CHAPTER 2 SECTION IX SUPERSEDED BY ER 405-3-10

CHAPTER 2

REAL ESTATE PROJECT PLANNING - MILITARY AND CIVIL WORKS

SECTION I. PREFACE

2-1. This Chapter sets out basic procedures to be followed in planning and scheduling for the acquisition of lands in connection with Military and Civil Works projects. It is not intended to be taken as absolute, without modification, but more as a guide to insure all aspects involved and potential problems are fully considered in planning for the acquisition of additional lands. Proper planning in the initial stages of any project can and should eliminate unnecessary delays during the acquisition phase.

2-2. Sections II through VIII are devoted basically to Civil Works projects, with Section IX covering Military Planning and Project Authorization. Some cross references have been made between the Military and Civil Works sections where certain procedures apply equally to both.

SECTION II. GENERAL

2-3. Purpose. Sections II through VIII of this Chapter describe the authorities and procedures of the Corps of Engineers relating to real estate planning and project authorization for the acquisition of land and interests therein for all water resource projects.

2-4. Applicability. Sections II through VIII are applicable to all Division and District Engineers having civil works real estate responsibilities.

2-5. River and Harbor and Flood Control Projects.

a. River and Harbor Projects. The Act o Congress approved 24 April 1888 (33 U.S.C. 591) authorizes acquisition of land for river and harbor purposes. These include the construction, operation, maintenance and improvement of both natural and artificial waterways, the construction of locks and dams, dikes, bulkheads, jetties, revetment and other bank protection works, and spoil disposal dikes and retaining structures for construction and maintenance. Unless otherwise specified by Congress, local interests furnish, free of cost to the United States, all lands, easements and rights-of-way required for initial constuction, *

* operation and subsequent maintenance. A cash contribution may also be required if enhancement of land values results from disposal of spoil dredged from project areas (ER 1150-2-301 and EM 1120-2-101).

b. Flood Control Projects. The Act of Congress approved 1 March 1917 [33 U.S.C. 701) authorizes acquisition of land for flood control purposes, and Section 2 of the Act of Congress approved 28 June 1938, as amended (33 U.S.C. 701c-1), authorizes the acquisition of land and interests therein for dam and reservoir projects, channel improvements, and rectification projects for flood control at Federal expense. Dam, reservoir and lake projects are generally constructed entirely at the expense of the United States and are maintained and operated with the use of Federal funds. Local interests are not required to furnish lands, easements and rights-of-way for dam and reservoir projects, unless specifically authorized by law for small reservoirs which provide localized flood protection (EM 1120-2-101). For local flood protection projects except channel improvement or channel rectification projects authorized by the Flood Control Acts of 1936, 1937 and 1938, local interests must provide, without cost to the United States, all necessary lands, easements, and rights-of-way. They must also hold and save the United States free from damages due to the constuction, operation and maintenance of the project, except where such damages are due to the fault or negligence of the United States or its contractors, and maintain and operate all the works after completion, in accordance with regulations prescribed by the Secretary of the Army. Channel improvement and channel rectification projects authorized by the Acts of 1936, 1937 and 1938 are built entirely at Federal expense and no local cooperation is required. Exceptions to these rules are provided by law in the case of certain specific projects such as hurricane protection, shore protection, beach erosion control or other purposes. As in river and harbor projects, a cash contribution may also be required if enhancement of land values results from disposal of spoil dredged from project areas (ER 1150-2-301 and EM 1120-2-101).

2-6. The Navigational Servitude. As a general rule the United States does not acquire interests in real estate which it already possesses or over which jurisdiction is or can be legally exercised. Irrespective of the ownership of the banks and bed of a stream below ordinary high water mark, and irrespective of western water rights under the prior appropriation doctrine, no further Federal interest is required for navigation projects in navigable streams below the ordinary high water limit. It is required, therefore, that the acquisition plan consider the extent if the navigational servitude. *

* a. ER 1165-2-302 contains the practice and procedures regarding navigation.

b. The navigational servitude affects abutting uplands, in that the special site value attributable to their location near a navigable stream is noncompensable. However, this has been partially changed by Section 111 of Public Law 91-611. In all cases where real property is acquired by the United States for public use in connection with any improvements of rivers, harbors, canals or waterways of the United States, the compensation to be paid shall be the fair market value of such real property based upon all uses to which such real property may reasonably be put, including its highest and best use, any of which uses may be dependent upon access to or utilization of such navigable waters. In cases of partial acquisitions of real property, no depreciation in the value of any remaining real property shall be recognized, and no compensation shall be paid for any severance to such remaining real property which results from loss of or reduction of access from such remaining real property to such navigable waters because of the acquisition of real property or the purposes for which such real property is acquired.

c. Injury to private property within or abutting non-navigable streams is compensable if inflicted in the course of an exercise of the navigation power limited to the navigable mainstream. U. S. v. Kansas City Life Ins. Co., 339 U. S. 799 (1950), U. S. v. Cress, 243 U. S. 316 (1917).

2-7. Buildings. Buildings for human occupancy, as well as other structures which would interfere with the operation of the project, or which would be substantially damaged by inundation, are prohibited below the guide acquisition line unless otherwise specifically approved by the Chief of Engineers.

2-8. Estates. Standard estates for acquisition of land or interests therein are contained in Chapter 5 of this pamphlet. Non-standard estates should be submitted to HQDA (DAEN-REA-P) WASH DC 20314 for approval.

SECTION III. NAVIGATION PROJECTS

2-9. Land to be Acquired in Fee. All lands necessary for permanent structures, construction areas, public access areas and fish and wildlife purposes will be acquired in fee. No interests need be acquired in areas subject to the Government's right of navigational servitude (para 2-6). Spoil disposal areas may be acquired in fee upon approval of HQDA (DAEN-REA-P). *

* 2-10. Lands Over Which Easemnts are to Acquired.

a. Permanent easements are required for channel improvements, navigation pools, navigation aids, and spoil disposal areas for future maintenance. Requirements for navigation aids should be coordinated by the District Engineer with the local Coast Guard District Commander.

b. Temporary easements maybe acquired for temporary disposal of spoil, and temporary construction and borrow areas.

c. In navigation-only projects, the right to permanently flood should be acquired in all lands located within the navigation pool and the right to occasionally flood should be acquired in lands above the pool. However, when the area to be occasionally flooded above the navigation pool consists of a narrow band of land, the right to permanently flood may be taken therein, to avoid acquisition of two different estates from the same ownership, and/or to reduce overall costs of acquisition.

SECTION IV. RESERVOIR PROJECTS

2-11. Joint Land Acquisition Policy for Reservoir Projects. The joint policies of the Department of the Interior and the Department of the Army, governing the acquisition of land for reservoir projects, are published in the Federal Register, dated 22 February 1962, Volume 27, page 1734. On 2 July 1966 the Joint Policy was again published in 31, F. R. 9108, as follows:

"JOINT POLICIES OF THE DEPARTMENTS OF THE INTERIOR AND OF THE ARMY RELATIVE TO RESERVOIR PROJECT LANDS

"A joint policy statement of the Department of the Interior and the Department of the Army was inadvertently issued as a Notice in 27 F.R. 1743. Publication should have been made as a final rule replacing regulations then appearing in 43 CFR Part 8. The policy as it appears in 27 F. R. 1734 has been the policy of the Department of the Interior and the Department of the Army since its publication as a Notice and is now codified as set forth below.

June 28, 1966

Sec.

8.0 Acquisition of lands for reservoir projects. *

* 8.1 Lands for reservoir constuction and operation

8.2 Additional lands for correlative purposes

8.3 Easements

8.4 Blocking out

8.5 Mineral rights

8.6 Buildings

Authority: The provisions of this Part 8 issued under Sec. 7, 32 Stat. 389, sec. 14, 53 Stat. 1197; 43 U.S.C. 421, 389.

8.0 Acquisition of lands for reservoir projects.

Insofar as permitted by law, it is the policy of the Departments of the Interior and of the Army to acquire, as a part of reservoir project construction, adequate interest in lands necessary for the realization of optimum values for all purposes including additional land areas to assure full realization of optimum present and future outdoor recreational and fish and wildlife potentials of each reservoir.

8.1 Lands for reservoir construction and operation.

The fee title will be acquired to the following:

(a) Lands necessary for permanent structures.

(b) Lands below the maximum flowage line of the reservoir including lands below a selected freeboard where necessary to safeguard against the effects of saturation, wave action, and bank erosion and to permit induced surcharge operation.

(c) Lands needed to provide for public access to the maximum flowage line as described in paragraph lb, or for operation and maintenance of the project.

8.2 Additional lands for correlative purposes.

The fee title will be acquired for the following: *

* (a) Such lands as are needed to meet present and future requirements for fish and wildlife as determined pursuant to the Fish and Wildlife Coordination Act.

