



**US Army Corps  
of Engineers**®  
Pacific Ocean Division

# **REAL ESTATE PLAN**

## **APPENDIX G**



**Alaska District**

# **UNALASKA (DUTCH HARBOR) CHANNELS**

## **UNALASKA, ALASKA**

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**Real Estate Division  
Alaska District  
U.S. Army Corps of Engineers**

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## **NAVIGATION IMPROVEMENTS**

### **Unalaska (Dutch Harbor) Channels, Unalaska, Alaska**

## **REAL ESTATE PLAN**

### **GENERAL:**

This Real Estate Plan (REP) is the real estate work product of the U.S. Army Corps of Engineers, Alaska District, Real Estate Branch ("District") that supports project plan formulation and to be consolidated into the decision document Feasibility Report for the potential Navigation Improvements, Unalaska (Dutch Harbor) Channels. The REP identifies and describes the real estate requirements for the lands, easements, rights-of-way, relocations and disposal areas (LERRD).

### **PROJECT TYPE AND APPLICABILITY:**

This General Investigations study is being conducted under authority granted by Section 204 of the Flood Control Act of 1948 which states in part:

*"The Secretary of the Army is hereby authorized and directed to cause preliminary examinations and surveys for flood controls and allied purposes ... to be made under the direction of the Chief of Engineers, in drainage areas of the United States and Territorial possessions, which include the following named localities: ... Harbors and Rivers in Alaska, with a view to determining the advisability of improvements in the interest of navigation, flood control, hydroelectric power, and related water uses. "*

The Non-Federal Sponsor (NFS) for this single purpose deep draft navigation improvements study is the City of Unalaska, Alaska.

### **PROJECT SCOPE AND CONTENT:**

The Navigation Improvement Project, Unalaska/Dutch Harbor, Alaska study evaluates Federal interest in and the feasibility of constructing deep draft navigation improvements to improve access to Unalaska/Dutch Harbor. An approved Reconnaissance Report was completed in July 1995.

### **PURPOSE:**

The purpose of this report is to determine whether the Federal government should participate in constructing deep draft navigation improvements in Iliuliuk Bay at Unalaska/Dutch Harbor, Alaska. No previous REP has been completed for the project.

**DESCRIPTION OF LANDS, EASEMENTS, RIGHT-OF-WAY, RELOCATION and DISPOSAL (LERRD):**

The City of Unalaska is located in the Aleutian Islands some 800 air miles from Anchorage. Dutch Harbor is a port facility located on Amaknak Island within the city.

**Real property interests required for general navigational features (GNF) of the project:** Public access is currently available to the project site. No NFS lands are requirements for the project. The Government's dominant right of navigation servitude will be exercised for project tidelands below the Mean High Water (MHW) line for the GNF portion of the project, which consists of 600 ft x 400 ft (5.51 acres) of tideland for dredging of the channel and a dredge disposal site. A map depicting the Project Area is shown as Exhibit A.

**Non-Federal portions of the project:** There are no NFS real estate requirements for this project.

**PROJECT COMPONENTS:** See Baseline Cost Estimate Section.

**STANDARD ESTATES:** None

**NON-STANDARD ESTATES:** None

**FEDERAL LANDS:** None

**NEAREST OTHER EXISTING FEDERAL PROJECT:**

There are no other existing Federal Projects that will be affected by the project footprint.

**NAVIGATION SERVITUDE:**

Per 33 CFR § 329.4, navigable waters of the United States are those waters that are subject to the ebb and flow of the tide and/or are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce. Navigational Servitude will apply laterally over the entire surface of the water-body, and is not extinguished by later actions or events which impede or destroy navigable capacity.

**INDUCED FLOODING:**

Flooding is not expected as a result of the project.

**BASELINE COST ESTIMATE FOR REAL ESTATE:**

The project area and dredge disposal area are within navigational servitude and are not to be acquired nor eligible for credit. The baseline estimate for Baseline Cost Estimates for Land, Easements, Rights-of-Way, Relocations and Disposal Area is \$0.

**UTILITIES & FACILITIES RELOCATIONS:**

No known utilities or facilities are located in this area and no relocations are required.

**RELOCATION ASSISTANCE BENEFITS:**

Public Law 91-646 relocations (relocation of persons) are not anticipated; nor is any utility relocation anticipated.

**HTRW IMPACTS:**

There are no known information pertaining to hazardous, toxic and radioactive wastes or materials, within the project footprint was provided.

**MINERAL/TIMBER ACTIVITY:**

There are no current or anticipated mineral or timber activities within the vicinity of the proposed project that will affect construction, operation, or maintenance of the proposed project. Nor will any subsurface minerals or timber harvesting take place within the project.

**REAL ESTATE MAP:**

The Real Estate Map will be produced by the U.S. Army Corps of Engineers, Alaska District.

**SPONSORSHIP CAPABILITY:** Not applicable. No NFS lands acquisition is requirements for the project.

**NOTIFICATION OF SPONSOR AS TO PRE-PROJECT PARTNERSHIP AGREEMENT LAND ACQUISITION:**

Not applicable.

**ZONING ORDINANCES ENACTED:**

No zoning ordinances will be enacted to facilitate the proposed ecosystem restoration activities. Therefore, no takings are anticipated as a result of zoning ordinance changes. No zoning ordinances are proposed in lieu of, or to facilitate acquisition in connection with the project.

**VIEWS OF FEDERAL, STATE, AND REGIONAL AGENCIES:**

This project is supported by Federal, State, and Regional agencies. The Corps has met with representatives of the City of Unalaska and other pertinent parties to discuss aspects of the proposed action. Further coordination will be ongoing. In compliance with NEPA rules/regulations, letters will be sent to resource agencies and residents in the area; public notices will transpire within the project vicinity.

**VIEWS OF LOCAL RESIDENTS:**

The project kick off meeting (charette) was advertised to the public. The public gave feedback about their concerns, but had no opposition to the project. Public comments

will again be solicited during the upcoming concurrent review. Further coordination will be ongoing between the City of Unalaska, U.S. Army Corps of Engineers, State and Federal resource agencies, and residents in the area.

**ANY OTHER RELEVANT REAL ESTATE ISSUES:**

None.

**PREPARED BY:**

**REVIEWED AND APPROVED BY:**

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EXHIBIT A  
PROJECT AREA

