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

REAL ESTATE PLAN

APPENDIX G



Alaska District

UNALASKA (DUTCH HARBOR) CHANNELS UNALASKA, ALASKA

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

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PROJECT MAP.....	EXHIBIT A

NAVIGATION IMPROVEMENTS

Unalaska (Dutch Harbor) Channels, Unalaska, Alaska

REAL ESTATE PLAN

1. Purpose:

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 Feasibility Report. The REP identifies and describes the real estate requirements for the lands, easements, rights-of-way, and disposal (LERRD). The REP is tentative in nature; it is for planning purposes only and both the final real property acquisition lines and the real estate cost estimates provided are subject to change even after approval of the feasibility study.

2. Authority:

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 City of Unalaska is the Non-Federal Sponsor (NFS) for this study and the proposed PPA. The NFS is to provide all LERRD required for the project, with the cost of these real estate interests, along with any incidental administrative expenses in obtaining the LERRD.

Project cost shared is as follows:

- a. For providing depths to 20 feet below mlw, Federal 90% and NFS 10% of the GNF
- b. For providing depths from 20 feet to 45 feet below mlw, Federal 75% and NFS 25% of the GNF
- c. For providing depths exceeding 45 feet below mlw, Federal 50% and NFS 50% of the GNF
- d. For all depths, the NFS provides an additional cash contribution equal to 10% of GNF, which includes dredged material disposal construction costs. These costs may be paid over a period not exceeding 30 years.

- e. The sponsor's costs for LERRD except utilities, are credited against the additional cash contribution.

3. Project Location & Description:

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.

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. No previous REP has been completed for the project.

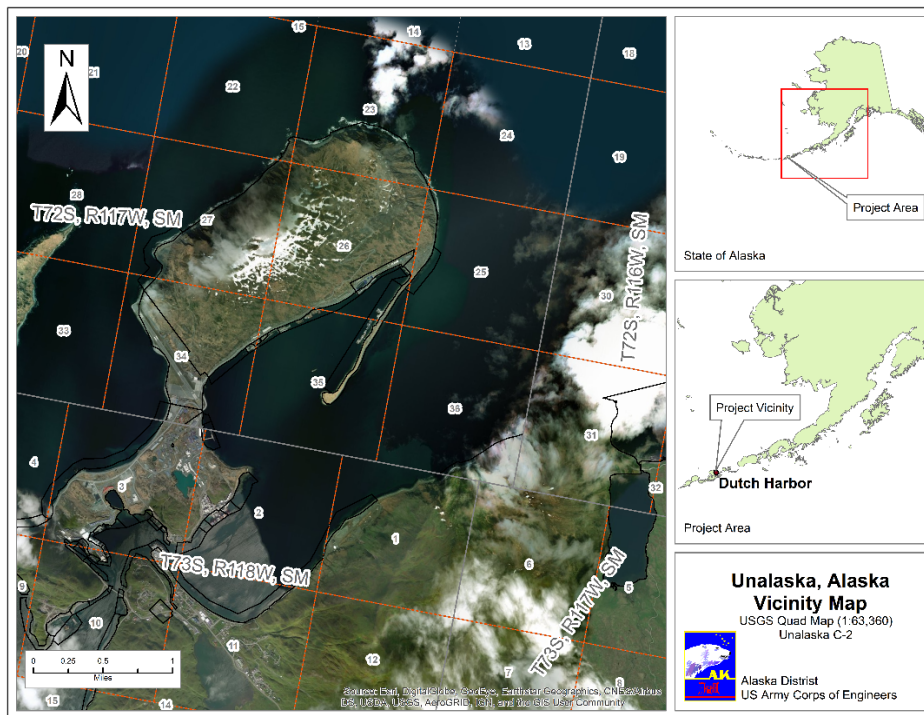


Figure 1. Vicinity Map

4. Description of LERRD Required:

The recommended plan is a dredged channel to a depth of -58' MLLW (Mean Lower Low Water) comprising of 182,000 cubic yards (cy) and covering 437,000 square feet (10.03 ac). Maintenance dredging, to be performed at year 25, will comprise of 16,000 cy and covering 437,000 square feet (10.03 ac). Disposal will be a site on the east side of the mouth of Iliuliuk Bay with a 110' depth. The channel will be 600 ft. in length and 600 ft. in width (8.26 ac). The Government's dominant right of navigation servitude will be exercised for project. tidelands below the Mean High Water (MHW) line. The

NFS has no requirement to acquire land for the project. A map depicting the project area is shown as Exhibit A.