(b) Such lands as are needed to meet present and future public requirements for outdoor recreation, as may be authorized by Congress.

8.3 Easements.

Easements in lieu of fee title may be taken only for lands that meet all of the following conditions:

(a) Lands lying above the storage pool.

(b) Lands in remote portions of the project area.

(c) Lands determined to be of no substantial value for protection or enhancement of fish and wildlife resources, or for public outdoor recreation.

(d) It is to the financial advantage of the Government to take easements in lieu of fee title.

8.4 Blocking out.

Blocking out will be accomplished in accordance with sound real estate practices, for example, on minor sectional subdivision lines; and normally, land will not be acquired to avoid severance damage if the owner will waive such damage.

8.5 Mineral rights.

Mineral, oil and gas rights will not be acquired except where the development thereof would interfere with project purposes, but mineral rights not acquired will be subordinated to the Government's right to regulate their development in a manner that will not interfere with the primary purposes of the project, including public access.

8.6 Buildings.

Buildings for human occupancy as well as other structures which would interfere with the operation of the project for any project purpose will be prohibited on reservoir project lands." *

* 2-12. Application of Joint Policy by Corps of Engineers. In order to assure that the water and land areas of reservoirs constructed by the Corps are available to the public, the lands which provide access along the shore of the reservoir will be supplemented at selected locations for concentrated public use. Where projects have either recreation or fish and wildlife, or both, as project purposes, additional landswill be acquired as set out in the authorization and specified in design memoranda. The policy contemplates that the United States own in fee a continuous area of land around the reservoir above the water level to insure ready access along the shore. However, certain exceptions have been adopted, as set forth hereinafter. Under the Joint Policy the Corps will take an adequate interest in lands, including areas required for public access, to accomplish all of the authorized purposes of the project and thereby obtain maximum public benefits therefrom. The statements in thev the policy which define the land interests to be acquired in particular areas are guidelines in application of policy.

a. Land to be Acquired in Fee.

(1) Lands necessary for the dam site, construction areas and permanent structures.

(2) The lands below a guide contour line (guide acquisition line) established with a reasonable freeboard allowance above the top pool elevation for storing water for flood control, navigation, power, irrigation, and other purposes, referred to in this paragraph as the "full pool" elevation. In nonurban areas generally, this freeboard allowance will be established to include allowances for induced surcharge operations plus a reasonable additional freeboard to provide for adverse effects of saturation, wave action and bank erosion. Factors such as estimated frequency of occurrence, probable accuracy of estimates, and relocation costs, will be taken into consideration. Where this freeboard does not provide a minimum of 300 feet horizontally from the conservation pool, defined as the top of all planned storage not devoted exclusively to flood control, then the guide acquisition line will be increased to that extent. In the vicinity of urban communities or other areas of highly concentrated developments, the total freeboard allowance between the full pool elevation and the acquisition line may be greater than prescribed for nonurban areas generally, and shall be sufficient to assure that major hazards to life or unusually severe property damages would not result from floods up to the magnitude of the standard project flood. In such circumstances, however, consideration may be given to easements rather *

* than fee acquisition for select sections if found to be in the public interest. However, when the project design provides a high level spillway, the crest of which for economy of construction is substantially higher than the storage elevation required to regulate the reservoir design flood, the upper level of fee acquisition will normally be at least equal to the top elevation of spillway gates or crest elevation of ungated spillway, and may exceed this elevation if necessary to conform with other criteria prescribed herein.

(3) Lands to be acquired for public use, being those reflected in the Recreation Resources Appendix of the Phase I General Design Memorandum (ER 1120-2-400). The Phase I General Design Memorandum is required to be prepared and submitted for approval prior to submission of the Real Estate Design Memorandum.

(4) Lands required for operation and maintenance of the project for:

(a) Frequently used operational areas.

(b) Clearing and disposition of debris.

(c) Maintenance, repair, and restoration.

(d) Anticipated erosion.

(e) Safeguarding public health, and malaria and mosquito control.

(f) Sanitation.

(5) Lands specifically authorized by the Congress for recreation and fish and wildlife purposes as defined by the Federal Water Project Recreation Act (PL 89-72) and Fish and Wildlife Coordination Act of 1958 (PL 85-624, 16 U.S.C. 661 et seq).

(a) All lands to be acquired for fish and wildlife purposes, either mitigation enhancement lands or estates therein required for other project purposes, will be presented in such a way as to distinguish clearly all such lands under each of the separate authorities involved. Specific guidance on fish and wildlife resources is contained in ER 1120-2-400 and ER 1120-2-404.

(b) The purpose of PL 89-72 is to provide a uniform policy with respect to recreation and fish and wildlife benefits and costs of Federal multiple-purpose water resource projects, and for other purposes. *

* 1. PL 89-72, as amended by Section 77 of PL 93-251, does, however, create a unique provision relating to local participation in the recreation and fish and wildlife developments in water resource projects. Provisions of that Act, as amended, must be adhered to and contracts for administration of project lands and cost-sharing shall follow the amendments contained in Section 77 of PL 93-251.

2. Section 3(b) of PL 89-72 further provides that, notwithstanding the absence of an indication of intent as specified above, lands may be provided in project planning which would preserve the recreation and fish and wildlife potential of the project for subsequent development by local interests. The act prescribes that local interests must within 10 years after initial operation of the project enter into agreements specified above. In the event such agreements are not obtained, the proposed facilities cannot be constructed and the Corps may utilize the lands acquired for any lawful purpose within the Corps' jurisdiction or may offer said land for sale to its immediate prior owner or his immediate heirs at its appraised fair market value at the time of disposal. In the event that an agreement with the prior owner or his heirs cannot be reached in 90 days, disposal of the property will ensue pursuant to usual disposal procedures.

3. The provisions of PL 89-72, as amended, are construed to apply to planning for projects authorized in 1965 or thereafter. Accordingly, all planning for future projects must be coordinated with local interests as defined in the law and all design memoranda relating to land acquisition or development of recreation or fish and wildlife areas must clearly set forth the potential of the project for such development and the intent of local interests in fulfilling the requirements of this law.

4. Public Law 89-72, as amended, does not impose a requirement for local participation in all recreation and fish and wildlife areas. Development of recreation areas and planning for fish and wildlife areas will be in accordance with the guidelines set forth in this Chapter and related regulations.

(6) Lands for resource preservation and/or enhancement in fulfillment of the National Environmental Policy Act of 1969 (Public Law 91-190, 83 Stat. 852) and Executive Order 11514 will be those approved in the authorizing document and/or those approved in the Recreation Resources Appendix of the General Design Memorandum.

(7) Uneconomic remnants required to be purchased in fee under Section 301(9) of Public Law 91-646 (para 2-20). *

* (8) Recommendations maybe made in the Real Estate Design Memorandum to eliminate lands from acquisition located within the approved guide acquisition line but above the guide contour line which are highly developed or devoted to public uses such as parks, golf courses, cemeteries, etc. Also, where for reasons of steep terrain, presence of highways and railroads, severe severance, or for other reasons, sound real estate practice indicates requirement for some adjustments in the area above the guide contour line, recommendations for such adjustments will be included in the real estate design memorandum, or will be subsequently submitted with proposed final real property acquisition lines, for approval of the Division Engineer in accordance with Section VII, this Chapter.

(9) Lands which will be covered by any sediment delta that is expected to form as the result of aggravation of streams draining into the reservoir. The estimate of this area shall be based upon the probable sediment inflow for a period at least equal to the economic life of the project.

b. Lands Over Which Easements are to be Acquired.

(1) Lands in reservoir areas of flood-control-only projects, which do not provide conservation pools, except as required for public access.

(2) Lands required for a relatively short time for temporary structures or for use during the construction period only.

(3) The Joint Policy of 1962 provides that flowage easements may be acquired in reservoir projects if all four conditions of Section 8-3 of the Joint Policy are met. For the purposes of land acquisition, to distinguish between fee and flowage easement "remote portions of the project area" as referred to in Section 8-3 of the Joint Policy are defined as those lands lying upstream from the conservation pool (the top elevation of all storage other than that devoted exclusively to flood control use) on the main stream and all significant tributaries thereof.

(4) Lands downstream from the dam and required only for operational purposes.

(5) In flood control projects which do not have conservation pools, the right to occasionally flood should be acquired in all lands, except that the right to permanently flood should be acquired in those lands which may be subjected to permanent flooding, as in the case of a trash pool.

* c. Levees in Lieu of Acquisition.

(1) Where construction of levees or flood walls and necessary associated facilities for protection of lands and properties located within potential flowage limits of a reservoir is proposed in lieu of acquisition of fee title or easements over such properties, the protective structures shall meet the following minimum functional requirements:

(2) In urban communities or other areas of highly concentrated developments where overtopping of levees would result in major hazards to life or unusually severe property damage under anticipated future conditions, levee grades and designs shall be adequate to withstand without failure the occurrence of the standard project flood, assuming the reservoir is filled to highest level that is reasonably likely to prevail at the beginning of such a flood.

