



**US Army Corps
of Engineers®**
Walla Walla District

**BARBER POOL SECTION 1135
ECOSYSTEM RESTORATION
ADA COUNTY, IDAHO**

**DRAFT INTEGRATED FEASIBILITY REPORT AND
ENVIRONMENTAL ASSESSMENT**

APPENDIX E, REAL ESTATE PLAN

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ADA COUNTY, IDAHO
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APPENDIX E, REAL ESTATE PLAN

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ACRONYMS AND ABBREVIATIONS

BCERE	Baseline Cost Estimate for Real Estate
BPCA	Barber Pool Conservation Area
BSU	Boise State University
ER	Engineering Regulation
IFPL	Idaho Foundation for Parks and Lands
LCE	Land Cost Estimate
LER	Lands, easements and rights of way
NER	National Economic Restoration
NEPA	National Environmental Policy Act
NFS	Non-Federal Sponsor
PL	Public Law
PLG	Real Estate Policy Guidance Letter (PGL)
REP	Real Estate Plan
TSP	Tentatively Selected Plan
USACE	U.S. Army Corps of Engineers
WRDA	Water Resource Development Act

1 STATEMENT OF PURPOSE

This Real Estate Plan (REP) is prepared in accordance with Engineering Regulation 405-1-12 and presents the real estate requirements for the Barber Pool Ecosystem Restoration Study and Environmental Assessment described in Section 1.4. Boise State University (BSU) is the Non-Federal Sponsor (NFS) for this project.

This REP is an appendix to the Feasibility Study/Environmental Assessment report and fully describes the lands, easements and rights of ways, (LER) required for construction, operation, and maintenance of the proposed project, including the number of parcels, acreages, estates, ownerships, and estimated value. The REP includes other relevant information on NFS ownership of land, existing Federal projects and ownership, relocations under the Uniform Relocation Assistance and Real Property Acquisition Policies Act (Public Law 91-646, as amended) (“the Uniform Act”), presence of contaminants, facility/utility relocations, a baseline cost estimate for real estate, a schedule for real estate activities, and other elements as required by Engineer Regulation 405-1-12.

The purpose of the REP is to support the Barber Pool Section 1135 Ecosystem Restoration Study and Environmental Assessment Report, dated September 2025. It is tentative in nature and is to be used for planning purposes only. Both the final real estate acquisition lines and the estimate of value are subject to change even after the report has been approved.

1.1 Project Purpose/Objective

The purpose of the feasibility study is to evaluate problems, address issues, and determine the feasibility of the potential solutions. In doing so, the study will formulate and evaluate cost effective, environmentally sensitive, and technically feasible ecosystem restoration alternatives for the Barber Pool section of the Boise River and surrounding areas. The purpose of the proposed project and alternatives considered in the study is to provide ecosystem restoration benefits necessary for restoring degraded aquatic and riparian ecosystems along the river.

The Federal objective of water and related land resources project planning is to contribute to National Ecosystem Restoration (NER) and maximize environmental restoration benefits in comparison to costs. Planning objectives represent desired positive changes to the future without-project conditions. All of the planning objectives focus on activity within the study area over a 50-year period of analysis.

1.2 Study Authority

The Barber Pool Ecosystem Restoration Feasibility Study is authorized by the Water Resources Development Act (WRDA) of 1986 Public Law (PL) 99-662, as amended by WRDA 1996, Section 204 (PL 104-303), and codified at 33 U.S. Code 2309a, Continuing Authorities Program, Section 1135. Section 1135 authorizes the US Army

Corps of Engineers to carry out projects not specifically authorized by Congress for aquatic ecosystem restoration purposes.

1.3 Study Area

The Barber Pool 1135 Project is located in Ada County Idaho along a section of the Boise River. The Boise River is a 102-mile-long tributary of the Snake River originating in the Sawtooth Mountains. Between the Diversion Dam and the Barber Dam is the Barber Pool Conservation Area (BPCA), a wildlife refuge that covers over 700 acres, that contains the largest, open space undeveloped habitat along the entirety of Boise River. The BPCA impacts a multitude of Federal, State, local government, and private landowners which oversee the conservation of the refuge.

