

PIER 121 MARINA PROPOSED DEVELOPMENT

August 4, 2022



U.S. ARMY



US Army Corps
of Engineers





PRESENTATION PURPOSE

1. INFORM	2. DEFINE	3. DESCRIBE	4. PROVIDE INSTRUCTIONS	5. ENCOURAGE
<p>Inform the public and stakeholders that National Environmental Policy Act (NEPA) review will be prepared</p>	<p>Define a NEPA review</p>	<p>Describe existing conditions and describe the process to develop a NEPA compliance document.</p>	<p>Provide instructions on how to participate in the NEPA process</p>	<p>Encourage public participation during the public comment period</p>



WHY IS PUBLIC PARTICIPATION IMPORTANT?

- Public comments may provide useful feedback on important information that has not yet been considered and may help further develop a course of action.
- Public participation also provides written confirmation or objection on the public's view of the proposed action and gives individuals a voice early on in the review process.
- Public participation is a **PROACTIVE** approach not reactive!



WHAT IS NEPA?

- National Environmental Policy Act (NEPA) was signed into law in 1970, this act requires federal agencies to assess and document the environmental effects of their proposed actions prior to planning and decision-making.
- This means proposed actions occurring on federally owned or managed lands would be required to go through an environmental review.
- This process requires federal agencies to cooperate with other federal, state, and local governments and hold public scoping periods during project planning.
- Public scoping is when the public, organizations, and other governmental agencies can offer input on the project and submit comments to the federal agency for record and consideration.

PROJECT BACKGROUND

SAFE HARBOR
PIER 121

- Pier 121 is an award-winning recreational boating haven located on Lewisville Lake in Lewisville Texas and is being developed by Safe Harbor Marinas. It is one of the largest and most popular marinas on Lewisville Lake with nearly 2,000 wet and dry storage spaces and a public boat ramp and park offering a critical entry point to boating ecosystem that is affordable. The facility also includes the Fair Winds restaurant; a 5,000 square foot dining and music entertainment venue, as well as the “Learn to Sail” sailing club onsite operated by Sail Dallas.
- The existing 350+/- acre 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 650-site recreation vehicle (RV) resort, and a 150-room lodge (hereafter referred to as the “project”). The project will also include relocation of the existing boat sales building, adding additional parking throughout, as well as variety of other supplementary recreation amenities.