(3) Under circumstances where it can be reasonably shown that possible overtopping of protective levees or flood walls as proposed would not result in unusual hazards to life or major property damage, levee grades shall be as high as economically practicable in consideration of apparent risks and costs involved, and flowage easements or other appropriate assurances from local interests shall be obtained insofar as necessary to protect the Government in the event the protective structures are overtopped.

SECTION V. MINERAL ACQUISITION PRACTICES

2-13. Procedure. The procedure of the Corps of Engineers in acquiring the necessary land or interests therein to accommodate projects authorized by the Congress is to permit the reservation of the minerals in the land, unless the reservation is inimical to the operation of the project. In all cases wherein a reservation is permitted, the mineral interests are subordinated to the primary project purposes, including public access and preservation of environmental quality.

2-14. General.

a. The multiplicity of ownerships in mineral interests, the variety of minerals and the different methods of mineral exploration, recovery and production make it impracticable to define in advance specific guidelines concerning the reservation of mineral interests and their subordination to primary project purposes in any given project. The initial planning documents, real estate design memoranda, and master plans will fully discuss and consider the extent of acquisition and/or reservation of mineral interests. *

* b. Generally fee title to all subsurface interests will be acquired in areas required for all structures, areas required for project operations and public use including access, and in areas where the value of the subsurface interests is nominal. Reservation of coal, oil, gas and other minerals will be permitted whenever any aspect of mineral development will not interfere with project purposes. The reservation of mineral rights will be predicated upon the Government's right to so regulate their development as to eliminate any interference with project purposes and to minimize any adverse impact on the environment including aesthetic values.

2-15. Reservation Minerals.

a. When it has been determined that the reservation of minerals will not interfere with the purposes of the project, the minerals will be subordinated in accordance with the following guidelines:

(1) The estate providing for the subordination will not be utilized unless approved by HQDA (DAEN-REA).

(2) Any subordination agreement, together with additional regulations incorporated by reference, must clearly define:

(a) The rights and obligations of the Government and the mineral owner, operator, and/or lessee.

(b) The control to be exercised over site development for mining purposes.

(c) Required land reclamation or restoration.

(d) Restrictions against pollution and degradation of project environment and aesthetics.

(e) Provisions for compliance inspection by the Government of all site development and mining activities over which the Government has control under (b) above.

b. After execution of a subordination agreement as provided above, the District Engineer will develop a program for the surveillance of mineral activities at each project.

c. The representatives of the Division and District Engineers are to be fully informed concerning the rights and responsibilities of the Government and the mineral owner and/or operator under the terms of the estates acquired for the subordination of minerals, and will periodically inspect all mining activities to insure compliance with the terms of the subordination agreement and any plan incorporated by reference into such agreement. *

* 2-16. Off-Project Mineral Activity. In connection with all drainage upsteam where there is present or potential mineral activity upstream from a project or on nearby lands outside the project limits, the District Engineer will:

a. Establish and maintain liaison with Federal and State agencies having responsibility for the regulation of mineral activities and the control of environment in order to prevent adverse effects of mining on the project.

b. Institute a system for monitoring adverse effects on the project such as sedimentation and acid drainage.

c. Take steps to insure that Corps personnel in charge of the project are familiar with State and Federal laws governing the control of mineral recovery and the environment, as well as the Federal or State agencies responsible for the enforcement of such laws.

d. Division and District Engineers are requested to use the Refuse Act of 1899 and any other legal remedies that may be appropriate in a particular situation in order to protect the interests of the United States and preserve the integrity of the project.

SECTION VI. FEASIBILITY REPORTS AND DESIGN MEMORANDA

2-17. Feasibility Investigations and Reports. Suvrey investigations and reports are the studies and reports, specifically authorized by Congress and made by Division and District Engineers as assigned by the Chief of Engineers, to determine the scope, justification, and degree of Federal interest in protection and development of harbors, waterways, shores and beaches, and river basins. For water resource projects the reports include determination of needs of alternative plans of protection and development to be considered for recommendation to Congress for authorization as Federal projects. Survey reports should clearly specify real estate requirements, both immediate and prospective, and the responsibilities of Federal and non-Federal agencies relative thereto. The real estate estimates in the reports should be recent enough to be meaningful for the purpose intended. Documentation regarding the estimates, such as when and by whom made, nature and extent of field investigation, search for comparable sales and similar factual material, shall be maintained. *

* 2-18. Phase I and Phase II General Design Memoranda.

a. The General Design Memorandum (GDM) is a report on an authorized project. Its form and content are set forth in ER 110-2-1150. It includes a real estate section, which consists of a general discussion of real estate requirements for the project, recommendations as to estates to be acquired, a gross appraisal of the necessary land and interests therein, and other features considered desirable to present all major real estate problems and to recommend solutions. Subject to the availability of data, minerals in the project area should be covered in the manner set forth in Section V. Detailed sales data are not necessary, but may be included if it is anticipated that recommendations will be made for early acquisition of interior tracts.

b. Real Estate personnel will prepare the real estate section of the GDM. The requirements for current real estate estimates and necessary documentation thereof contained in para 2-17 are also applicable to this subparagraph.

2-19. Real Estate Design Memoranda.

a. Following approval of the Phase I GDM, a Real Estate Design Memorandum (REDM) will be prepared by the Division or District Engineer. Approval of the REDM shall be in accordance with ER 1110-2-1150, para 21b(2) (j). No land shall be acquired for the project without approval of the initial REDM except (1) in the case of an advance land acquisition situation (para 2-26), (2) acquisition for local cooperation project (para 2-19d) , or (3) when a letter-type REDM has been submitted. The REIM will include the following in the order set forth below:

(1) A statement that this REDM is tentative in nature for planning purposes only and that both the final real property acquisition lines and the estimate of value are subject to change even after approval of this REDM.

(2) Project authorization, designation, location and date of approval of GDM Phase I, including the Recreation Resources Appendix.

(3) General description of the area and estimated total acreage. The total acreage will be broken down as to fee and easement areas. The fee will be further broken down to indicate, separately, the estimated acreage required for the various authorized project purposes. *

* (4) If any Government-owned land is within the area, indicate the Government's estate, degree of interest required for project purposes, and views of the local representative of the controlling agency as to use for project purposes (see Act of 26 July 1956 (70 Stat. 656) with respect to national forest land).

(5) Appraisal information containing a general statement as to character, present use and highest and best use of the land, local economic conditions which may affect the trend of real estate values in the community and the gross estimate of value for the area to be acquired under the REDM. The gross appraisal on which this estimate is based should be fowarded concurrently to HDQA (DAEN-REE) WASH DC 20314.

(6) Information necessary to ascertain responsibility under PL 91-646 including but not limited to the following:

(a) The number of persons, farms and businesses to be displaced.

(b) An estimate of all costs, including contingencies to be incurred as a result of compliance with PL 91-646. Chapter 6 of this Pamphlet sets out the items to be considered in estimating these costs.

(c) Information regarding the availability of replacement housing.

(7) Estimated cost to the United States of lands, easements, and rights-of-way necessary for acquisition by the United States for:

(a) Access roads to project area. A statement will be included as to whether existing public roads will be utilized within the purview of 33 U.S.C. 701r-1 or new rights-of-way for access roads will be acquired, with the estimated cost of such new rights-of-way. The proposed plan of access during construction will be fully described.

(b) Relocation of highways, roads, railroads, pipelines, and utilities (ER 1180-1-1, Section 73). Statement will be included as to whether the Government or the owner(s) will acquire new rights-of-way, if any, necessary for the various relocations.

(8) Number of structures and facilities which will come within the purview of Section 111 of the Act of Congress approved 3 July 1958 (Public Law 85-500), and a preliminary estimate of Government costs (ER 1180-1-1, Section 73). *

* (9) A study, in accordance with Section V, of present or anticipated mineral activity in the vicinity of the project which may affect the operation thereof. A recommendation including cost estimate, if applicable, regarding the acquisition of the minerals should also be included in this section of the REDM.

(10) A discussion of standing timber and other vegetative cover in proposed recreation areas and other areas above the conservation pool which have recreation or scenic value. Recommendations should be made as to the significance of such timber and cover and as to whether reservation of standing timber should be permitted in the various parts of the fee area.

(11) A map(s) showing the area which is the subject of the REDM, indicating the acquisition guide line, contour line, the tentative blocked out fee line, multipurpose pool, and lands in which the acquisition of easements is recommended. The map(s) will show, where appropriate, the dam site, construction area, borrow areas, spoil areas, public access areas, fish and wildlife areas, and recreation areas. In addition, the appropiate map(s) will have outlined thereon the items of construction or major project features. Access roads and railroad rights-of-way required for these areas will also be shown. Chapter 3 of this Pamphlet

where it is planned to submit several REDMs covering portions of the project, the initial REDM will contain a map showing the entire project, with the information shown thereon as indicated above, insofar as this information covering the entire project is then available. All subsequent REDMs will contain the same type of map, on which will be shown the area(s) on which REDMs have been previously submitted with each such area keyed to the number of its REDM. Maps shall be of sufficient scale to be legible and to permit ready interpretation of pertinent features.

