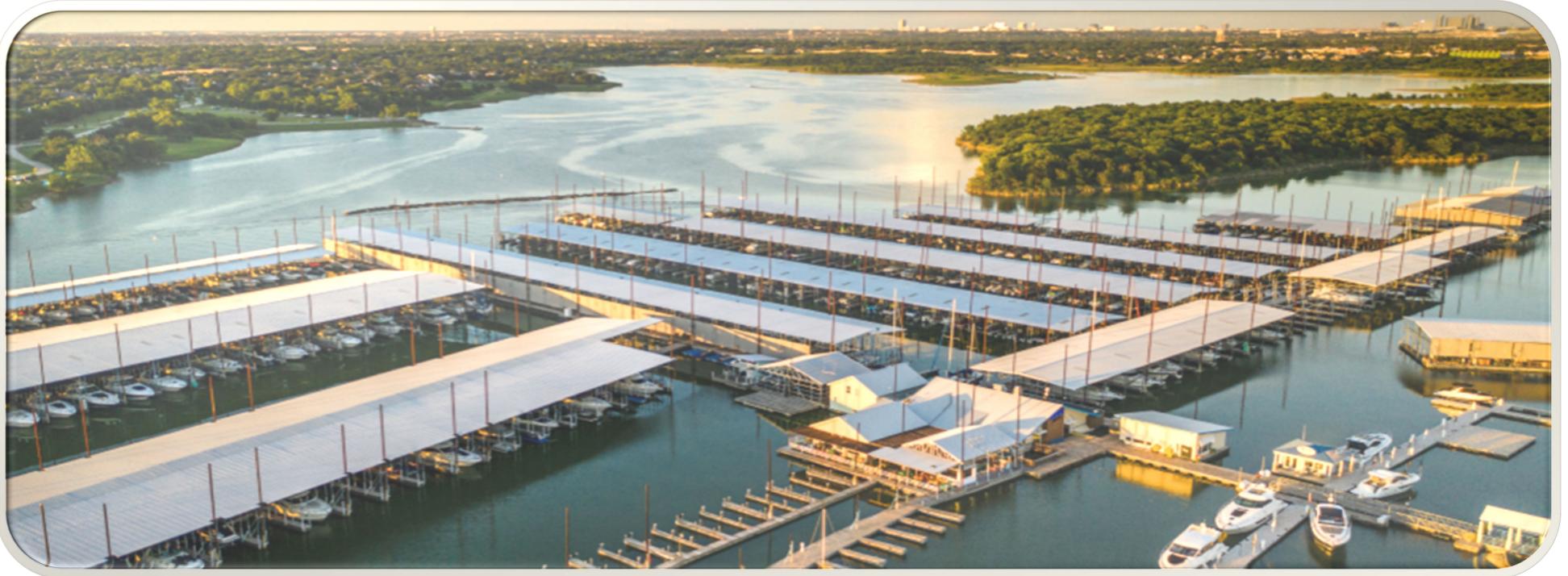
Proposed Project



## PUBLIC OPEN HOUSE

Welcome to the Pier 121 Project  
Draft Environmental Assessment Public Open House

*Hosted by Safe Harbor Marinas*

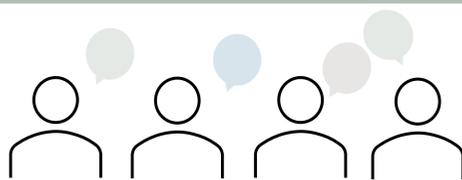


*Pier 121 Marina | Lewisville Lake | Lewisville, TX*

**The Hendrick House**  
**June 5, 2024 | Drop-in 4-7 PM**

Please join us to learn about the proposed expansion of the existing Pier 121 Marina and the National Environmental Policy Act Review process.

There will be opportunity to talk with project representatives, review project information and submit public comments on the proposed project's Draft Environmental Assessment.



**THANK YOU.**



US Army Corps  
of Engineers



**ATWELL**



Safe Harbor Marinas



# Pier 121 Project



## Project Background, Purpose and Need, Project Alternatives

### Project Background

Pier 121 Marina is one of several marinas and recreation facilities on Lewisville Lake. The marina is operated by Safe Harbor Marinas (SHM) and under lease with United States Army Corps of Engineers (USACE). The total area leased by USACE to SHM is approximately 365.1 acres and includes lease of both land and water within Lewisville Lake. The Pier 121 Marina is the largest marina on Lewisville Lake, offering wet slips, dry storage units (including dry stacked and covered storage) as well as a variety of other services, including a restaurant and entertainment venue, ship's store, sail club facility, fuel sales, sewage pump out, boat rentals, boat sales and boat repair services.

The existing marina property is proposed to be developed into a comprehensive resort destination consisting of the existing marina operations, a surf beach/skills training facility, a recreation vehicle (RV) resort, glamping area, and a lodge. The project will also include relocation of the existing boat sales building and public boat ramp, adding additional parking throughout, as well as variety of other supplementary recreation amenities.

### Army Corps of Engineers Mission Statement

*The Army Corps of Engineers is the steward of the lands and waters at Corps water resources projects. Its Natural Resources Management Mission is to manage and conserve those natural resources, consistent with ecosystem management principles, while providing quality public outdoor recreation experiences to serve the needs of present and future generations...*

*-Engineering Regulation (ER) 1130-2-550 page 2-1*

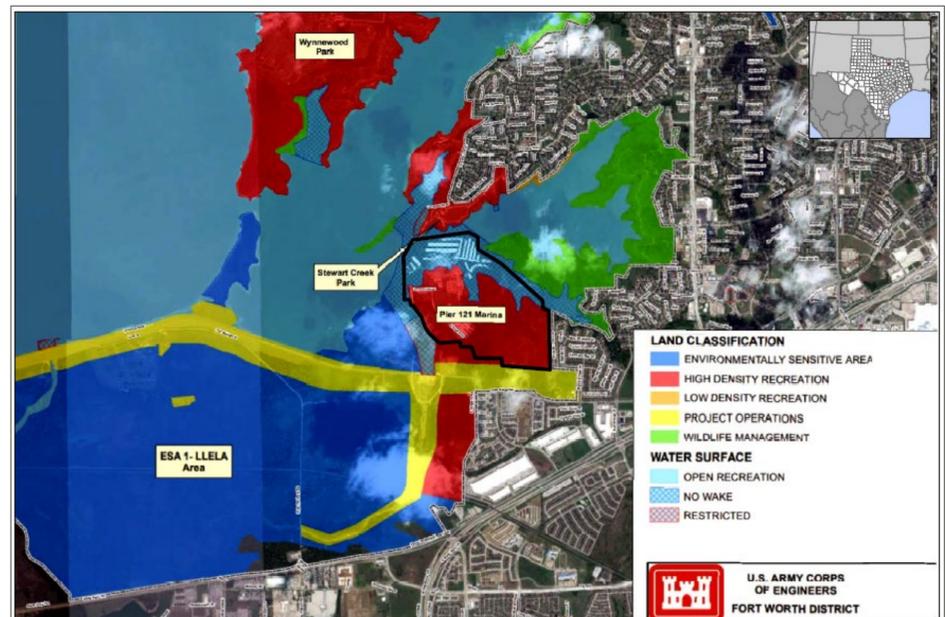
#### DID YOU KNOW?!