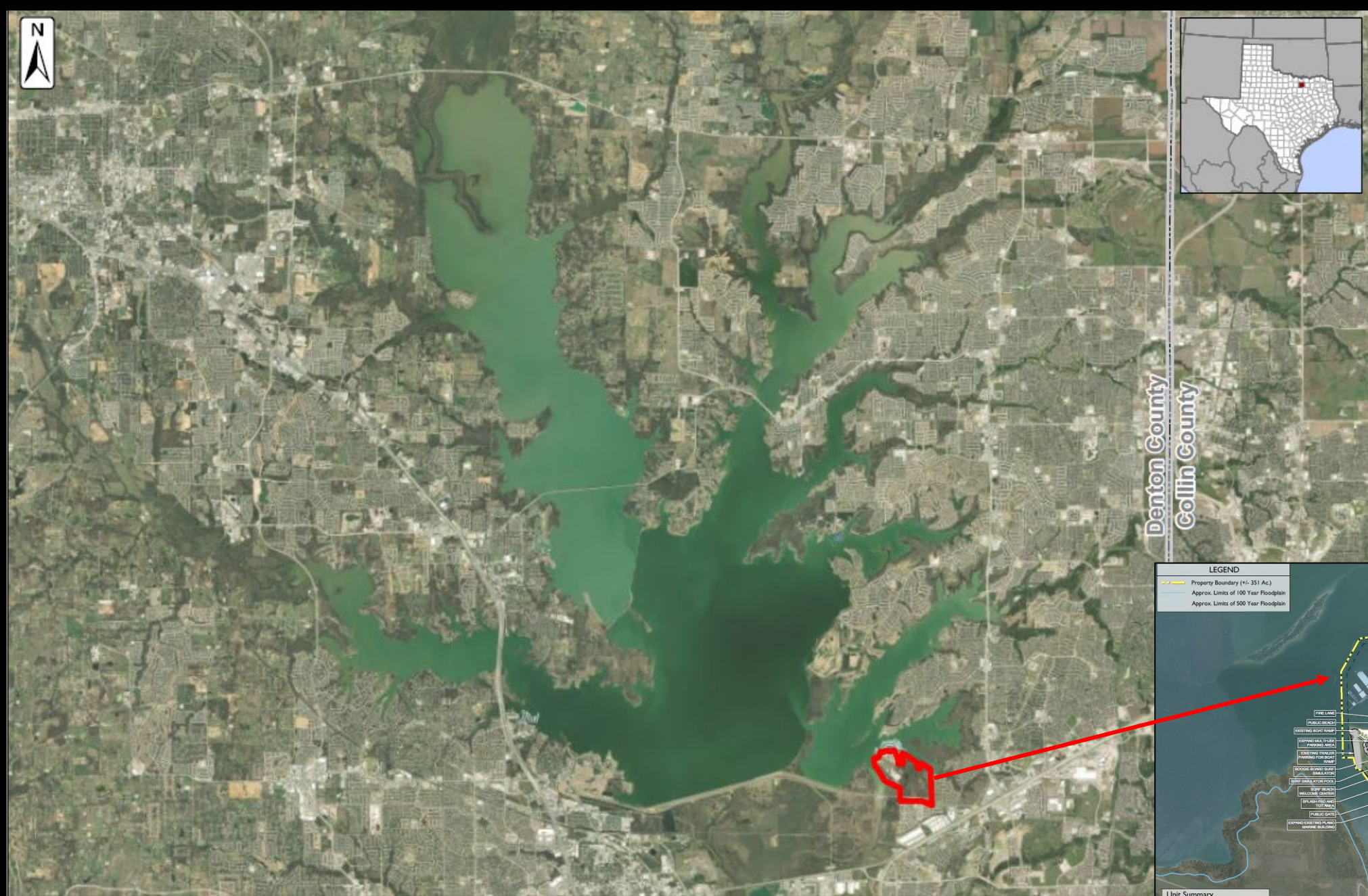
PROJECT DESCRIPTION

Proposed Project Developments

Proposed Component	DESCRIPTION OF USE	ACCESS	FOOTPRINT	Units / Size	OPERATIONS CALENDAR
Skills Training Facility	Educational & recreational surf lessons available to the general public. Utilization will be reserved online, mandating surf beach Users to select a time slot in order to have access to the surf beach. Spectators will be allowed access to the beach perimeter adjacent to the surf beach. Concessions will be available along the beach perimeter for the general public. Multiple lifeguards and instructors will be on duty at all times during the surf beach hours of operations.	General Public	+/- 5-10 AC	9 People / Hr	March 1st - November 1st
Lodge	The long-term plan incorporates an overnight lodge to provide accommodations to visiting guests. We envision that lodge guests will be attracted to the amenities being proposed herein that are all enhanced by the lakefront setting. The lodge will be multi-leveled and will house additional operational amenities such as the spa, fitness center and lodge restaurant. Number of stories and total square footage is yet to be determined.	Lodge Users	TBD	50 Rooms	Full year
RV Park	Recreational vehicle park will be incorporated into the long-term plan to allow the RV market the opportunity to utilize an RV campsite for their use. Each RV site will include, but is not limited to, water & electrical hookups, WiFi, fire pit, RV pad and more. This amenity will be available upon reservation and payment from the RV users. The user will have access to the RV park with a key code that allows entry to the gated system.	RV Park Users	+/- 59 AC	100 Spaces	Full year
RV Storage	Recreational vehicle storage will be incorporated into the long-term plan to allow storage opportunities for RV's. This consensus will be based on a lease agreement with the storage member. The storage member will have access to the storage yard with a key card that allows entry to the gated system.	Members	+/- 2 AC	500 Sites	Full year
Glamping	Glamping, a combination of the terms "glamorous" and "camping" is a form of camping involving accommodation and facilities more luxurious than those associated with traditional camping. The long-term plan seeks to offer this accommodation as means of providing the community with a low barrier of entry to access nature as opposed to standard camping that involves the need to provide camp specific outfitting. This amenity will be available upon reservation and payment from the glamping users. The user will have access to the glamping sites with a key code that allows entry to the gated system.	Glamping Users	+/- 15.5 AC	100 Sites/Cottages	Full year

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-Ft. 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 recreation demands resulting from increasing population in the greater Dallas-Ft. 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.



Denton County
Collin County

LEGEND
 Property Boundary (41-351 Ac.)
 Approx. Limits of 100 Year Floodplain
 Approx. Limits of 500 Year Floodplain



Unit Summary	
Type	Units
RV Pull Through	48
RV Back-In	282
Cabin	32
Glamping Site	28
Total	390

PROJECT DESCRIPTION

LEGEND

- - - Property Boundary (+/- 351 Ac.)
- Approx. Limits of 100 Year Floodplain
- Approx. Limits of 500 Year Floodplain