(12) An aerial mosaic, if available, to provide a pictorial support to the rest of the report concerning involved problems (Chapter 3).

(13) Discussion relating to the acquisition or relocation of towns and cemeteries within the project area (ER 1180-1-1, Section 73).

(14) A realistic estimate of administrative costs, giving due recognition to existing and foreseeable conditions. To assure direct relationship between costs and estimates, the breakdown of the estimates will conform to the prescribed acquisition activity *

* cost items as set forth under Real Estate Schedule/Cost and Performance, ENG Form 4564 (Section I, Chapter 14), or any further breakdown which the District Engineer may consider desirable. Included as a minimum requirement will be: estimated administrative costs for mapping, surveying, and boundary monumentation, appraising, title evidence, negotiating and closing direct purchases, condemnation, and relocation assistance.

(15) Summary of project real estate costs, total all project real estate costs by category, i.e., land cost, improvements, severance, PL 91-646 costs, relocations, minerals, contingencies administrative costs, etc.

(16) Schedule of acquisition.

(17) Discussion and recommendations concerning the non-standard estates proposed for acquisition and the real property boundary lines.

(18) The extent of the existing navigational servitude (ER 1165-2-302).

(19) The REDMs will be assigned a single basic number for each project; succeeding REMs will be given alphabetical suffixes to the basic assigned number - for example, REDM Nos. 5, 5A, 5B, etc. Copies of the letter of transmittal and endorsements thereon will be inserted in the front of each copy of the REDM. A cover sheet will list chronologically all REDMs (including supplements thereto and brief letter-type memoranda) previously submitted, and will show dates submitted by the District Engineer and, if approved, dates of approval thereof.

b. Upon approval of each REDM, the Division or District Engineer may, subject to the availability of funds; proceed with the acquisition of land and/or interests therein. The REDM, as approved, will constitute the overall real estate plan for acquisition of the area covered by the REDM. Whenever changes in the approved REDM are required, a supplementary REDM describing the proposed changes and setting forth the reasons therefor will be submitted. Approval of a supplemental REDM is required before acquisition can proceed in the area in which the changes are proposed.

c. Prior to the approval of the REDM, Division and District Engineers should, subject to the availability of funds, proceed with preliminary real estate work, in the same manner as set out *

* in Section IX. No action will be taken to solicit an offer from a landowner for the purchase of his land until the acquisition has been approved and subject to availability of funds and compliance with the applicable provisions of PL 91-646.

d. An REDM is not required for projects authorized by the Congress subject to the condition that local interests furnish without cost to the United States the necessary lands, easements, and rights-of-way. However, the GDM should include a statement enumerating the requirements of local cooperation, the name of the local interests proposing to fulfill said requirements, an estimate of land costs, and any other information pertinent thereto.

e. Number and content of Real Estate Design Memorandum.

(1) With respect to reservoir projects involving an extensive real estate program, it is considered preferable that more than one REDM be prepared so that each will cover a segment or group of segments, making up the total project, consistent with the planned schedule of acquisition.

(2) For those projects, requiring two or more REDMs to cover the project area, each REDM will include all contiguous lands for each public access point and recreational site proposed within the area covered by that REDM. Non-contiguous areas planned for these purposes that are located beyond the limits of the REDM involved will be omitted therefrom. This procedure does not apply to areas authorized for fish and wildlife purposes. Lands authorized specifically for fish and wildlife purposes may be included either in a conventional REDM, along with other project lands or be submitted as a separate REDM, depending on convenience in preparation and size of the area. However, in either event, whenever practicable, the entire area proposed for this purpose should be covered in one REDM, as a unit.

(3) For smaller projects, not involving an extensive real estate program, all real estate requirements, including those for public access, fish and wildlife, and recreation, maybe covered in a single REDM.

2-20. Blocking Out. The following are guidelines to be observed to the extent possible in preparing the REDM. These guidelines will be adhered to by the Division Engineer in his approval of the final real estate acquisition lines (paragraph 2-23 of Section VII).

a. Close blocking out will be accomplished in accordance with sound real estate practices. *

* b. For land acquired in fee, the blocked out final real estate acquisition line will be established in such manner as to minimize costs and cause the least disruption in the use of the remainder of the ownership.

c. Severance damages will be avoided to the extent possible consistent with real estate requirements for the project. In accordance with Section 301 of PL 9L-646, if the acquisition of part of a tract will render the remainder an uneconomic unit, an offer must be made to purchase the entire tract.

d. It is conceivable that, in certain instances, acquisition of an easement will result in an uneconomic remainder and this requires application of Section 301 of Public Law 91-646, as in subparagraph c. above.

e. A remnant without access need not be acquired if

(1) the owner desires to retain the property and releases the Government from damages for lack of access, and

(2) the obtaining of such release in lieu of acquisition is concurred in, in writing, by the local road authority, and the local road authority is released from damages due to loss of access.

f. For lands to be acquired in fee or easements, close tangent will be used, generally following the acquisition line.

g. When small portions of additional properties, not otherwise needed for the project, are within the acquisition line, they may be omitted if to do so will not materially affect the operation and maintenance of the project as determined by operational elements.

SECTION VII. ACQUISITION LINES

2-21. Tentative Acquisition Lines. As indicated in para 2-19a(11), Section VI, tentative acquisition lines are shown on maps which are part of the REDM. However, at that time, the lines will, to some extent, be irregular and located without full regard to their effect upon fringe tracts. It will, therefore, be necessary to establish final acquisition lines, in accordance with sound real estate practices. Accordingly, fringe tracts will not be acquired until the final acquisition lines are approved by the Division Engineer. *

* 2-22. Submission. As soon as possible after authority has been granted to acquire the land and/or interest therein, the District Engineer will complete appraisals covering the fringe tracts. Thereupon, a map showing proposed final acquisition lines will be submitted to the Division Engineer, accompanied by justification and reasons therefor. This submission may be for an entire project or by segments or units. However, if the final map is submitted on a segment or unit basis, each segment or unit must be complete in itself and not be dependent on another segment or unit not submitted for approval.

2-23. Approval. The Division Engineer has the authority to approve final acquisition lines, but shall not delegate this responsibility to District Engineers. This authority is subject to the following:

a. Except for the addition or deletion of individual ownerships, or portions thereof, on the basis of the criteria contained in paragraph 2-20, Section VI, approval of any changes in the overall plan will be in compliance with ER 1110-2-1150.

b. Estates in individual tracts may be changed if consistent with the overall plan. Approval, however, will be required from HQDA (DAEN-REA-P) if the estates are non-standard.

SECTION VIII. PLANNING AND SCHEDULING REAL ESTATE ACTIVITIES

2-24. Normal Scheduling.

a. The objective of a planned program is to provide for the early acquisition of land to avoid enhancement in land prices and a minimum of inconvenience to the property owners. Also, it is essential that there be adequate planning of the land acquisition program to insure that there is no interference with unacquired properties as a result of construction activities.

b. It is essential that adequate funds be programed on ENG Form 2213, Advance Engineering and Design Planning Schedule (PB-2B), to proceed with real estate planning; preparation of Real Estate Design Memoranda; determination of final project boundaries; and preliminary real estate work (see Section IX) to the point where land acquisition can be started as soon as construction funds become available.

c. Surveys and boundary monumentation and/or marking shall be completed prior to acquisition. *

* d. Funds will be programmed for acquisition of lands for the construction area and/or other areas initially required within the first year, and for acquisition of lands for the other features of the project as rapidly as necessary real estate data can be assembled. For projects with major impoundment features and with scheduled construction periods of more than two years, funds will be programmed at a uniform level so that total real estate requirements will be covered by accepted offers to sell or declarations of taking filed in court by the end of two-thirds of the overall construction period.