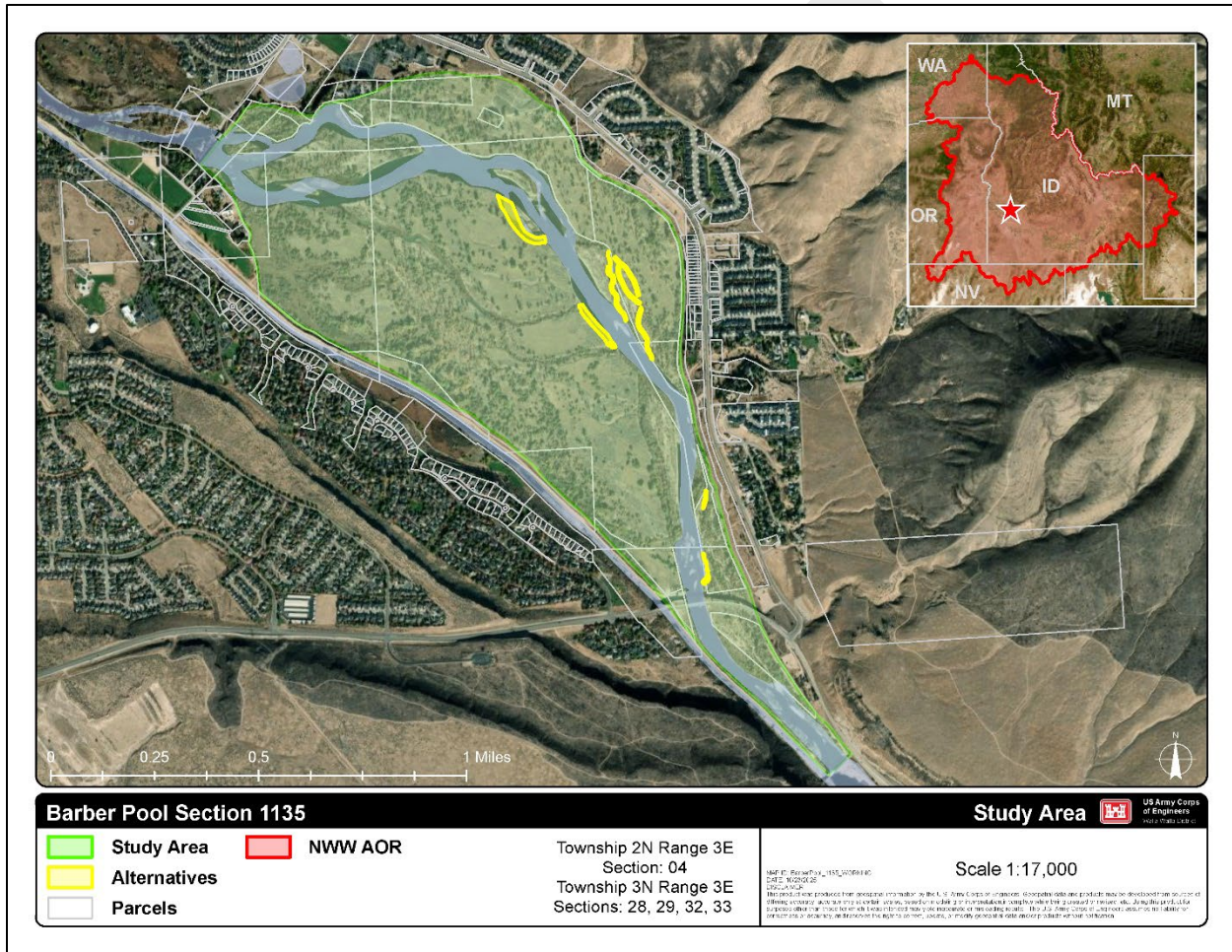


Figure 1. Barber Pool Section 1135 Ecosystem Restoration Project – Study Area

1.4 Tentatively Selected Plan

This REP describes the real estate requirements for the Tentatively Selected Plan (TSP). The TSP is also the National Ecosystem Restoration (NER) Plan as it is the alternative that maximizes environmental benefits while passing tests of cost effectiveness and incremental cost analyses, significance of outputs, acceptability,

completeness, efficiency, and effectiveness as required by regulation ER 1105-2-100, Planning Guidance Notebook and the Institute for Water Resources Report 95-R-1, Evaluation of Environmental Investments Procedures Manual, Interim: Cost Effectiveness and Incremental Cost Analyses.

The Tentatively Selected Plan is Alternative 4. It has been identified as the NER plan and is the plan preferred by the NFS. This alternative maximizes habitat benefits and fully achieves the stated objectives. The inclusion of Main Channel 1, Main Channel 2, and Main Channel 3 provides a full system approach to restoration that in combination provide benefits across a significant portion of the study area and reduces fragmentation of habitat between landforms.