The Pier 121 Marina Property has been classified as high-density recreation land since the 1980's? Check out the 1985 Lake Lewisville Master Plan for more information.

### Project Purpose and Need

The purpose of the proposed project at the Pier 121 Marina is to provide additional recreational facilities to the periphery of Lewisville Lake and to serve and provide the greater Dallas-Fort Worth population with access to increased outdoor enjoyment activities including a lodge, RV resort, glamping, boat sales and storage, surf facility and other recreational amenities.

The need for the proposed project is to meet growing recreational demands resulting from increasing population in the greater Dallas-Fort Worth area. The tremendous growth in population creates many opportunities in the recreation and leisure industry on the supply side; demand from existing recreationists, as well as the organic demand generated by incoming residents, has outpaced the supply of available recreation resources in the Dallas-Fort Worth metroplex and the state of Texas overall.



### 1999 USACE Land Use Classification Map

A depiction of the Pier 121 Marina Property classified as high-density recreation can also be found in the 1999 Lewisville Lake Programmatic Environmental Assessment shown above.

### Project Alternatives

#### Preferred Alternative (Proposed Action):

The preferred alternative is the Proposed Action, which involves the implementation of the individual recreational developments made to support the **expansion of recreational facilities** at the Pier 121 Marina.

Why is this the preferred alternative?

- It balances USACE's Program Mission Statement to **conserve natural resources and provide public recreation opportunities** that contribute to the quality of American Life.
- It is consistent with the area land classification and proposed expansions presented in the 2020 Master Plan.
- It meets the greater **Dallas-Fort Worth area's growing recreation demands**.

#### No Action Alternative:

Under the no action alternative, no expansion or additional development would take place within the Pier 121 Marina or East Hill Park.

Why isn't this the preferred alternative?

- The Greater Dallas-Fort Worth area would not have access to the recreational activities proposed and would not benefit from having such amenities.
- This alternative is inconsistent with the land classification designated in the 2020 Master Plan.
- It would not meet the purpose and need of the proposed action.

The USACE mission is not intended to put nature or recreation over the other, but instead to balance the two. This alternative, while not resulting in environmental impacts, would not meet the USACE Program Mission Statement of finding a balance between nature and recreation.



# Pier 121 Project

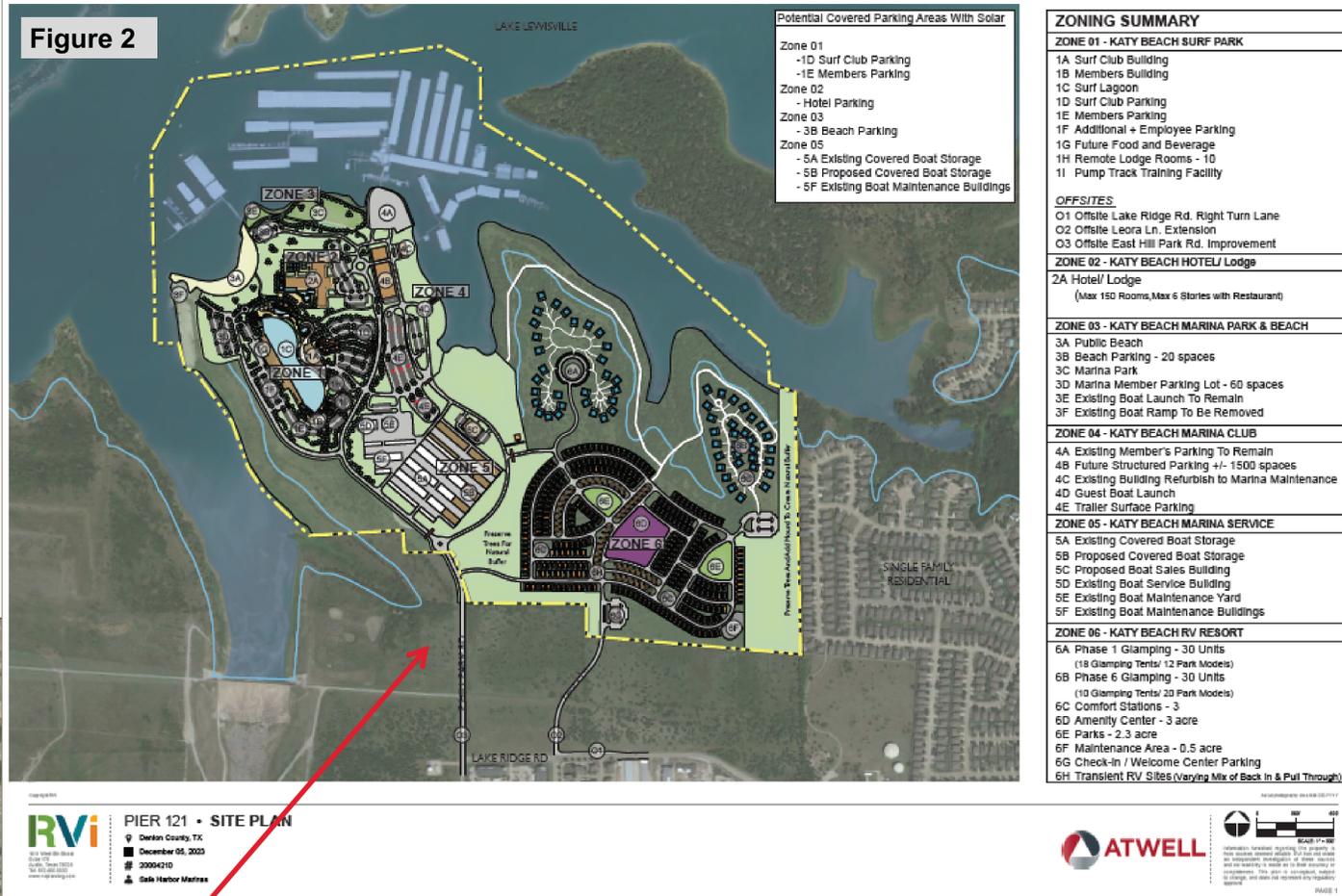
## Project Description and Proposed Developments



### Project Description

The Proposed Action comprises approximately 250.5 acres on the shores of Lewisville Lake.