2-25. Public Information.

a. The real estate activities of the Corps are extremely sensitive, since they disrupt the lives of individuals and take their homes, farms and businesses. Therefore, the importance of keeping landowners and others having an interest in the land informed of the land acquisition program is emphasized. In order to avoid false rumors and to permit the affected owners to formulate plans for the future, information concerning the land acquisition program, procedures with respect thereto, and the specific effect on the individual properties, will be furnished to the affected owners at the outset of the project.

b. Section 302 of Public Law 86-645 (33 U.S.C. 597) is quoted, in part, for guidance:

> "Within six months after the date that Congress authorizes construction of a water resource development project under the jurisdiction of the Secretary of the Army, the Corps of Engineers shall make reasonable effort to advise owners and occupants in and adjacent to the project area as to the probable timing for the acquisition of lands for the project and for incidental rights-of-way, relocations, and any other requirements affecting owners and occupants. Within a reasonable time after initial appropriations are made for land acquisition or construction, including relocations, the Corps of Engineers shall conduct public meetings at locations convenient to owners and tenants to be displaced by the project in order to advise them of the proposed plans for acquisition and to afford them an opportunity to comment. To carry out the provisions of this section, the Chief of Engineers shall issue regulations to provide, among other things, dissemination of the following information to those *

* affected: (1) factors considered in making the appraisals; (2) desire to purchase property without going to court; (3) legal right to submit to condemnation proceedings; (4) payments for moving expenses or other losses not covered by appraised market value; (5) occupancy during construction; (6) removal of improvements; (7) payments required from occupants of Government-acquired land; (8) withdrawals by owners of deposits made in court by Government; and (9) use of land by owner when easement is acquired."

c. Within a reasonable time after initial appropriations are made for land acquisition or construction, including relocations, Division and District Engineers will conduct meetings with landowners. The United States Senators of the state or states and Members of the House of Representatives of the district or districts in which the project is located should be invited to attend. Normally, the public meetings should be scheduled prior to the commencement of the land acquisition program. The agenda for the meetings will include not only the nine specific items listed in Section 302, PL 86-645, but all other items of a nature that will assist landowners and tenants in understanding all of the Corps' real estate procedures such as, but not limited to: acquisition schedules, the type of land interests to be acquired under the Joint Policy, approximate acquisition lines, management of the project, etc. In addition to the foregoing, pamphlets containing this information and the information brochure explaining the benefits to landowners under PL 91-646 will be given wide distribution at approximately the same time the landowners meeting program is initiated, and copies will be furnished to the appropriate United States Senators and Members of the House of Representatives.

d. Inquiries, comments of landowners and tenants, and problems developed at the landowners meetings should be recorded or, at least, a detailed written resume made. HQDA (DEAN-REA-P) should be informed as to the outcome of these meetings. Effective follow-up to supply any information not available at the meeting, or to consider any particular problems presented, is essential to realize the full advantage of the public relations program.

e. The provisions of this paragraph are applicable to all water resource development projects, including all local cooperation projects for which real estate is to be acquired in whole or in part by local interests. Initial information as to such *

* projects for which real estate acquisition is exclusively a local interest responsibility may be given, within six months after project authorization, by either the local interest or Federal Government, through the media best adaptable under the circumstances. Advice should be given as to the timing of acquisition of the lands and lesser interests, and also as to the extent to which acquisition will be accomplished by the local interests. After appropriations, the local interests should be encouraged to sponsor and conduct a landowners meeting with attendance by Corps of Engineers representatives. If there is a joint responsibility for real estate acquisition, the local interests should explain the scheduled requirement for possession of the lands involved and their acquisition procedures, and the Corps of Engineers representatives should explain the procedures followed when lands are condemned by the Federal Government on behalf of local interests, and the authority for each action (see Chapter 5).

f. If local interests refuse to call a landowners meeting, the District Engineer should call such a meeting, to explain the general construction features of the project, to inform the landowners and tenants that local interests are obligated to acquire the necessary lands, to state that we cannot explain the exact procedures which will be followed by local interests, but to explain the procedures followed when lands are condemned by the Federal Government on behalf of local interests. If only a very few landowners and tenants are involved, local interests may hold their meeting in the District Engineer's office or at a location more convenient to the landowners and tenants. While this would not be a formal meeting, the same type of information would be furnished. Here, also the District Engineer should call such a meeting if local interests refuse to do so.

g. To summarize, public (landowners) meetings are required by Section 302 of Public Law 86-645. This requirement applies to local cooperation projects as well as to the large Federal water resources development projects. The meetings will be held by Division/District Engineers, to comply with the law, if local interests refuse to call meetings at which information would normally be furnished jointly by the local interests and by the Corps of Engineers representatives.

h. Real Estate personnel and the Public Affairs Officers of the Division and District Engineers should cooperate closely in planning vigorous public relations programs as contemplated in this paragraph and through the press, radio, and television. *

* 2-26. Land Acquisition Funds for Land Acquisition in Advance of Project Construction.

a. A Land Acquisition Fund in the amount of $2 million was established as a part of the appropriations contained in the Public Works for Water, Pollution Control, and Power Development and Atomic Energy Commission Appropriation Act, 1971 (Public Law 91-439). Comments of the House Appropriations Committee in establishing the Fund are contained in House Committee Report No. 91-1219, 91st Congress, 1st Session, as follows:

> "New land acquisition fund. The committee has approved the budget proposal to allocate $2 million to establish a fund for land acquisition, in advance of project construction, to alleviate severe hardship cases and to avoid price escalation. The proposal has been approved with the understanding that prior committee approval will be obtained for initial purchases in each project area and that use of the fund shall be confined to those projects on which planning has progressed to the point that the damsite has been finalized, and it is known with certainty the lands to be acquired for the project."

This fund was increased to $3 million by the Public Works for Water and Power Development and Atomic Energy Commission Appropriation Act of 1973 (Public Law 92-405).

b. Applicability. Expenditures from the Fund are applicable to authorized water resource development projects for which land acquisition is a Federal responsibility.

c. Guidelines for Utilization of the Fund for Advance Land Acquisitions.

(1) The Fund will be used to acquire private and non-Federal publicly-owned properties at authorized water resource development projects on which planning has progressed to the point that the damsite has been finalized and it is established with certainty that the individual properties will be required for the project.

(2) Only those individual properties will be considered for acquisition where it can be shown that advance acquisition of the properties will alleviate severe hardship to the landowner and/or will avoid unusual land price escalation. Unusual price escalation cases involve those individually owned properties where it can be demonstrated that the land value will materially escalate, *

* prior to commencement of the land acquisition program for the project from future appropriations for land acquisition or construction, because of imminent actions which will change the highest and best use of land, such as zoning actions, planned construction on the land and other changes in real estate market factors which will materially escalate land values. Normal land escalation occurring to all properties in general within a project will not be considered as a basis for acquisition. Hardship cases include, but are not necessarily limited to, cases involving the following:

(a) The landowner has a valid contract to purchase a replacement property and failure to dispose of his property inside the project will force him to default the contract, forfeit his deposit, or otherwise lose the benefits of the contract, and other replacement property is not available within the same area under similar terms;

(b) The property owner is forced to relocate from the area due to his employment or other circumstances beyond his control, and the Government's project has so affected the sale of properties within the project area as to make a sale to another private party at a fair and reasonable price extremely difficult; and

(c) Illness of the owner or other members of his family, or other personal hardship makes his relocation from the area necessary and the Government's project has so affected the sale of properties within the project area as to make a sale to another private party at a fair and reasonable price extremely difficult.

(d) As indicated above, these examples are not intended to exclude other cases where, in the exercise of sound judgment, actual hardship is found to exist.

(3) Individual tract ownerships recommended for advance acquisition by Division and District Engineers and approved by OCE will be acquired by direct purchase or through the filing of condemnation proceedings, in accordance with normal procedures.

d. Procedures. Individual tract ownerships which Division and District Engineers consider are hardship cases or involve unusual price escalation, within the guidelines set forth in subpara c. above should be recommended to OCE for acquisition.

(1) Full justification must be submitted to HQDA (DAEN-CWB) WASH DC 20314 in support of the recommendation to acquire the individual ownerships. *

* (2) If the recommendation is approved, action will be taken by OCE to obtain approval of the House and Senate Committees on Appropriations. Upon receipt of Committee approvals, the Division Engineer will be authorized to proceed with the acquisition action if sufficient funds are available from the Land Acquisition Fund.

(3) Appropriate records will be maintained by District or Division Engineers of allocations made from the Fund which are used for approved acquisition cases. These funds will be accounted for under a designated account number.

(4) When appropriations for land acquisition or construction of the Federal project are specifically made by the Congress, the initial allowance of funds to the project will be reduced by the amount previously allotted from the Land Acquisition Fund in order to replenish the Fund for use at other projects.

2-27. Acquisition for State or Local Interests - Resettlement Sites.

a. Section 209 of Public Law 90-483 (82 Stat. 745) enacted 13 August 1968, provides that the Secretary of the Army may, prior to the approval of title by the Attorney General, acquire, enter upon, and take possession of lands or interests in lands by purchase, donation, condemnation or otherwise, whenever any State, or any agency or instrumentality of a State or local Government, or any nonprofit incorporated body organized or chartered under the law of the State, or any nonprofit association, shall undertake to secure any lands or interests therein as a site for the resettlement of families, individuals, and business concerns displaced by a river and harbor improvement, flood control or other duly authorized water resource project, and

(1) It is determined by the Secretary of the Army that the State or local interest is unable to acquire the necessary land, or unable to acquire it with sufficient promptness, and

(2) The Governor of the State in which the site is located has requested such acquisition.

b. Cost of Acquisition. The Act also provides that:

(1) All expenses of acquisition accomplished under the authority of the Act, including any award that may be made in a condemnation proceeding, the cost of title evidence, appraisals and any other costs incident to such acquisition, shall be paid by the State, agency, instrumentality or nonprofit body. *

* (2) The State, agency, instrumentality or nonprofit body may repay such amount from any funds made available to it by any Federal department, agency, or instrumentality, other than the Department of the Army.