Plan implementation would yield significant gains in in-channel habitat complexity, sediment transport balance, and hydraulic structure diversity. Regrading and bankline excavation would restore floodplain access, while vegetation plantings and in-stream structures would enhance both stability and biological productivity. Over time, these improvements would promote natural hydrologic exchange, nutrient cycling, and organic matter accumulation, fostering a more self-sustaining ecosystem that supports native species assemblages.

The areas included in the TSP are Main Channel 1 Main Channel 2 and Main Channel 3 specifically and are discussed in more detail below.

Main Channel 1 – This section contains lands owned by the Idaho Foundation for Parks and Lands (IFPL), Ada County, and the NFS. The measures to be implemented in this section are vegetation plantings, beaver dam analogs, post assisted log structures, excavation of recently filled-in side channels, excavation of inactive floodplain channels, excavation of uplands to wetlands, and construction of controlled access points.

Main Channel 2 – This section contains lands owned by the NFS within their Intermountain Bird Observatory. The measures to be implemented in this section include vegetation plantings, placement of instream structures, bioengineered bank stabilization features, excavation of uplands to wetlands, filling of open channel segments, and construction of controlled access points.

Main Channel 3 – This section contains lands owned entirely by IFPL and targets near vertical eroded banks along the western portion of the channel. The measures to be implemented in this section include vegetation plantings, placement of instream structures, filling of open channel segments, and excavation of banks to provide an inset floodplain. To stabilize the newly created bank, root wads and other natural materials would be used. This action also includes beneficial reuse of excavated material to stabilize and improve an eroded segment of the river along the downstream end of the bankline.

2 REAL ESTATE REQUIREMENTS: DESCRIPTION OF LANDS, EASEMENTS, AND RIGHTS-OF-WAY REQUIRED FOR THE PROJECT

The lands, easements, and rights of way (LER) required to be provided for the proposed project (Alternative 4), including the requirements for staging areas, ingress/egress routes, and borrow and disposal sites, are described below:

Construction for Ecosystem Restoration Elements

Construction of the TSP would require Channel Improvement Easement (Standard Estate #8) for 6.06 acres and Bank Protection Easement (Standard Estate #21) for 2.92 acres of land to support the ecosystem restoration project. Temporary Work Area Easements (Standard Estate #15) for access to the sites and staging of equipment and materials have yet to be determined. Construction activity of Alternative 4 takes place on lands owned by the NFS, the Idaho Foundation for Parks and Lands, and Ada County.

Staging Areas

Staging areas would require Temporary Work Area Easements (Standard Estate #15). Staging areas have yet to be determined.

Ingress/Egress

Ingress/egress routes would require Temporary Work Area Easements (Standard Estate #15). These access points and routes to the project site are still being determined. As more information becomes available, this section for the REP and the table below will be updated.

Disposal Sites

The TSP proposes to utilize fill material gained from the construction activities within the project footprint, however portions of the plan located within Main Channel 1, do not have an identified re-use and a disposal site for excess material will be identified, or hauling to an approved disposal area will occur.

Borrow Sites

The TSP proposes to utilize fill material gained from the construction activities within the project footprint however capping gravels for unstable surface and stabilizing rock such as riprap will be required. These types of materials not obtained from the project footprint will be locally sourced from an offsite location.

Table 1. Description of Anticipated Real Estate Interests

Feature	Ownership	Interest to be Acquired	Approximate Acres
Ecosystem Restoration	B.S.U. S0933417700	Channel Improvement Easement (Standard Estate #8)	6.06
	Ada County S0933110505 I.F.P.L. S0933212465	Bank Protection Easement (Standard Estate #21)	2.92
Staging and Access	City of Boise S0933417670 Ada County UNKNOWN (Recreation Trail) Arc Ridge LLC S0933417655 Idaho Park Foundation Inc. S0933212465 Thomas Stredwick S0929336355 Virginia McDevitt S0929346703 Idaho Power Co. S0932212427 3N Investments LLC S0932120983 R5567830055 R5567830026	Temporary Work Area Easement (Standard Estate #15)	TBD

Feature	Ownership	Interest to be Acquired	Approximate Acres
	United Water Idaho Inc. S0932141905 S0933325500		

3 NON-FEDERAL SPONSOR-OWNED LANDS, EASEMENTS, AND RIGHTS-OF-WAY

The NFS owns a small parcel of land (Parcel # S0933417700) within the project footprint. This parcel will also be recommended as a point of access and possibly a staging area for the construction activities along the east bank of the river.

