

Appendix L:

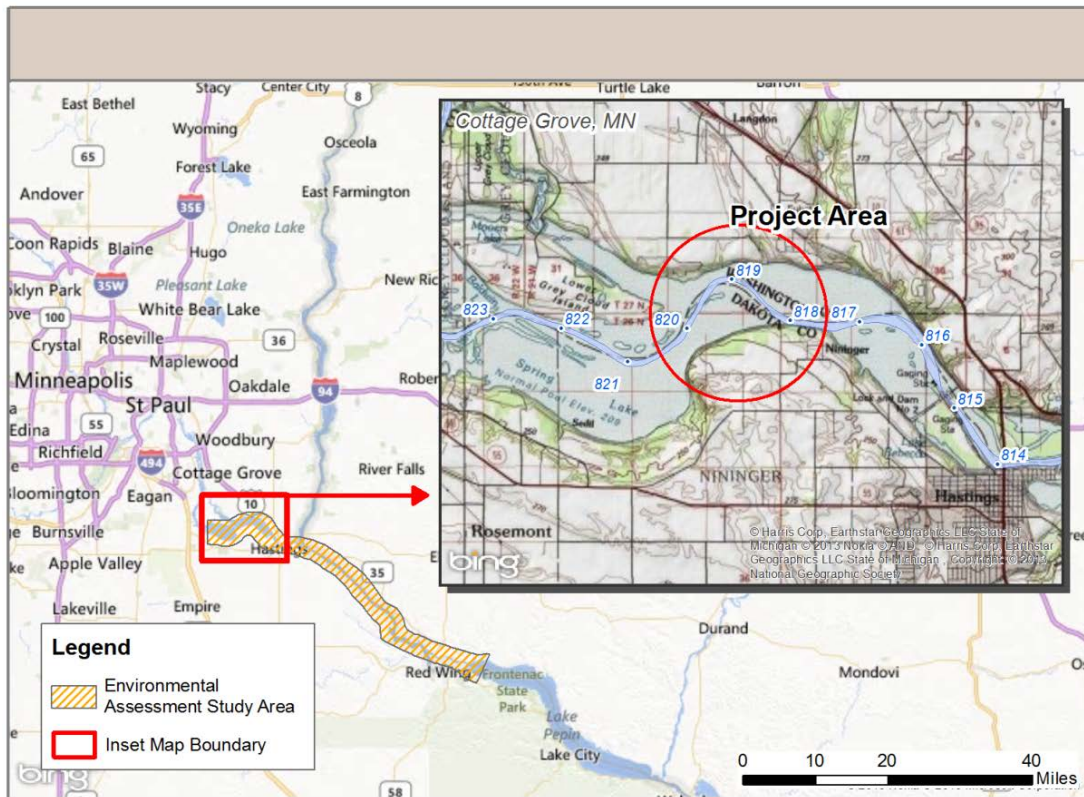
# Real Estate Plan

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*Lower Pool 2 Channel Management Study:  
Boulanger Bend to Lock and Dam No. 2*

**PRELIMINARY LOWER POOL 2 CHANNEL MANAGEMENT STUDY:  
BOULANGER BEND TO LOCK AND DAM NO. 2**

1. **GENERAL DESCRIPTION:** This Real Estate Plan is for the Pool 2 Boulanger Bend to Lock and Dam No. 2 Channel Management Study. The Boulanger Bend to Lock & Dam No. 2 study area is located on the Mississippi River in Lower Pool 2 between river miles 815.2 and 821.0. The site lies within the Minneapolis-St. Paul metropolitan area near Cottage Grove, Minnesota.



This segment of the nine-foot navigation channel has experienced changing sedimentation patterns that have exceeded the U.S. Army Corps of Engineers’ (USACE) ability to maintain the channel. The degraded channel has adversely affected commercial navigation and strained the U.S. Coast Guard’s ability to delineate safe conditions for all users.