(3) Pending such payment, the Secretary of the Army may expend from any funds appropriated for the project such sums as may be necessary to carry out Section 209.

(4) To secure such payment, the State, agency, instrumentality or nonprofit body may be required to execute a proper bond before acquisition is commenced.

(5) Any sums paid by a State, agency, instrumentality or nonprofit body under Section 209 shall be credited to the appropriation for the project.

c. Determinations Required Before Application of Section 209. No acquisition by the Department of the Army may be undertaken under this section until the Secretary of the Army has determined, after consultation with appropriate Federal, State and local government agencies, that:

(1) The development of a site is necessary in order to alleviate hardships to displaced persons;

(2) The location of the site is suitable for development in relation to present or potential sources of employment; and

(3) A plan for development of the site has been approved by appropriate local government authorities in the area or community in which the site is located.

d. Action by District or Division Engineer. When the District Engineer is of the opinion that Section 209 may be applicable to a given situation, after consultation with State and State agency officials, the Governor of the State should be advised of the pertinent provisions of the law and the assistance that can be rendered by the Secretary of the Army under the terms and conditions of the law at the request of the Governor. If planning towards resettlement is undertaken by a State, agency, instrumentality or nonprofit body, the District Engineer will keep advised of the progress of such local planning and will furnish guidelines and consultation to the local interests during development of the plan.

e. Implementation of the Plan of Resettlement. When the final plan has been developed and approved by the appropriate Federal, State and local governmental agencies (which will include information *

* showing that the site is necessary to alleviate hardships to displaced persons and suitable for development in relation to present or potential sources of employment), a showing has been made that the State is unable to acquire the necessary lands or interests therein or is unable to acquire the lands with sufficient promptness, the Governor has executed a request that the Secretary of the Army acquire the lands under the terms and conditions of the Act, and the State or agency of the State has executed a proper bond in an amount deemed necessary to cover total expenditures to be made by the Army for the land acquisition, the District Engineer should submit to HQDA (DAEN-REA-P) WASH DC 20314 a brief Real Estate Design Memorandum covering the land to be acquired under the plan. The REDM should be accompanied by the final approved plan and the information listed above in order that the Secretary may make the determinations as required by Section 209(b) of Public Law 90-483 (subparagraph c. above). No action will be taken by the District Engineer to aquire the land, proposed for acquisition in the plan and the REDM, until receipt of authority from DAEN-REA-P to proceed with the acquisition. A complete record will be maintained of all land and administrative costs incident to the acquisition as a basis for a request for reimbursement to the State and/or the State agency or agencies. Upon authorization to the District Engineer to proceed with land acquisition of the site, normal Corps land acquisition procedures will be followed.

f. Conveyance of the Site to the State or State Agency or Agencies. In accordance with Section 209(c) of Public Law 90-483, upon completion of the acquisition of the site, a proper deed will be submitted to HQDA (DAEN-REA-P) WASH DC 20314 for execution by the Secretary of the Army, for conveyance of the land to the State or State agency, as appropriate. Evidence must be submitted that the terms and conditions of the deed have the approval of the Governor and the agency to which conveyance is to be made. The deed will not be delivered until reimbursement has been made to the United States for the land and administrative costs expended by the District Engineer incident to the acquisition of the site.

CHAPTER 2 – SECTION IX

(Military Planning and Project Authorization) – SUPERSEDED BY ER 405-3-10

TABLE 2-1

REGULATORY REFERENCES

AR 405-10

AR 140-478

AFR 87-1

EM 1120-2-101

ER 1180-l-l

ER 1110-2-1150

ER 112O-2-101

ER 1120-2-400

ER 1120-2-404

ER 1150-2-301

ER 1165 -2-302

DOD Directive 1225.2

DOD Directive 1225.5

* REAL ESTATE PLANNING REPORT
(PROJECT NAME)

INDEX

SUBJECT	PAGE
Summary Sheet	
Authority	
Project	
Site Selection Team	
Sites Inspected	
Description of Selected Site	
Relocations	
Attitude of Owners and Neighborhood	
Outstanding Interests and Reservations	
Sales and Supporting Data	
Valuation	
Uniform Relocation Assistance Costs	
Recommended Estate	
Recapture Rights	
Government-owned Property	
Proposed Construction	
Possession Date	
Administrative Costs	
Schedule of Acquisition	
Recommendation	
Exhibit "A" Project Map	
Exhibit "B" Vicinity Map	
Exhibit "C" Detailed Cost Estimate	
Exhibit "D" Copy of Contract/Deed, Recapture Rights	*

Figure 2-1

Next page is 2-43

*

SUMMARY SHEET

(PROJECT NAME)

DATE : _____

1. FEE TITLE $_____
2. IMPROVEMENTS $_____
3. EASEMENTS $_____
4. HAZARD REMOVALS $_____
5. MINERAL RIGHTS $_____
6. DAMAGES $_____
7. CONTINGENCIES $_____
8. RELOCATIONS $_____
9. UNIFORM RELOCATION ASSITANCE (PL 91-646) $_____
10. ACQUISITION COSTS $_____

TOTAL $_____

	Fiscal Year	Number	Description
Land Acquisition Line Item	78	91-146	Land Fee
Related Construction Line Item	78	11-118D	Runway Extension *

Figure 2-1a

*

REAL ESTATE PLANNING REPORT
(PROJECT NAME)
Fee and/or Easements

1. AUTHORITY.

Insert date of request for preparation of planning report and from whom.

2. PROJECT.

Insert name and location, indicating State, county, and distance from nearest city or town.

3. SITE SELECTION TEAM.

Insert names of members of team, date of approval of selected site, and by whom.

4. SITES INSPECTED.

List and discuss all real estate costs and other real estate implications of all other sites inspected and give reasons for rejection, including Government-owned sites considered.

5. DESCRIPTION OF SELECTED SITE.

Describe area, indicating tract numbers, names of landowners, estimated acreage and estate proposed for acquisition, attaching project map as Exhibit "A", outlining area proposed for acquisition and each ownership, indicating thereon the acreage, estate and estimated value of each tract. If Government-owned land is involved, indicate Government's estate, acreage, and degree of interest that will be granted to military department. *

* 6. RELOCATIONS.

List and discuss fully each item. Indicate the estimated cost and justify the relocation, even though the relocation cost should be budgeted as a construction item. A new cemetery site is, of course, a real estate item. If a need exists for the relocation, construction, reconstruction, or improvement of a public highway, attention is invited to ER 1180-1-1 for the procedure to be followed. Attach, as Exhibit "B", a land map of the area, indicating improvements, roads, public utilities, cemeteries and all other natural or constructed facilities affected by the proposed project, and those proposed for relocation.

7. ATTITUDE OF OWNERS AND NEIGHBORHOOD

Give general discussion of this item as to effect of the proposed acquisition on the local economy and known views of the landowners and others.

8. OUTSTANDING INTERESTS AND RESERVATIONS.

List all outstanding interests, such as mineral rights, timber deeds, water rights, etc., outstanding in third parties and their estimated value. Discuss whether interests may be left outstanding, if not contrary to existing policy. Also, whether owner or lessee of such rights owns land adjacent to the area proposed for acquisition. If there are no outstanding rights, the report should so state. A discussion of undeveloped mineral resources will also be included (see Section V of this Chapter). *

* 9. SALES AND SUPPORTING DATA.

List and discuss each representative or comparable property recently sold or offered for sale and the assessed value of each. This discussion must be complete in order to support the conclusions as to the gross appraisal of the land proposed for acquisition.

10. VALUATION

Prepare cost estimate of the entire area, showing number of improved units, classification of lands, severance, and estimated values per acre, indicating number, type, approximate age, overall general condition, and brief description of improvements, such as dwelling, barn, garage, etc., and type of construction; assessed values and their relationship to market value; and amount of real property tax for preceding year. This estimate will reflect actual market conditions and unit prices for the various property classification, realistically supported by detailed analysis of an adequate number of typical comparable sales and related cost data (see Chapter 4 of this Pamphlet) Summarize the cost in this paragraph and attach a copy of the detailed cost estimate as Exhibit "C".

11. UNIFORM RELOCATION ASSISTANCE COSTS.

Indicate number of eligible applicants and an estimate of the cost of reimbursement to the owners and tenants under the provisions of P.L. 91-646, approved 2 January 1971 (84 Stat. 1894; 1895)

12. RECOMMENDED ESTATE.

Recommend the estate to be acquired. If acquisition of less than fee is recommended, a statement should be included as to the *

* sufficiency of the estate for the proposed use, and reasons given for recommending the lesser estate. If the recommended estate is inconsistent with existing policy, a full discussion justifying such estate is required.