- FIRE LANE
- PUBLIC BEACH
- BOOGIE BOARD SURF SIMULATOR
- EXISTING BOAT RAMP
- EXPAND MULTI-USE PARKING AREA
- SURF SIMULATOR POOL
- EXISTING TRAILER PARKING FOR BOAT RAMP
- SURF BEACH WELCOME CENTER
- SPLASH PAD AND TOT AREA
- PUBLIC GATE
- EXPAND EXISTING PLANO MARINE BUILDING
- PRIVATE GATE

- EXPAND MEMBER PARKING AREA
- BOAT MEMBER ONLY GATE
- DROP OFF
- POTENTIAL PARKING GARAGE
- PRIVATE GATE
- RELOCATED SALES BUILDING
- BOAT STORAGE

JOGGING TRAIL ALONG LAKE

SINGLE FAMILY RESIDENTIAL

E HILL PARK RD

EDORA LANE

LAKE RIDGE ROAD

Unit Summary

Type	Units
RV Pull Through	48
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Check-In / Welcome Center

PRIMARY ACCESS THROUGH CITY PARKLAND

Preserve Trees For Natural Buffer

Additional Boat Storage

Event Lawn 0.5 Acres

City Park 1.8 Acres

Amenity Center 3.0 Acres

Maint. Area 0.5 Acres

MARINA PARK

LODGE

LAKE LEWISVILLE



PHASE 1: Review

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



PHASE 2: Solicit Comments

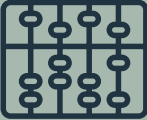
2. USACE will gather, and address comments received



PHASE 3: NEPA Document Development

3. The appropriate NEPA compliance documents will be developed.

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**

NEPA Process is complete



RESOURCES TO BE ASSESSED IN THE ENVIRONMENTAL REVIEW

- **Physical Resources**
 - Topography
 - Soils/ Geology
 - Air Quality
 - Climate
 - Noise
 - Water Quality
- **Biological Resources**
 - Aquatic Resources
 - Threatened and Endangered Species
 - Terrestrial Resources (Vegetation, floodplains, wetlands, wildlife)
- **Socioeconomic Resources and Land Use**
 - Aesthetics
 - Land Use Farmlands
 - Socioeconomic resources
 - Recreation
 - Environmental Justice
 - Historic and Cultural Resources

EXISTING CONDITIONS

Threatened and Endangered Species

- Piping plover
- Red knot
- Whooping crane

Vegetation

- Existing vegetation: native pastures with scattered trees and wooded riparian corridors
- Native vegetation: Texas Blackland Prairie grasses

Cultural Resources

- Historic-age buildings or structures
- NRHP-eligible archeological resources within the 1-kilometer (0.62-mile) buffer around the area of potential effects (APE)

Water Resources

- Two on-site ephemeral drainages and two onsite emergent wetland features under the jurisdiction of the USACE as Other Waters of the United States and Wetlands that are Waters of the United States.
- Project best management practices will mitigate impacts to the water resource features including Lewisville Lake.

Noise and Traffic Conditions

- Noise sources around the project area may include noise from vehicles, watercraft, aircraft, wind/birds, and activities from the local home, schools and businesses. All of these noises would be considered exterior ambient noises.
- Traffic in the area is heavy to and from the marina property and to local businesses in the area.

SCOPING PERIOD DETAILS

- Public Scoping Period: There will be a public comment period from August 4th - September 6th, 2022.
- The project presentation and Master Plan for Lewisville Lake can be found here:
<https://www.swf.usace.army.mil/About/Lakes-and-Recreation-Information/Pier-121-Marina/>



SUBMITTING PUBLIC COMMENTS

WE WANT TO HEAR FROM YOU!

Please submit all written comments from August 4th – September 6th, 2022 (post-marked) via:

EMAIL: CESWF-Pier121@usace.army.mil

STANDARD MAIL:

Robert Jordan: Lake Manager Lewisville Lake, U.S. Army Corps of Engineers, Operations Division, Fort Worth District, 1801 North Mill Street, Lewisville, Texas 75057.

USACE will **only** review written comments.

SUBMITTING 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 corps office.

(Addresses provided on previous slide).

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**.

PROJECT MILESTONES

<u>Pier 121 Milestones</u>	
Milestones	Schedule
Public Notice for Scoping (30-day comment period)	August 4, 2022
Tribal Nation Consultation	August 4, 2022 - December 2022
Public Comment Period Ends	September 6, 2022
Draft EA Public Notification (30-day comment period)	October/November 2022
Public Comment Period Ends	November/December 2022
Final EA Approved	December 2022
City of Lewisville Review/Permitting	December 2022 - April 2023
Phase 1 Bidding & Procurements	April 2022 - August 2023
Groundbreaking	August 2023
Grand Opening	June 2024
Project Closeout	August 2026

THANK YOU.



ATWELL



Safe Harbor Marinas