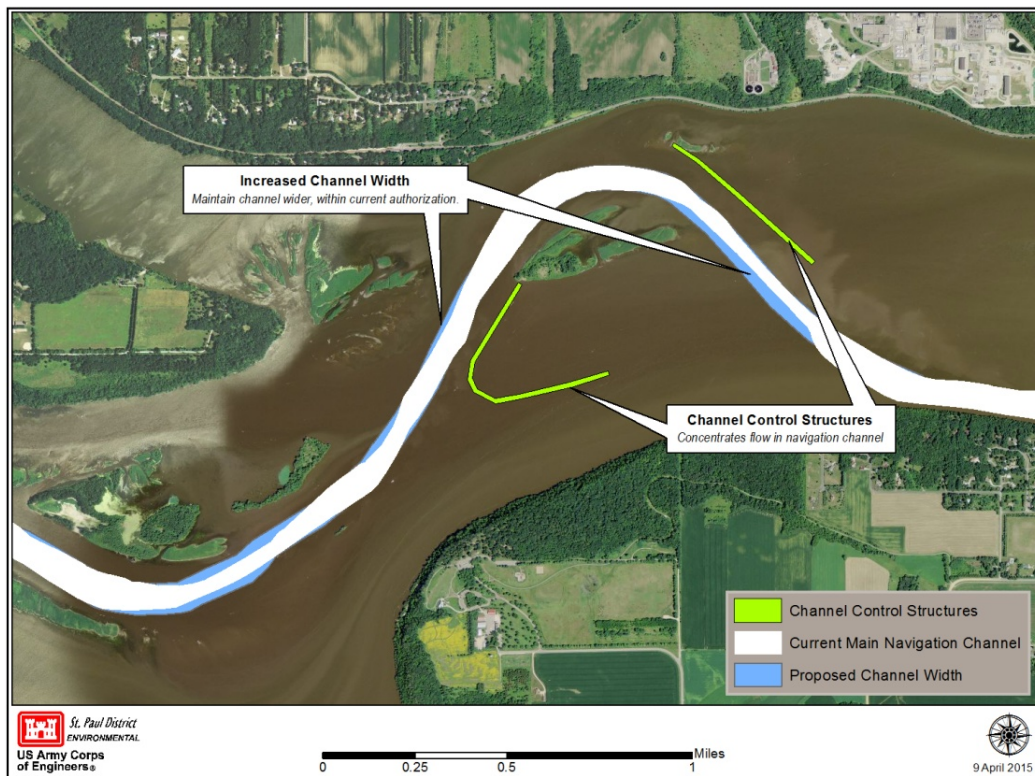
2. **PROJECT AUTHORIZATION:** The Corps of Engineers is responsible for maintaining a navigable channel on the Mississippi River. Authority for continued operation and maintenance of the Mississippi River Nine-Foot Channel project is provided in the River and Harbor Acts of 1930 and 1932. Original authority for the Corps of Engineers to work on the Mississippi River was provided in the River and

Harbor Act of 1878. The project proposed here is authorized by the referenced legislation and its purpose is compatible with the annual Operations and Maintenance appropriation.

3. **PROJECT DESCRIPTION:** The purpose of the proposed project is to provide safe and efficient navigation through the Boulanger Bend area (RM 817.0 to 821.0) by restoring a channel within authorized dimensions that can be efficiently completed and maintained in the future. The project would have minor adverse impacts on aesthetic values and aquatic habitat.

The costs, benefits, and environmental effects of these alternatives were assessed and considered in selecting an alternative and making design refinements.

The alternative providing the greatest net benefits is to increase channel maintenance width within authorized channel dimensions and construct two new channel control structures. This alternative would require that the channel be widened to 350 feet at River miles 818.0 to 820.5 and widened to 450 feet at River miles 820.5 to 821.0. In addition, two new channel control structures (rock mound) would be placed on the left and right descending bank. These structures would help control the breakout flows and also increase channel velocity in conjunction with a wider channel so less sediment would accumulate in this part of the channel.