It is approximately 25 miles northwest of the City of Dallas's central business district. The Proposed Action involves the expansion of the previously developed Pier 121 Marina.



### Site Plan Maps

**Figure 2:** Pier 121 Site Plan with Zoning Summary of the activities proposed.

**Figure 3:** Geographical reference map of Lewisville Lake with the Project Area indicated.

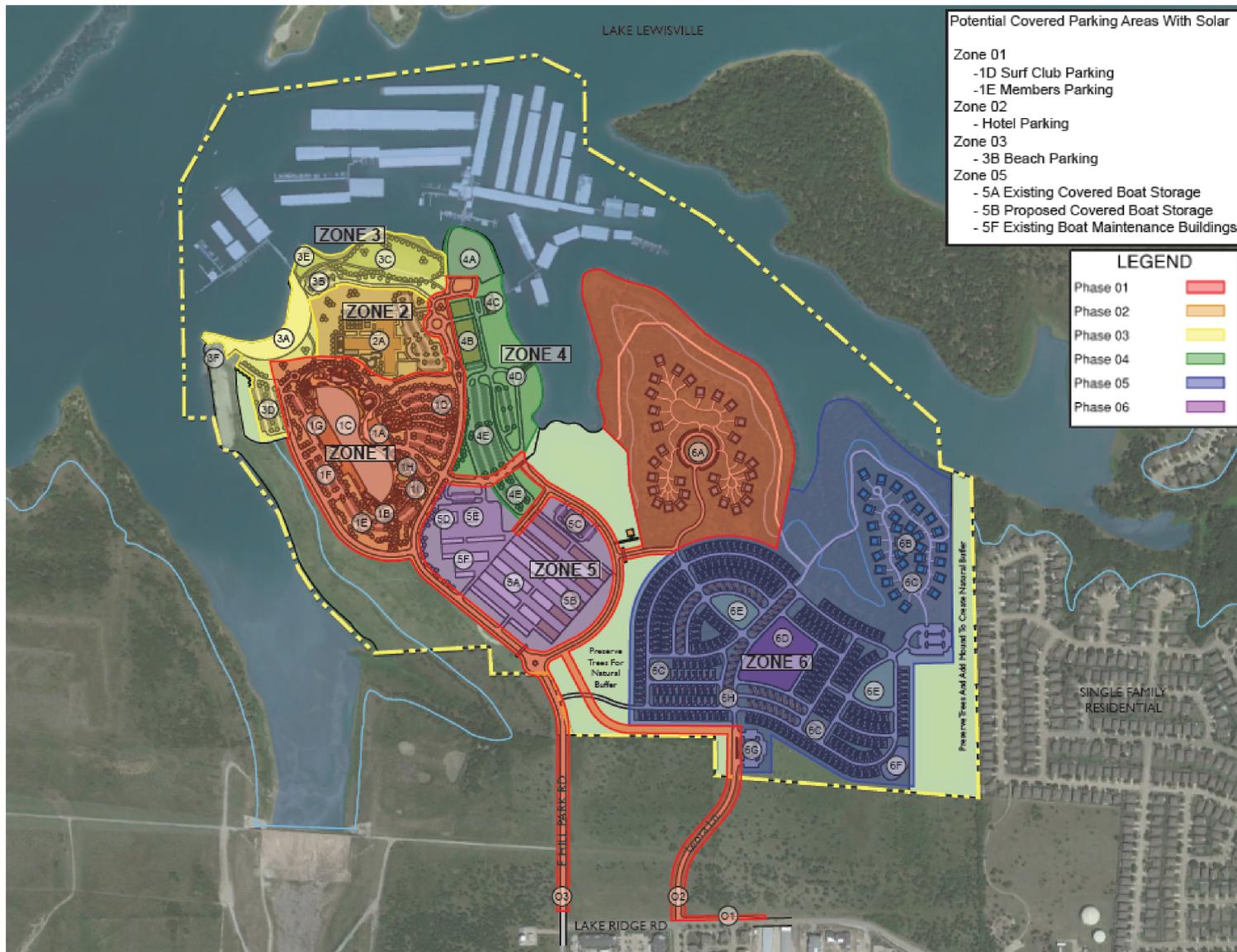
### Proposed Project Developments

Proposed Component	Description of Use
Surf Simulator / Surf Beach / Pump Track 	The surf simulator/ beach will include a concrete pool, a mechanical wave generator, an artificial beach area, a welcome center with a bathroom and changing facilities, food and beverage amenities and a pump track. Pump tracks are facilities where the terrain has been adapted for learning surfing techniques; with the principles of modern skatepark design, pump tracks are designed to mimic surf waves and represent an evolution in how beginners learn and surfers of all abilities train surf skills.
RV Resort 	An RV resort and glamping area with a variety of traditional RV sites, park model sites and glamping tents will be constructed to accommodate overnight guests. Amenities include a clubhouse and fitness center complex, walking and biking paths, various sports courts and lawn/outdoor gathering areas. It will also include multiple restroom facilities and a welcome center.
Lodge and Remote Lodge Units 	A 150-room lodge with a fitness facility, food/beverage operations and other amenities will be constructed to accommodate overnight guests. The lodge will not exceed six stories and will house guests looking to enjoy the marina activities and surf beach. The Proposed Action includes construction of 10 new remote lodge units, which are comprised of either one or two bed units that will function as standalone hotel rooms.
Parking and Storage 	The Proposed Action includes construction of a new four-acre paved parking area with valet for marina guests/members and a 460,000 square foot, 1,500 space, four-story parking garage with approximately 115,000 square feet per floor. The Proposed Action also includes the relocation of 106 existing boat trailer spots (76 public boat trailer parking spots and 30-member boat trailer spots) on the west side of the marina to the east side of the marina. Additionally, the existing boat storage area will be relocated and uncovered boat storage areas will be converted to covered storage.
Marine Boat Sales and Boat Ramp 	The existing boat sales facility will be reconstructed adjacently to the maintenance facility to allow the current boat sales area to be used for the surf beach operations. The same approach will be used for the boat sales and repair center. The existing public boat ramp, currently located on the west side of the Proposed Action area, will be relocated to the eastern side of the Project Area and will include a guest boat launch ramp (for both SHM members and the public).
Recreational Amenities 	A variety of other recreational amenities are included in the Proposed Action such as improvement of the beach along Lewisville Lake, construction of a network of trails and construction of numerous parks.
On-Site and Off-Site Upgrades 	The Proposed Action will include electrical, water and sewer upgrades both on- and off-site. The Proposed Action will also include a 36-foot-wide primary marine access road through city parkland.