4 NON-STANDARD ESTATES

The use of non-standard estates is not anticipated to be required for this proposed project. If it is later determined that non-standard estates are necessary, a request for approval of the non-standard estate will be submitted to Corps Headquarters for approval through Northwestern Division separate from this REP.

5 EXISTING FEDERAL PROJECTS

Where there is an existing Federal project within the area proposed for a new project, such lands must be identified, and the sufficiency of those lands for the proposed project must be evaluated. In addition, the value of lands provided as an item of local cooperation for a previous Federal project are not included in the valuation of lands for the current proposed project, and no credit may be afforded for such interests.

6 FEDERALLY OWNED LAND

There are no Federally owned lands within the project footprint, however portions of Main Channel 1, owed by Ada County were purchased through the Lands and Water Conservation Funds, a Federal Grant Program.

7 NAVIGATIONAL SERVITUDE

Exercise of Federal navigational servitude is not applicable to this proposed project and is not being invoked.

8 PROJECT MAPS

Please see Exhibit A for proposed project maps depicting the project study footprint.

9 POTENTIAL FLOODING INDUCED BY CONSTRUCTION, OPERATION, OR MAINTENANCE OF PROJECT

The purpose of the project is to provide over bank flooding to create habitat. Negative impacts to downstream landowners from this type of flooding is not anticipated. Areas to be inundated are localized to the project area and do not impact landowners not supportive of the project.

There is no potentially induced flooding as a result of the construction, operation, and maintenance of the proposed project.

10 REAL ESTATE BASELINE COST ESTIMATE

The Baseline Cost Estimate for Real Estate (BCERE) for the RP is presented below. In accordance with Engineering Circular (EC) 405-1-4 and Real Estate Policy Guidance Letter (PGL) No. 31, for projects in which the value of real estate (including lands, improvements, and severance damages) are not anticipated to exceed 15 percent of total project cost, a cost estimate or rough order of magnitude is acceptable for purposes of the feasibility phase. In the event where the value of real estate exceeds the 15 percent threshold, but is not greater than 30 percent, a brief gross appraisal will be acceptable. When the value of the real estate exceeds 30 percent, a full gross appraisal will be required.

The values in Table 2 will be derived from a Land Cost Estimate (LCE) prepared by a licensed appraiser. The valuation product has not yet been completed for this project. An LCE is not an appraisal and is intended for internal planning purposes only. Pre-acquisition appraisal services to determine the current actual market value of LER may be obtained if total real estate costs constitute more than 15 percent of the total proposed project costs. A contingency of approximately 20 percent will likely be added into this estimate due to factors that cannot be evaluated at this time, such as the proposed project being delayed, differences in the Preconstruction Engineering and Design, and potential unforeseen changes in land use or zoning practices. Closing costs and title work costs, which in Nevada average approximately 10 percent of the total cost of acquisition, have also been added into the estimate.

Table 2. Real Estate Baseline Cost Estimate

NFS Cost	Acres	Cost
Lands, Easements and Rights-of-Way (01 Account)	TBD	TBD
Facility/Utility Relocations (02 Account)	TBD	TBD
Incremental RE Costs (20% Contingency)		TBD
Subtotal LERRDs		
*NFS Administrative Costs		
Total NFS LERRDs		
Federal Cost		
**Federal Administrative Costs		

NFS Cost	Acres	Cost
Total Real Estate Costs		

LERRDs = Lands, easements, rights-of-way, relocations, and disposal

11 PUBLIC LAW 91-646 RELOCATION ASSISTANCE BENEFITS

The NFS is aware of the requirements of the Uniform Act (Public Law 91-646) and if relocations are required, the NFS will proceed in accordance with the Act. Currently, the RP does not identify the displacement of any businesses or residences that are eligible for relocation assistance benefits under the Act.

12 MINERAL/TIMBER ACTIVITY

There is no known mineral activity currently occurring inside the proposed project area. There is no known timber harvesting within the proposed project boundary.

13 NON-FEDERAL SPONSOR’S LEGAL AND PROFESSIONAL CAPABILITY TO ACQUIRE AND PROVIDE LANDS, EASEMENTS, AND RIGHTS-OF-WAY

A thorough assessment of the NFS’s legal and professional capability and experience to acquire, provide, and perform LER will be completed through the assessment of the NFS’s real estate acquisition capability, which is in the format prescribed in ER 405-1-12, Appendix 12-E, and attached as an exhibit to this REP when it is available. A meeting has been scheduled on February 11, 2026, to conduct the acquisition capability assessment.