13. RECAPTURE RIGHTS.

In those instances where the proposed acquisition involves the reacquisition of tittle to land which was disposed of as surplus, discuss fully the Government's right of recapture, attaching as Exhibit "D" a copy of the contract or deed from the Federal agency.

14. GOVERNMENT-OWNED PROPERTY.

List and discuss suitability of Government-owned property within the general area and reason that it is not proposed for acquisition.

15. PROPOSED CONSTRUCTION.

Indicate the nature and estimated cost of the proposed construction to be placed on the site.

16. POSSESSION DATE.

Indicate the approximate date possession is required.

17. ADMINISTRATIVE COSTS.

A realistic estimate of administrative costs is required, giving due recognition to existing and foreseeable conditions. Includes as a minimum requirement (1) mapping and surveying; (2) appraisals; (3) title evidence; (4) negotiating and closings; (5) condemnation; and (6) costs for administration of relocation assistance under Public Law 91-646.

18. SCHEDULE OF ACQUISITION.

Discuss plan of acquisition schedule. *

* 19. RECOMMENDATION.

Discuss all pertinent facts that may influence the selection and final approval of the site. *

*

REAL ESTATE PLANNING REPORT
ARMY RESERVE CENTER SITE
(City) (State)

(Date)

INDEX

SUBJECT PAGE

Summary of Acquisition Costs . . . . . .

Authority . . . . . .

Project . . . . . .

Site Selection Team . . . . . .

Sites Inspected . . . . . .

Location and Description of Selected Site . . . . . .

Legal Description . . . . . .

Attitude of Owner and Neighborhood . . . . . .

Concurrence of Local Officials . . . . . .

Outstanding Interests and Reservations . . . . . .

Relocations . . . . . .

Uniform Relocation Assistance Costs . . . . . .

Present Use: Highest and Best Use of Land . . . . . .

Sales and Supporting Data . . . . . .

Valuation . . . . . .

Suitability and Adaptability for Proposed Use . . . . .

Remarks and Recommendations . . . . . .

Exhibits
- Exhibit "A" - Map of Sites Inspected (City Map)
- Exhibit "B" - Sales Map
- Exhibit "C" - Concurrence of Local Officials
- Exhibit "D" - Engineering Feasibility Report
- Exhibit "E" - Tract Map
- Exhibit "F" - Preliminary Site Plan *

Figure 2-2

Next page is 2-51

REAL ESTATE PLANNING REPORT
ARMY RESERVE CENTER SITE
(City) (State)

SUMMARY OF ACQUISITION COSTS

1. Fee Title (	acres)	$_____
2. Improvements		_____
3. Easements (	acres)	_____
4. Severance		_____
5. Mineral Rights, Timber Rights, Crops, Etc.		_____
6. Relocations		_____
7. Uniform Relocation Assistance		_____
8. Contingencies		_____
9. Administrative Cost (M&O Funds)		_____
Total Estimated Cost		$_____

Figure 2-2a

*

REAL ESTATE PLANNING REPORT
ARMY RESERVE CENTER SITE
(City) (State)

1. AUTHORITY.

In compliance with___Indorsements, dated_____, subject: "U. S. Army Reserve Center Site, ,_____(HQ; _____United States Army letter_____)" and letter DAEN-REA-L, date_____,subject: "Aquisition of U.S. Army Reserve Center Site,_____,_____",the following Real Estate Planning Report has been prepared.

2. PROJECT.

_____Unit U.S. Army Reserve Center Site,_____, _____.

3. SITE SELECTION TEAM.

On_____,a Site Selection Team composed of the following representatives conducted a U.S. Army Reserve Center site inspection: (list names and Headquarters). The locations of sites inspected are shown on Exhibit "A". Approval of the selected site is contained in a letter, dated_____, from Headquarters,_____United States Army, to the Division Engineer,_____ Division.

4. SITES INSPECTED.

The following sites were inspected on_____: *

Figure 2-2b

* a. Site A (Location) - This site was rejected because the only access was over a graded dirt road and the possibility of this road being improved was remote. The site is a portion of a ten-acre tract and the owner would sell no portion of it.

b. Site B (Location)(Government-owned) - This site was rejected due to the triangular shape of the tract, causing undesireable building siting, and due to a deep drain across the tract necessitating very high site-preparation cost.

c. Site C (Location) - This site was approved as first choice and is the subject of this report.

d. Site D (Location) - This site is situated in a residential section and was rejected because of neighborhood objection to the proposed use of the site.

e. Site E (Location) - This site is situated at the edge of a residential section with good access and utilities. It was approved as second choice.

5. LOCATION AND DESCRIPTION OF SELECTED SITE.

The approved site (Site C) is situated approximately 750 feet north of _____ Avenue, fronts on the east side of _____ Street and is approximately 1.7 miles northeast of the business district. It is located in a section devoted primarily to light commercial use for which the site is zoned (M-1). It is accessible by way of _____ Street, which connects with the major east-west streets. The site is unimproved and has light to heavy undergrowth and a few small trees. Tract map is shown as Exhibit "E". *

Figure 2-2c

* 6. LEGAL DESCRIPTION.

That tract or parcel of land situated in the City of _____, _____ County, _____, being the north 520 feet of the east 400 feet of the SW section of Section 29, Township 28 South, Range 19 East, T.M. and containing _____acres, more or less.

7. ATTITUDE OF OWNER AND NEIGHBORHOOD.

The owner is agreeable to selling the site to the Government for the proposed use and has established an asking price of $24,000. No public or neighborhood opposition to the proposed project is anticipated.

8. CONCURRENCE OF LOCAL OFFICIALS.

Mayor _____, City manager _____, and City Engineer _____concur in the proposed acquisition and use of the site (see Exhibit "C").

9. OUTSTANDING INTERESTS AND RESERVATIONS.

The mineral interests are outstanding in _____, who has consented to quitclaim these to the Government. (The value of these is considered in the following appraisal.) There are no other types of exceptions, reservations, or restrictions.

10. RELOCATIONS.

A 12-inch city water main runs along the east edge of the site and will not require relocation.

11. UNIFORM RELOCATION ASSISTANCE COSTS.

Indicate number of eligible applicants and an estimate of the cost of reimbursement to the owners and tenants under the provisions of P.L. 91-646, approved 2 January 1971 (84 Stat. 1894; 1895). *

Figure 2-2d

* 12. PRESENT USE: HIGHEST AND BEST USE OF THE LAND.

The property is unused as present, and it is considered that the highest and best use of the land is for light industry.

13. SALES AND SUPPORTING DATA.

a. Tabulation of Sales:

Sale No.	Deed Book	Page	Date of Deed	Consid-eration	Approx. Acres	Price Per Acre
1	1984	71	8/30/77	$42,000	10.33	$4,066
2	1984	308	8/15/77	10,800	2.02	5,347
3	1984	302	7/15/77	1,000	0.17	5,882
4	1975	363	7/ 5/77	5,000	2.95	1,695

b. Discussion of Sales.

(1) Sale No. 1.

(Grantor) to (Grantee). Located approximately 3/4 mile southeast of subject property, on the north side of East _____ Avenue. Access is adequate. _____Avenue (graded dirt and shelled road) connects directly with 30th Street, 350 feet to the east, and 22nd Street, 1650 feet to the west. _____Avenue crosses the railroad at grade. Property is almost square, with 650 feet of frontage on East _____Avenue and 675 feet of frontage on the east right-of-way line of the _____ Railroad,s main track. Zoned "M-1, Light Industrial", and well suited for uses permitted under this classification. Purchased for erection of plant by _____Company. Building was under construction on 26 October 1977. *

Figure 2-2e

* (2) Sale No. 2.

(Grantor) to (Grantee). Located approximately one mile southeast of subject property on the north side of East ___Avenue. Access is good. _____Avenue (paved street) connects directly with 30th Street, 1,000 feet to the east, and 22nd Street, 1,350 feet to the west. _____Avenue crosses the railroad at grade. Property is almost square, with 277 feet of frontage on the north side of East _____Avenue and 340 feet of frontage on the west right-of-way line of the _____Railroad's main track. Zoned "M-1, Light Industrial" and well suited for uses permitted under this classification. Vacant at time of sale, but now improved with a new masonry warehouse. Sale confirmed by _____.

(3) Sale No. 3.

(Grantor) to (Grantee). Adjoins Sale No. 2 on west. Rectangular in shape. Has 25.3 feet frontage on north side of _____ Avenue and an average depth of 298 feet. Zoned "M-1, Light Industrial." Purchased for use with Sale No. 2 (as site for _____ Company Warehouse). Sale confirmed by _____.