# Pier 121 Project

## Project Phasing and Upgrades to Easements and ROW



ZONING SUMMARY	
<b>ZONE 01 - KATY BEACH SURF PARK</b>	
1A Surf Club Building	
1B Members Building	
1C Surf Lagoon	
1D Surf Club Parking	
1E Members Parking	
1F Additional + Employee Parking	
1G Future Food and Beverage	
1H Remote Lodge Rooms - 10	
1I Pump Track Training Facility	
<b>OFFSITES</b>	
O1 Offsite Lake Ridge Rd. Right Turn Lane	
O2 Offsite Leora Ln. Extension	
O3 Offsite East Hill Park Rd. Improvement	
<b>ZONE 02 - KATY BEACH HOTEL/ LODGE</b>	
2A Hotel/ Lodge	(Max 150 Rooms, Max 6 Stories with Restaurant)
<b>ZONE 03 - KATY BEACH MARINA PARK &amp; BEACH</b>	
3A Public Beach	
3B Beach Parking - 20 spaces	
3C Marina Park	
3D Marina Member Parking Lot - 60 spaces	
3E Existing Boat Launch To Remain	
3F Existing Boat Ramp To Be Removed	
<b>ZONE 04 - KATY BEACH MARINA CLUB</b>	
4A Existing Member's Parking To Remain	
4B Future Structured Parking +/- 1500 spaces	
4C Existing Building Refurbish to Marina Maintenance	
4D Guest Boat Launch	
4E Trailer Surface Parking	
<b>ZONE 05 - KATY BEACH MARINA SERVICE</b>	
5A Existing Covered Boat Storage	
5B Proposed Covered Boat Storage	
5C Proposed Boat Sales Building	
5D Existing Boat Service Building	
5E Existing Boat Maintenance Yard	
5F Existing Boat Maintenance Buildings	
<b>ZONE 06 - KATY BEACH RV RESORT</b>	
6A Phase 1 Glamping - 30 Units (18 Glamping Tents/ 12 Park Models)	
6B Phase 6 Glamping - 30 Units (10 Glamping Tents/ 20 Park Models)	
6C Comfort Stations - 3	
6D Amenity Center - 3 acre	
6E Parks - 2.3 acre	
6F Maintenance Area - 0.5 acre	
6G Check-in / Welcome Center Parking	
6H Transient RV Sites (Varying Mix of Back In & Pull Through)	

### Project Phasing

Project phasing for the expansion of the Pier 121 Marina is proposed to occur in six phases.

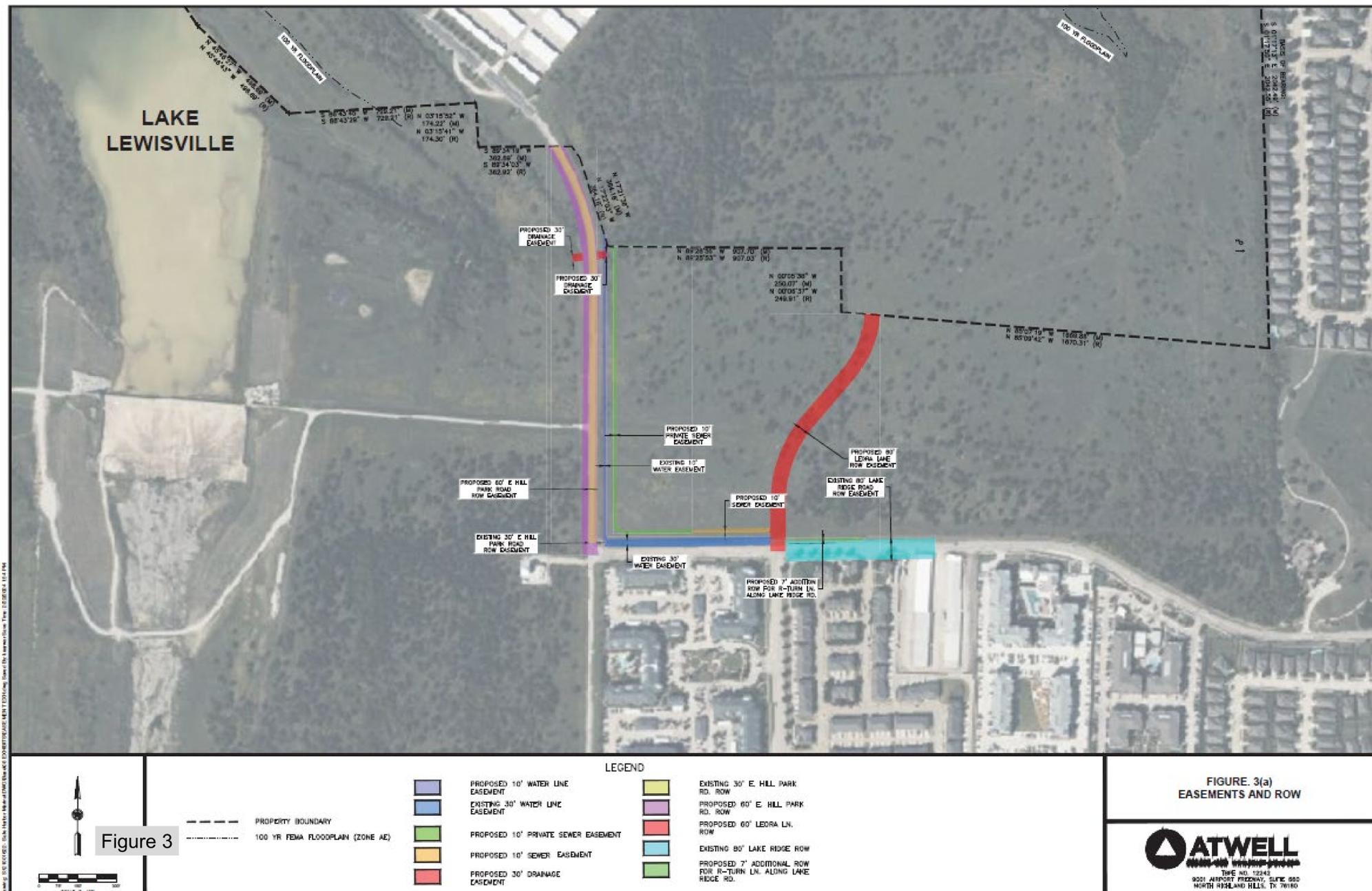


FIGURE 3(a)  
EASEMENTS AND ROW



### Upgrades to Easements and Right-of-Ways (ROW)

To facilitate the flow of traffic and better support the Pier 121 Marina with upgraded utilities, the following easements and ROWs are proposed to be modified.