5. Lands, or Interests Therein, Owned by the NFS:

None

6. Standard Estate/Non-Standard Estate:

None.

7. Existing Federal Projects:

There are no other existing Federal Projects that lies fully or partially within the LERRD required for this Project.

8. Federally Owned Lands:

No federally owned land are included within the LERRD required for the project.

9. Navigational 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. See 4. Description of LERRD Required.

10. Project Maps:

A map depicting the project area is shown as Exhibit A.

11. Flooding Induced by Project:

Flooding is not expected as a result of the project.

12. Baseline Cost Estimate on Acquisition of LERRD:

The project area and dredge disposal area are within navigational servitude and are not to be acquired not eligible for credit. (See Figure 2 above)

- 01.23.03.01 Real Estate Planning Documents
(25% based on reasonable cost estimates)
- 01.23.03.02 Real Estate Acquisition Documents

(25% based on reasonable cost estimates)

- 01.23.03.17 Real Estate LERRD Accounting Documents
(20% based on reasonable cost estimates relative to accounting requirements)

Cost estimates for Unalaska (Dutch Harbor) Channels Project are presented in the following tables. The estimates are presented in the standard Code of Accounts from M-CACES II Model Database, July 1, 2004.

Table 2: Baseline Cost Estimates for Land, Easements, Rights-of-Way, and Disposals Area

Real Estate Cost Estimates						
ACCOUNT	DESCRIPTION	LERD	CONT.		NON-LERRD	CONT.
1	Land & Damages	\$0	\$0		\$0	\$0
1.23	Construction Contracts Documents	\$0	\$0		\$500	\$125
01.23.03	Real Estate Analysis Documents	\$0	\$0		\$0	\$0
01.23.03.01	Real Estate Planning Documents	\$0	\$0		\$7000	\$1,250
	Planning by Non Federal Sponsor	\$0	\$0		\$0	\$0
	Review of Non Federal Sponsor	\$0	\$0		\$0	\$0
01.23.03.02	Real Estate Acquisition Documents	\$0	\$0		\$0	\$0
	Acquisitions by Sponsor	\$0	\$0		\$0	\$0
	Review of Sponsor				\$0	\$0
01.23.03.17	Real Estate LERRD Credit Documents	\$0	\$0		\$0	\$0
	Total Admin & payment	\$0	\$0		\$5500	\$0
	Total contingencies		\$0			\$1375
	Total LERRD + Contingencies	\$0				
	TOTAL	\$0			\$5,500	\$1,375
	PROJECT GRAND TOTAL					\$8,875

13. Relocation Assistance Benefits (P.L. 91-646):

There will be no relocations required for this property.

14. Mineral Activity Impacted Present/Future:

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.

15. Assessment of Non-Federal Sponsor Legal Capability:

Not applicable. No real estate is required to be provided by the NFS. The Sponsor's point of contact information is:

Thomas Thomas
City Manager
City of Unalaska
43 Raven Way
P. O. Box 610
Unalaska, Alaska 99685
Email: tthomas@ci.unalaska.ak.us

16. Zoning Ordinances Considered in Support of LER Requirements:

No zoning ordinances are proposed in lieu of, or to facilitate acquisition in connection with the project.

17. Schedule:

Not applicable. No real estate is required to be provided by the NFS.

18. Mitigation:

No mitigation.

19. Facility/Utility Relocation:

There will be no relocations required for this project.

20. Environmental Impact

The likelihood of contamination of the material that would be dredged is low due to both the location (i.e. not adjacent to infrastructure or wrecks) and the impermeability of the sediment.

21. Landowner Opposition:

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; public notices will transpire within the project vicinity.

22. Advance Acquisition:

The NFS has been notified in writing about the risks associated with acquiring land before the execution of the Project Partnership Agreements (PPA) and the Government's formal notice to proceed with acquisition .

23. Other Real Estate Issues:

none

PREPARED BY:

REVIEWED AND APPROVED BY:

RONALD J. GREEN
Realty Specialist

ALEX deRAVEL
Chief, Real Estate Branch