(4) Sale No. 4.

(Grantor) to (Grantee). Located 650 feet directly east of subject property. Accessible only across other ownerships. Has no street frontage. Property is a right-angle triangle in shape, with the base of 268 feet (east-west line) being the northerly boundary, the altitude of 975 feet being the easterly boundary, and fronting 1,010 feet on the *

* east right-of-way line of the _____Railroad's main track. Zoned "M-1, Light Industrial." Unimproved. Was a part of patent tract of which subject property is also part. Sold because of poor access and separation from main part of ownership by railroad. Purchaser bought to secure additional rail frontage for larger tract zoned "M-1" adjoining to east. Sale confirmed by purchaser's wife and _____Company.

(5) Comment. Include comments concerning degree that land involved in above sales is comparable to subject site.

14. VALUATION.

_____acres @ $_____per acre... $_____

Contingencies. ..... $_____

Administrative Costs (O&M). ..... $_____

Total estimated cost. ..... $_____

15. SUITABILITY AND ADAPTABILITY FOR PROPOSED USE.

Approved. See Engineering Feasibility Report (Exhibit "D")

16. REMARKS AND RECOMMENDATIONS.

Site B is the only Government-owned land in the area and site preparation costs are estimated to exceed the value of the approved site. The Engineering Feasibility Report (Exhibit "D") indicates that the proposed site is considered suitable and adaptable for the proposed use and no abnormal site preparation costs are anticipated. The site is in a rapidly expanding, light commercial section. Because of this activity, it is recommended that expeditious action be given this project for the acquisition of fee simple title to the site. *

Figure2-2g

*

EXHIBIT "C"

Commanding General

_____ Army

_____, _____

Dear General_____:

The City officials are pleased to learn that the construction of an Army Reserve Center in the City of _____is contemplated.

It is agreed that the selected site on _____ Street near ____ Avenue is considered suitable for the proposed use.

Please feel free to call upon us at any time for assistance in this project.

Sincerely yours,

_____
Mayor

_____
City Manager

_____
City Engineer *

Figure 2-2h

* EXHIBIT "D"

ENGINEERING FEASIBILITY REPORT

1. SITE DESCRIPTION (PHYSICAL CHARACTERISTICS).

The site is relatively high and flat having a gradual slope to the rear away from _____Street. No structures are on the site, which has light to heavy undergrowth and a few small trees growing thereon. A natural drainage ditch runs south to north through the central portion of the site.

2. GRADING AND DRAINAGE.

Grading will require ditch excavation and __cu. yds. of fill. No underground storm drainage is necessary.

3. FOUNDATION.

Unusual subsurface conditions are not anticipated. No unusual or costly foundation problems were encountered in the construction of the nearby structures. This information was obtained from the City Engineer and local contractors.

4. WATER SUPPLY.

Adequate water supply for domestic and fire protection purposes above demands of other prospective users is available at the site (_____-inch pipe, _____gpm, _____psi residual pressure).

5. SANITARY SEWER.

A sewer connection of adequate flow capacity above requirements of other prospective users is available within _feet of the site (____-inch pipe). *

Figure 2-2i

* 6. ELECTRIC POWER AND TELEPHONE.

Electric service (aerial) is available at the site (__ volts, three-phase, 4-wire, grounded neutral). Telephone service (aerial) is available at the site.

7. GAS.

The nearest connection to gas line of suitable capacity above demands of other prospective users is approximately _____mile(s) south of the site (_____-inch pipe, _____lbs. pressure). Bottled gas is available in the City of _____.

8. CONCLUSION.

Based on the above findings, and on the proposed layout shown on the preliminary site plan (Exhibit "F"), the site is considered adequate for its intended use as a _____-man Army Reserve Center. *

Figure 2-2j

* STATEMENT OF EXCEPTIONS TO SAMPLE REAL ESTATE PLANNING REPORT
(ARMY RESERVE CENTER SITE)

1. As to sites proposed for acquisition by transfer from the General Services Administration, the Department of the Air Force, the Department of the Navy, or from any other Government department or agency, a rough estimate as to value will be sufficient, if the value so estimated does not exceed $50,000. In such cases, detailed estimates are not required. The same rule applies to Public Domain sites to be acquired by withdrawal.

2. Normal real estate cost data is required for Government-owned sites to be acquired by transfer, if the value is in excess of $50,000. Also, a comprehensive statement is required for Assistant Secretary of Defense review, concerning the availability or non-availability of each potential site on Government-owned land in the immediate vicinity of the proposed facility or installation.

3. In the case of a transfer from the Department of the Air Force or the Department of the Navy, clearance must also be obtained from the Committees on Armed Services of the Congress, if the value is in excess of $50,000. In such cases, the following additional information will be required for use in reporting the proposed action to the Committees on Armed Services of the Congress:

a. Description and amount of space currently utilized for Army Reserve activities, including the terms and conditions of occupancy.

b. Copy of last "Utilization Inspection Report" covering the space currently being used, *

Figure 2-2k

* c. Plans for use of the presently occupied space after construction of the permanent Reserve Center.

d. Distance and direction of the proposed Reserve Center site from the business center of the city or other readily identifiable point.

e. Zoning classification of the proposed Reserve Center site, with indication as to whether a reserve center is one of the permitted uses.

f. The current assessed value and the current taxes on the tract proposed for acquisition.

g. Any additional information or data which may be helpful to Department of the Army witnesses in support of this project concerning the availability or non-availability of each potential site on Government-owned land in the vicinity of the reserve population and reasons for the acceptance or rejection of same.

4. It will be noted that no real estate cost data is required to support a long-term, nominal rental lease. *

Figure 2-21

*

LEASE PLANNING REPORT
(Project Name)
(Date)

INDEX

SUBJECT PAGE

Authority . . . . . .

Site Selection Team . . . . . .

Sites Inspected . . . . . .

Description of Property . . . . . .

Proposed Use. . . . . .

Services. . . . . .

Alterations . . . . . .

Proposed Construction . . . . . .

Restoration Costs . . . . . .

Valuation . . . . . .

Views of Lessor . . . . . .

Possession Date . . . . . .

Recommendation. . . . . .

Exhibits (list and identify) *

Next page is 2-65

Figure 2-3

*

LEASE PLANNING REPORT
(Project Name)

1. AUTHORITY.

Insert date of request for preparation of planning report and from whom.

2. SITE SELECTION TEAM.

Insert names of members of team, date of approval of selected site, and by whom.

3. SITES INSPECTED.

List and discuss all real estate implications of all other sites inspected, including Government-owned sites, and give reasons for rejection.

4. DESCRIPTION OF PROPERTY.

Identify and fully describe property, giving street number, city, couty and state. Indicate gross and net usable area, if property is a building. If land is primary requirement, give acreage and attach map showing boundaries. Also attach a vicinity map showing its location with relation to the parent facility.

5. PROPOSED USE.

Give complete information as to proposed use and justification therefor.

6. SERVICES.

Indicate services to be provided under the lease. If all or part of required services are not provided, discuss requirements and estimated cost to the Government. *

Figure 2-3a

* 7. ALTERATIONS.

Discuss fully what alterations are necessary, if any, and justify a certificate of necessity if required under the Act of 30 June 1932.

8. PROPOSED CONSTRUCTION.

Discuss fully any proposed construction to be placed by the Government and estimated costs thereof.

9. RESTORATION COSTS.

Discuss restoration costs to the Government upon termination of lease.

10. VALUATION.

Include estimate of the fair market value and annual rental value of the preises. The estimate will reflect actual market conditions and rental prices for similar property, realistically supported by detailed analyses of an adequate number of typical comparable cases and related appraisal data.

11. VIEWS OF LESSOR.

Give general discussion as to effect of the proposed acquisition on the local economy, and views of the lessor and others.

12. POSSESSION DATE.

Include statement of approximate date possession is required.

13. RECOMMENDATION.

Discuss all pertinent facts that may influence the selection and final approval of the site. *

DEPARTMENT OF THE ARMY
SUBMITTED BY OFFICE, CHIEF OF ENGINEERS
REAL ESTATE
ACQUISITION REPORT NO. ____

Submitted pursuant to Title 10, United States Code, Section 2662.

Name of Installation:

Using Service:

Proposed Action:

Use:

Area:

Authorization:

Appropriation:

1. "This statement is submitted for the purpose of reporting to the Committees on Armed Services of the Senate and House of Representatives the facts concerning the proposed . . ." (Complete with a brief statement of the proposed acquisition being reported to Congress.)

2. Describe the installation for which the real property is being acquired; this data to include acreage comprising the installation and cost thereof; improvements and construction costs; dates of land acquisition and installation development, and brief statement of the installation's mission.

3. Brief statement of requirement for this acquisition.

4. "This action has been approved by the Assistant Secretary of Defense (Manpower, Reserve Affairs and Logistics)." *

Figure 2-4