# Pier 121 Project



## National Environmental Policy Act, Draft Environmental Assessment, Project Milestones

### What is the National Environmental Policy Act?



The National Environmental Policy Act (NEPA) requires federal agencies to assess and document the environmental effects of their proposed actions prior to planning and decision-making.

Any proposed action occurring on federally owned or managed lands is required to undergo an environment assessment. This process requires federal agencies to cooperate with other federal, state and local governments and hold public scoping periods during project planning.

The NEPA process establishes an interdisciplinary framework for federal decision making to guide actions and inform the public of potential environmental impacts.

### What is a Draft Environmental Assessment?



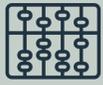
As a federal entity, the United States Army Corp. of Engineers (USACE) is required to comply with NEPA, to examine the environmental, social, historic and cultural impacts of the proposed project development action.

The Draft Environmental Assessment (EA) analyzes the potential direct, indirect and cumulative natural, cultural and social impacts of the Proposed Action (the construction, operation and maintenance of the expanded facilities proposed under the Proposed Action) and a No Action Alternative.

The Draft EA serves to fulfill the requirements of NEPA and all other environmental and historic preservation laws, regulations and executive orders

### Where are we in the NEPA/ Environmental Assessment Review Process?

#### NEPA Review Process



##### PHASE 1: Scoping

1. Project Kick Off & Data Collection
2. Agency/ Public Scoping & Comment Period (30 days)



##### PHASE 2: Draft EA

3. Draft NEPA document
4. Agency/Public Draft Document & Comment Period (30 days) ★



##### PHASE 3: Finalize

5. Develop Final NEPA document
6. Publish Findings (NEPA Process is Complete)

★ We are here

#### Environmental Assessment Review Process



##### PHASE 1: Review

1. USACE will review the proposed marina project and all impacts to resources



##### PHASE 2: Solicit Comments

2. USACE will gather, and address comments received



##### PHASE 3: NEPA Document Development

3. The appropriate NEPA compliance documents will be developed.

#### Agency/ Tribal Consultation and Public Comment Opportunity Summary

Agency/ Tribe/ Public	Date	Coordination Type	Summary
US Fish and Wildlife Service	7/27/2022	Letter	Letter was sent soliciting comments on the Proposed Action
EPA Region 6	7/27/2022	Letter	Letter was sent soliciting comments on the Proposed Action
Texas Parks and Wildlife Department	7/27/2022	Letter	Letter was sent soliciting comments on the Proposed Action
30-day Public Scoping Period	08/04/2022-09/06/2022	Legal Notice and invitation to public scoping and comment period	USACE issued a legal notice of the proposed development and invited the public to comment during a 30-day public scoping and comment period
Local Tribes	9/6/2022	Letter	Letter was sent soliciting comments on the Proposed Action
City of Lewisville	10/04/2022	Meeting	Meetings to discuss water, sewer and utility upgrades, and trail placement
Texas Historical Commission	11/16/2022	Review of Cultural Report	Cultural Report was sent to the Texas Historical Commission as part of compliance with the Section 106 process
30-day Draft EA Public Comment Period	05/31/2024-06/30/2024	Draft EA Public Notification and invitation to Draft EA public comment period	USACE issued a Draft EA Public Notification and invite the public to comment during a 30-day Draft EA comment period



# Pier 121 Project

## Physical Resources



### Impact Assessment of Physical Resources

The following table describes the potential impacts of the Proposed Action on existing resources. Potential impacts include those generated from construction, operation and maintenance of the Proposed Action. The categories of impacts have been defined as potentially significant, less than significant or no impact.

### Physical Resources

Resource to be Potentially Impacted	Environmental Assessment Impact Determination	Impact Minimization Strategy
<p><b>Surface Water Quality</b></p> 	<p>Impacts on surface water quality associated with construction and caused by erosion, sedimentation and siltation are expected to be limited in extent and duration, with <b>less than significant impacts</b> occurring temporarily at the subwatershed level. Impacts associated with localized increases in turbidity caused by in-water construction and associated dredging for the guest boat ramp are expected to be limited in extent and duration with <b>less than significant impacts</b> on Lewisville Lake.</p>	<p>Sedimentation plans and stormwater management plans will be prepared for the Project to ensure proper mitigation and Best Management Practices (BMPs) are put in place to minimize sediment loads into nearby water bodies and properties.</p>
<p><b>Ground Water Quality</b></p> 	<p>Impacts to groundwater quality as a result of the Proposed Action <b>are not expected</b>. No changes in sedimentation or water temperature or the addition of water pollutants or nutrients are expected in the Woodbine Aquifer. The increase in city water needed to serve the Proposed Action will impact water demand in this area and may push the volume requirement past the city's current agreement threshold with the City of Dallas Water Utility (DWU); however, the Proposed Action's impact on the overall water demand for this area is minimal, and the purchase of additional water from DWU will be necessary regardless of the potential impact of the Proposed Action due to other current and proposed developments in the area. Therefore, the increased demand for water is <b>not expected to cause significant direct impacts</b>, but rather will contribute to an existing issue that may be exacerbated by the Proposed Action.</p>	<p>All non-potable water uses (surf beach/ pool, irrigation) will be served by the existing well located on site and the potable uses (lodge, welcome center, maintenance center, restaurant, RV and glamping park, boat sales building) will be served by city water as appropriate. Safe Harbor Marinas (SHM) will work with the DWU to determine if the Proposed Action's activities will require purchase of additional water.</p>
<p><b>Air Quality &amp; Climate Change</b></p> 	<p>The Proposed Action would result in the release of criteria pollutants from operation of construction equipment. <b>Less than significant</b> emissions would occur for all criteria pollutants and 8-Hour Ozone exceedances are not anticipated.</p> <p>Greenhouse gas emissions from the use of construction equipment and transport vehicles are anticipated to be minimal.</p>	<p>Construction teams will consult the Texas State Implementation Plan which provides suggestions for reasonably available control measures.</p> <p>Proposed additions to the Marina would be designed in alignment with USACE Climate Change Adaptation Policy governance.</p>
<p><b>Topography</b></p> 	<p>This work will not require intensive earthwork and would not alter Project Area elevations. Therefore, the associated <b>impacts</b> to the existing topography are <b>not considered significant</b>.</p>	<p>Modifications to the topography and excavation required for utility installation and infrastructure will be backfilled and the surface will be returned, as closely as reasonably possible, to the original lines and grades.</p>
<p><b>Soils &amp; Geology</b></p> 	<p>Implementation of the Proposed Action would cause <b>minor temporary impacts</b> to soils and adjacent lands during construction.</p>	<p>During construction, SHM would implement soil erosion BMPs. Following construction, disturbed soil would be restabilized with native vegetation. No significant adverse impacts to underlying geology are expected as the general depth to bedrock on site is located between 48 and 60 feet beneath the surface well below the depth of the Proposed Action.</p>
<p><b>Noise</b></p> 	<p>Short-term noise impacts associated with the operation of machinery on construction sites is typically intermittent, and highly localized. Long-term noise impacts from the increase of auto traffic, marina operations, and recreational camping, surfing, and boating activities are anticipated due to the increased capacity of the marina but would be <b>negligible</b> as the surrounding areas contains dock charters, outfitters, golf courses, campgrounds, and parks where similar activities occur. Therefore, the Proposed Action will result in <b>less than significant impacts</b> from noise.</p>	<p>Activity and noise regulations enforced at the lodge and surf area would be consistent with local ordinance requirements. SMH has also committed to maintaining a 100-foot vegetative buffer between the new development and the single-family development to the east. SHM will also maintain and improve a 50-foot minimum buffer between the development and the parkland to the south. The addition of the open space and vegetative buffers will aid in noise cancellation and provide a level of sound screening to the adjacent properties.</p>