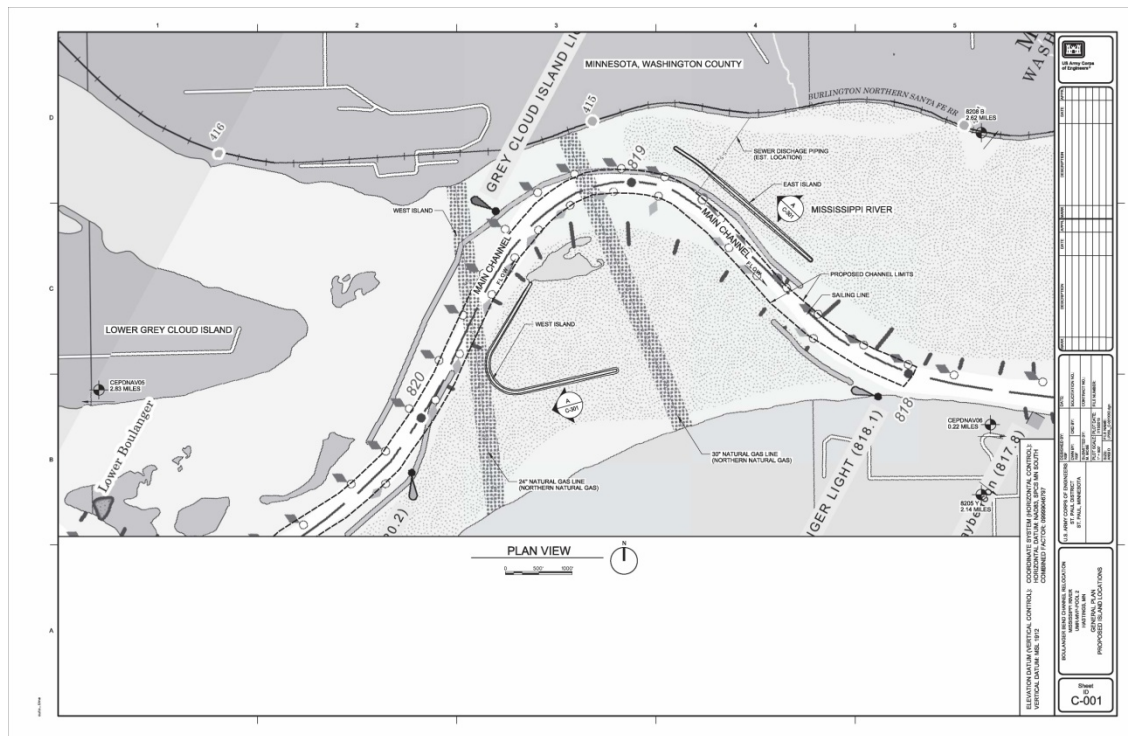
4. ESTATES: All of the LER for project construction lies within the 9-Foot Mississippi River Project, and is subject to navigational servitude. Staging will take place on U.S. Government property located at Lock and Dam 2 and placement of any dredged material will be placed on an approved dredge placement site.

5. EXISTING FEDERAL PROJECT: The 9-Foot Mississippi River Project lies within the LER required for the project.

6. FEDERALLY OWNED LANDS: Federally owned interests for flowage are within the LER required for the project.

7. NAVIGATIONAL SERVITUDE: Navigational servitude is the dominant right of the United States to use, control and regulate the navigable waters and submerged lands there-under. The practical result is that no interest in real estate is required for the United States to implement a project purpose or measure related to navigation in areas subject to the navigation servitude. Navigational servitude applies to the Mississippi River.

8. MAP:



10. BASELINE COST ESTIMATE: Costs for planning, real estate drawings and administrative costs estimated to be \$45,000.
11. PL 91-646 RESIDENCE/BUSINESS RELOCATIONS: No residential or business relocations are anticipated.
12. MINERAL ACTIVITY: No present or anticipated mineral activity is within the proposed project.
13. ZONING: No application or enactment of zoning ordinances will be utilized for the proposed project.
14. ACQUISITION SCHEDULE: No acquisitions anticipated since all lands necessary for project construction are within the navigational servitude or on lands owned by the Government.
15. FACILITY/UTILITY RELOCATIONS: There are two (2) underground natural gas lines in the project area that run underneath the channel, but they will not be disturbed. If during project planning, it is determined that these gas lines, owned by Northern Natural Gas Co. need to be relocated, the owner will be responsible for doing so at their expense. There is a sewer discharge pipe that will need to be relocated, it is owned by Met Council, and they will be responsible for the relocation and expense association with it.
16. ENVIRONMENTAL CLEARANCE: Planning for the overall project has been coordinated with the public, state and federal agencies, and other interested parties. Several coordination meetings were held in and around Hastings, Minnesota to discuss alternatives and their potential effects with members of interested agencies and stakeholders. The views expressed by the public and agencies have been considered throughout project planning. In addition to the meetings, informal coordination took place on an as-needed basis to address specific problems, issues, and ideas.
17. LANDOWNERS: The landowners in the area are in support of this project.