14 APPLICATION OR ENACTMENT OF ZONING ORDINANCES

At this time there are no foreseen enactments of zoning ordinances to facilitate acquisition of real property in connection with this proposed project.

15 REAL ESTATE ACQUISITION SCHEDULE

Currently, the proposed project is anticipated to be implemented in phases, with construction beginning at the upstream end of the project area and progressing downstream. However, because the proposed project is only at a preliminary design, the construction timelines have not yet been determined. The acquisition of Temporary Work Area Easements, and Rights of Entry for Construction needed for the TSP would be accomplished over several months, with the acquisition of all of the real estate interests required completed in advance of contracting for construction activities. The schedule below reflects an approximate realistic timeline to complete the acquisition activities.

Table 3. Real Estate Acquisition Schedule Milestones

Final Project Plans and Specifications Submitted to NFS (RE Notice to Proceed)	30 days after final construction drawings are completed.
Obtain Surveys	30 days after plans and specs submitted. If necessary.
Obtain Title Evidence	30 days after NTP. If necessary.
Obtain Appraisals and Reviews	30 days after obtaining title evidence.
Prepare Offer Letters	20 days after obtaining appraisals.
Conclude Negotiations	20 days after start of negotiations. If necessary.
Conclude Closings	30 days after concluding negotiations. If necessary.
Attorney Certify Availability of LERRD	30 days after concluding closings.
Review LERRD Credit Request	30 days after receiving LERRDs documents.
Approve or Deny Credit Request	10 days after concluding LERRD Review.

16 FACILITY/UTILITY RELOCATIONS

The design team continues to assess options in coordination with this feasibility report. At the time of this report, the information regarding the facility and utility relocations required for this project is not yet available. Impacted parcels and acreages are still being determined at this time and this REP will be updated as soon as more information becomes available.

A preliminary assessment of facilities and utilities within the TSP footprint is ongoing and guidance set forth in Real Estate PGL No. 31 is being utilized. In accordance with PGL No. 31, the District Real Estate Office will draft a real estate assessment addressing whether the identified facilities/utilities are generally of the type eligible for compensation under the substitute facilities doctrine, and if the District has valid data or evidence that demonstrates it has identified an owner with a compensable interest in the property. The identified utilities will be added to this REP when that information becomes available as Exhibit B.

ANY CONCLUSION OR CATEGORIZATION CONTAINED IN THIS REPORT THAT AN ITEM IS A UTILITY OR FACILITY RELOCATION TO BE PERFORMED BY THE NON-FEDERAL SPONSOR AS PART OF ITS LER RESPONSIBILITIES IS PRELIMINARY ONLY. THE GOVERNMENT WILL MAKE A FINAL DETERMINATION OF THE RELOCATIONS NECESSARY FOR THE CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE PROJECT AFTER FURTHER ANALYSIS AND COMPLETION AND APPROVAL OF FINAL ATTORNEY'S OPINION OF COMPENSABILITY FOR EACH OF THE IMPACTED UTILITIES AND FACILITIES.

17 IMPACT ON REAL ESTATE ACQUISITION DUE TO SUSPECTED OR KNOWN CONTAMINANTS

The NFS fully understands their responsibilities for assessing the properties for any potential presence of hazardous waste materials as defined and regulated under CERCLA. The LER estimate is predicated on the assumption that all lands and properties are clean and require no remediation. An Environmental Assessment will need to be conducted for this project in accordance with ER 1165-2-132, with investigations into regulatory databases, historic information, and other commonly accessible environmental records of environmental conditions within the project area.

18 SUPPORT/OPPOSITION FOR THE PROJECT

There is no known opposition by local, state, and tribal stakeholders at this time. This proposed project enjoys popular broad-based support from local agencies and special interest groups. A public review period for the Feasibility Study/Environmental Assessment will be held and all pertinent real estate information gathered from the public review period and public meeting has been included in this REP.

19 NON-FEDERAL SPONSOR NOTIFICATION OF PRE-PPA ACQUISITION

The NFS has been advised in writing of the risks associated with acquiring land prior to the execution of the Project Partnership Agreement. A signed copy of this letter is displayed as Exhibit C of this report.

20 OTHER REAL ESTATE ISSUES

There are no other real estate issues to note.

21 RECOMMENDATION

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