# Pier 121 Project

## Biological Resources



### Impact Assessment of Biological Resources

The following table describes the potential impacts of the Proposed Action on biological resources. Potential impacts include those generated from construction, operation and maintenance of the Proposed Action. The categories of impacts have been defined as potentially significant, less than significant or no impact.

### Biological Resources

Resource to be Potentially Impacted	Environmental Assessment Impact Determination	Impact Minimization Strategy
<b>Aquatic Resources</b> 	<p>The Proposed Action will not likely result in long term adverse impacts to fish, wildlife and aquatic vegetation in the area. Most likely, <b>less than significant impacts</b> resulting from erosion and sedimentation occurring during the construction phase of the project will be observed. These <b>impacts are expected to be short-term in nature and limited in extent.</b></p>	<p>Sedimentation plans and Stormwater Management Plans (consistent with requirements of Section 402 of the Clean Water Act) will be prepared for the development to ensure proper mitigation and Best Management Practices (BMPs) are put in place to minimize sediment loads into nearby water bodies and properties.</p>
<b>Vegetation</b> 	<p>Long-term effects would occur in previously undisturbed areas with proposed new structures. Short-term effects would occur in areas with temporary construction but would be restored to their previous conditions via recontouring and replanting. Impacts are anticipated to be <b>less than significant</b> as long as the project is designed to adhere to applicable regulations, policies, BMPs, mitigation requirements and guidelines</p>	<p>Safe Harbor Marina (SHM) will mitigate impacted and disturbed areas by reintroducing native vegetation wherever possible and will also look to incorporate the planting and seeding of native milkweed and other nectar plants during these revegetation efforts. The total existing vegetative cover within the project area may decrease due to development; however, the total area of native Texas grasslands and quantity of other pollinator vegetative species will be greater than it was prior to development.</p>
<b>Floodplains</b> 	<p>Under the Proposed Action, <b>less than significant</b> impacts would be observed due to the implementation of specific project BMPs and mitigation measures to protect floodplains and floodplain storage.</p>	<p>SHM will ensure that no fill below the 522-foot above mean sea level (amsl) contour will be placed within the Proposed Action area. Likewise, SHM will avoid fill between 522 feet and 537 feet amsl wherever possible. In the event that fill between 537 feet amsl and 522 feet amsl occurs, it will be balanced with cut and fill activities to maintain preconstruction flood storage levels.</p>
<b>Wetlands</b> 	<p>Under the Proposed Action, impacts are <b>not likely to be significant</b> because SHM will avoid the identified jurisdictional other waters of the United States and the wetland that is a waters of the United States.</p>	<p>SHM will also implement a 15-foot no development buffer around each identified jurisdictional feature. SHM will ensure that soil erosion and sediment controls are properly installed and maintained. All jurisdictional features will have boundaries clearly marked by flags so wetland areas are avoided during construction. Additionally, any foot paths or trails that may cross these jurisdictional features will be equipped with walking bridges to minimize the affected area in these zones.</p>
<b>Wildlife</b> 	<p>Increased activity and infrastructure development on the Marina property may result in the reduction of habitat and the displacement of wildlife. These impacts would be temporary and would end once construction is complete. Therefore, the Proposed Action is <b>not anticipated to create a significant adverse impact on wildlife.</b></p>	<p>SHM has committed to maintaining two vegetative buffers that would act as a wildlife passage area and maintain a connection between wildlife management areas to the north and east and environmentally sensitive areas to the south and west. SHM will work to avoid construction in areas with sensitive vegetation, unique habitat, designated natural resources, if practical. SHM will develop and maintain “good housekeeping” procedures to ensure that sites are kept clean of debris, garbage and fugitive trash or waste during operation, including microtrash. SHM will also instruct all construction employees to avoid harassment and disturbance of wildlife, especially during reproductive seasons. SHM will minimize herbicide and pesticide use during maintenance activities to the extent possible.</p>
<b>Threatened and Endangered Species (TES)</b> 	<p>There are numerous federal and state threatened species that have the potential to occur within the project area. However, based on currently available project information, and knowledge of the proposed TES BMPs, the Proposed Action is <b>not anticipated to create a significant adverse impact on TES.</b></p>	<p>SHM will conduct pre-construction surveys for the eastern box, western box and alligator snapping turtles. In the unlikely event that any TES species were to be found within the project area, SHM would avoid, as practicable and feasible, any areas during construction, operation and maintenance activities. BMPs and mitigation measures, as defined through consultation with the appropriate resource agency, will also be implemented.</p>



# Pier 121 Project

## Land Use Resources



### Impact Assessment of Land Use Resources

The following table describes the potential impacts of the Proposed Action on land use resources. Potential impacts include those generated from construction, operation and maintenance of the Proposed. The categories of impacts have been defined as potentially significant, less than significant, or no impact.

#### Land Use Resources

Resource to be Potentially Impacted	Environmental Assessment Impact Determination	Impact Minimization Strategy
<p><b>Light and Aesthetics</b></p> 	<p>The Proposed Action would occur in a partially developed park with existing structures and disturbed areas. Considering the implementation of the vegetative buffers and the nature of the uses in the surrounding area, the Proposed Action is <b>not anticipated to cause significant adverse aesthetic impacts</b>. Additionally, the Proposed Action would require additional on-site lighting to support the safety of guests on-site. However, since all lighting on-site will be down shielded, the impacts of lighting on the adjacent properties are <b>not expected to be significant</b>.</p>	<p>To mitigate impacts to viewsheds from the park and the single-family residential neighborhood, Safe Harbor Marinas (SHM) has committed to maintaining a 100-foot vegetative buffer between the new developments and the single-family development to the east. Likewise, this buffer may be improved on behalf of the City of Lewisville to include a 10-foot trail. SHM will also maintain and improve a 50-foot minimum buffer between the development and the parkland to the south.</p>
<p><b>Land Use</b></p> 	<p>The Proposed Action would occur on previously developed land and within undeveloped herbaceous, forested and open space areas. The percentages of land cover types within the Project Area will change, but these changes are <b>not expected to negatively impact the uses of the surrounding area</b>.</p>	<p>Land use would be consistent with United States Army Corp of Engineers' (USACE) land use classification and would remain consistent with the general character of the surrounding area, which currently has multiple businesses such as marinas, restaurants, boat rental/storage and retail storefronts.</p>
<p><b>Farmlands</b></p> 	<p>Under the Preferred Alternative, the Proposed Action would occur and some of the land classified as prime farmland (according to the United States Department of Agriculture NRCS Web Soil Survey) would be modified for recreational use. The Project Area is not currently used as farmland; therefore, <b>no loss or conversion of prime agricultural land used for farming practices would occur</b>.</p>	<p>As no loss or conversation of prime agricultural land used for farming practices would occur, impact minimization strategies for this resource are not necessary.</p>
<p><b>Infrastructure</b></p> 	<p>The Proposed Action would require SHM to make infrastructure updates to road access and drainages, water services, electrical services and sanitary sewer services. These updates are <b>not expected to result in significant impacts</b> on the surrounding areas.</p>	<p>Construction BMPs will be implemented during all updates to onsite and off-site infrastructure associated with the Proposed Action.</p>
<p><b>Recreation</b></p> 	<p><b>No significant adverse impacts</b> to recreation resulting from the increase in available recreation activities is anticipated.</p>	<p>Not Applicable</p>



# Pier 121 Project

Socioeconomic Resources, Environmental Justice, Hazardous, Toxic, and Radioactive Waste



## How are socioeconomic resources considered in the development of Pier 121?

The Environmental Protection Agency requires consideration of socioeconomics in a National Environmental Protection Act analysis to ensure integrated use of natural and social sciences in planning and decision making.

Socioeconomics refers to a broad, social science-based approach to understanding a region's social and economic conditions. It typically includes descriptions of the population, demographic characteristics, economic activity indicators, housing characteristics, property values and public revenues and expenditures.



The Draft Environmental Assessment (EA) considers population growth, income, and employment status as key socioeconomic parameters to analyze potential impacts of the Proposed Action on the local community.

### Population Growth Indicators



Regional Population Growth			
Area	2010	2021	% Growth 2010-2021
City of Lewisville	95,290	109,270	14.7
Denton County	662,614	933,220	40.8
Texas	25,145,561	29,527,941	17.4

Sources: (U.S. Census Bureau 2010; North Central Texas Council of Governments 2022).

Denton County, Texas has experienced a population increase of 40.8 percent from 2010 to 2021. The state of Texas experienced an overall population increase of 17.4 percent. These statistics show that **Denton County is growing in population at a much higher rate than the state of Texas** as a whole.

Population growth is an important subject for this Draft EA given the stated need for increased recreation access to serve growing local populations.

★ The Proposed Action has the potential to positively impact the socioeconomics of the region by **increasing tax revenues** and providing for the **increased demand for recreational activities** for a growing regional population.

### Housing and Property Value Indicators



Housing is a key socioeconomic parameter because housing stock is an important socioeconomic component of communities. The type, availability and cost of housing in an area reflect economic conditions and affect quality of life.

**Property values would be expected to mirror those of the broader area, and no long-term significant impacts** would be expected as a result of the Proposed Action as there would be a balance between perceived negative and positive impacts, which can be largely subjective.

### Income and Employment Indicators



Income is a key socioeconomic parameter because income is essential to gauging the relative economic status of individuals or households in the region.

Low-income populations accounted for approximately 10 percent of both census block groups, which is within the 16th percentile for the state compared to the state low-income population data. The unemployment rate for the census block groups is approximately 1%, which is within the 31st percentile for the state. The state unemployment average is approximately 5%.

## Environmental Justice and Hazardous, Toxic, and Radioactive Waste



Pursuant to the EPA guidance provided in Promising Practices for EJ Methodologies in NEPA Reviews, the EJScreen Environmental Justice Mapping and Screening Tool was used to preliminarily evaluate the Pier 121 Marina Project Area surroundings and to identify potential at risk low-income or minority populations. To conduct this analysis in EJScreen, a geographic area encompassing one census block that overlaps the Project Area and one census block group that directly abuts the Project Area were selected.



The EJ Screening tool indicated that low-income populations accounted for approximately 10% of both census block groups. The low unemployment rate, coupled with the fact that tax-generated revenue from the facility will be directed to the surrounding communities, means that local residents will benefit from access to the increased opportunities for outdoor recreation activities and from the additional revenue that will flow into their communities and fund a variety of public services.



Additionally, no hazardous, toxic or radioactive waste will be produced as a result of the Proposed Action, therefore, significant adverse impacts to the community from Hazardous Waste are not anticipated..



# Pier 121 Project

## Historic and Cultural Resources



### How are historic and cultural resources considered in the development of Pier 121?

According to Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended, federal agencies are required to consider the effects on historical properties of the projects or undertakings they carry out, assist, fund, permit, license or approve. If a federally assisted project has the potential to affect historic properties that are within “the proposed area of potential effects” (APE), then a Section 106 review is required.

The Section 106 review process requires federal agencies to consider the effect of an undertaking on any district, site, building, structure or object that is listed on, or eligible for listing on, the National Register of Historic Places (NRHP) before issuance of federal licenses and permits, or before the expenditure of federal funds.

The City of Fort Worth is a sub-entity of the State of Texas therefore the Proposed Action is subject to the Antiquities Code of Texas. The Proposed Action also has a federal nexus due to the United States Army Corp of Engineers (USACE) Clean Water Act (CWA) Sections 404 and 408, permitting process. As such, the Proposed Action will be conducted in compliance with Section 106 of the NHPA.

### Are there historic and cultural resources at the Lewisville Lake Marina?



An Archeological Investigation was initially completed in April of 2022. Follow-up visits occurred in October of 2022 to investigate a potential 1925 historical road feature identified based on lidar and infrared imagery archival research and to perform a Historic Resources Survey.

**The survey identified two new historic-age sites, 41DN636 and 41DN639, both of which are recommended as not eligible for listing in the NRHP under Criteria D.** No additional cultural material was observed on the surface or subsurface of the Proposed Action area.

According to a Built Environment Survey conducted in September of 2022, Lewisville Lake Marina contains three historic-age buildings, 30 historic-age structures, and one historic-age road. Building one is a storage warehouse, Building two is an office and Building three is a garage. The 30 structures are open-air pavilions used for lakeside recreation.

Results of the survey findings indicate that **no identified properties or districts are recommended eligible for the NRHP** as a result of the built environment survey.

### Are Native American Tribes consulted in the development process?



As part of the Section 106 process, USACE conducted a tribal consultation with federally recognized tribes that have an ancestral interest in the general project area. On September 6, 2022, a letter was mailed to these local tribes.

**No comments, concerns, or issues were raised by any of the local tribes as part of the tribal consultation process,** and no traditional cultural properties or tribal resources were identified.

### What is the process if unanticipated cultural materials are found during construction?



In the event that unanticipated cultural materials or deposits are found at any stage of clearing, preparation or construction, the work will cease and USACE personnel will be notified immediately.

The project has a low probability of encountering human burials; however, if burials are found, work will stop and USACE, Denton County and the Texas Historical Commission will be notified immediately. All requirements of Title 8, Chapter 711 of the Texas Health and Safety Code will be followed.

### The Proposed Action would have the following impacts to historical and cultural resources:

- ❖ The Proposed Action is highly **unlikely to impact** directly or indirectly any known or unknown archeological resources eligible for the NRHP or eligible to be a Texas State Antiquities Landmark.
- ❖ Therefore, the Proposed Action **would not cause direct or indirect visual effects to any above-ground historic properties** as no known NRHP-eligible properties or districts have been identified within the APE.



# Pier 121 Project

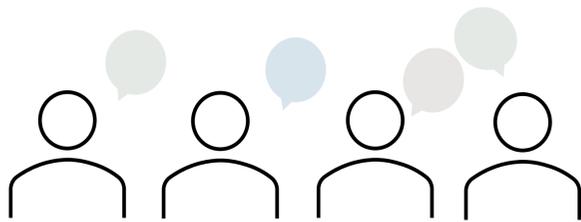
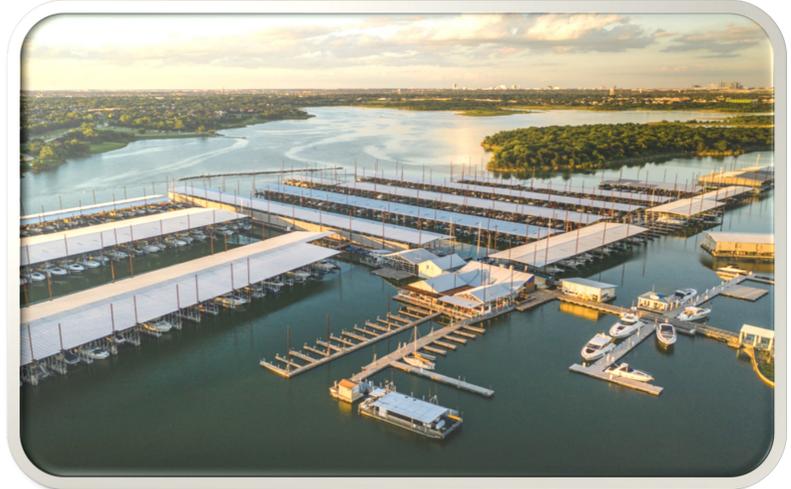
Public Comment Period



## What is public scoping and why is it important?

Agencies, such as the USACE, are required by the National Environmental Policy Act to provide opportunities for public scoping and participation once it has been determined that an Environmental Impact Statement (EIS) is required.

Public scoping is when the public, organization and other governmental agencies can offer input on the project and submit comments to the federal agency for record and consideration. These comments can help further develop a course of action and provide confirmation or objection of the public's view on the Proposed Action. USACE conducted a public scoping and comment period for the Pier 121 Marina Proposed Action at Lewisville Lake, Texas from August 4, 2022, to September 6, 2022. In total, USACE received 68 emails, letters, and comment forms (henceforth referred to as submissions) during the public scoping and comment period. Submissions received were considered and recorded in the Draft EA.



## Submitting Public Comments

*WE WANT TO HEAR FROM YOU!*



Please submit all written comments for the Pier 121 Draft EA Public Comment Period **from May 31 – June 30, 2024**

EMAIL: [CESWF-Pier121@usace.army.mil](mailto:CESWF-Pier121@usace.army.mil)

### STANDARD MAIL:

Nick Wilson: U.S. Army Corps of Engineers, Fort Worth District  
1801 North Mill Street  
Lewisville, Texas 75057

USACE will only review written comments.

## How to Submit Public Comments



### STEP 1.

Download the comment form from the following website:  
<https://www.swf.usace.army.mil/About/Lakes-and-Recreation-Information/Pier-121-Marina/>

### STEP 2:

Email the filled-out form or print the document, fill it out by hand and then either hand deliver or mail it to the USACE office address above.

### PLEASE NOTE:

If you have any questions about the expansion and or the review process, please call Nick Wilson from the U.S. Army Corps of Engineers Lewisville Lake Project Office at (469) 645-9083.

## NEXT STEPS

### How will comments be reviewed during this current Draft EA Public Comment Period?

As required under NEPA (40 CFR 1503.4), USACE will consider and respond to all substantive comments received during the public comment period.

Each submission will be reviewed by subject matter experts during the drafting of the EA to make sure that each comment is appropriately addressed, as necessary, in the FINAL EA document.

### Where can I find additional project information?

The Draft EA, the project presentation materials, and the Master Plan for Lewisville Lake can be found here:

<https://www.swf.usace.army.mil/About/Lakes-and-Recreation-Information/Pier-121-Marina>

# THANK YOU.



US Army Corps of Engineers



ATWELL



Safe Harbor Marinas