Public Notice
NOAA Marine Operations Center-Pacific Award
to Port of Newport, Newport, Oregon

This is to give notice that the National Oceanic and Atmospheric Administration (NOAA) has conducted an analysis as required by Executive Order (EO) 11988, *Floodplain Management*, to determine whether there was a practicable alternative to the Port of Newport (Newport, Oregon) for NOAA's award of its Marine Operations Center-Pacific (MOC-P) facility. The analysis is required under E.O. 11988 because the Port of Newport site involves development in a base floodplain. NOAA's full report documenting its analysis and conclusions can be found at http://www.moc.noaa.gov/mop.html.

Assessment of Practicable Alternative. NOAA conducted an assessment of the other three offers submitted in response to NOAA's MOC-P solicitation: 1801 Fairview Ave East, Inc., Lake Union, Seattle, Washington; Port of Port Angeles, Port Angeles, Washington; and Port of Bellingham, Bellingham, Washington. Based on its analysis, NOAA has determined that there appears to be no practicable alternative to the Port of Newport offer for the following reasons:

- The Port of Bellingham (WA) and the Port of Port Angeles (WA) each submitted a proposal in response to NOAA's solicitation for offers that is located in a base floodplain, as determined by the Federal Emergency Management Agency (FEMA), and, therefore, is not a practicable alternative. Bellingham and the Port Angeles offered proposals that earned lower technical ratings than Newport's proposal and offered higher prices. Bellingham's proposal also significantly exceeded the prospectus threshold, and could not have been awarded within existing authorities possessed by NOAA; and also would have been determined to be a capital lease: two additional factors that preclude the Bellingham proposal being considered a practicable alternative.
- The proposal submitted by Fairview Avenue (WA) was a not practicable alternative. Fairview's proposal earned a lower technical rating than Newport's and it offered a significantly higher price. Fairview's proposal also significantly exceeded the prospectus threshold, and could not have been awarded to Fairview Avenue within existing authorities possessed by NOAA. Its offer also would have been determined to be a capital lease, and therefore, not a practicable alternative.

Assessment of Potential Floodplain Impact at Newport Site. Based on NOAA's assessment that there appears to be no practicable alternative to development in the floodplain as proposed under the Port of Newport lease, NOAA conducted an analysis to assess the potential impacts of the actions proposed at the Newport site on the base floodplain and surrounding area. NOAA has also taken appropriate steps to ensure that the Port of Newport is designing its actions in the base floodplain to reduce the risks of flooding and minimize adverse impacts on the base floodplain.

Specifically, the Port of Newport has taken the following steps to minimize or avoid adverse impact of its proposed action:

- *Berthing and Approach Piers:* Newport's piers will be constructed in Yaquina Bay and would, therefore, be located in the base floodplain. The interim pier design is likely to adequately resist damage from severe coastal flooding. This is achieved by the expected placement of the pier deck above the base flood elevation and the reduction in the

number of piles (by increasing the size of the piles) to reduce the potential for trapping debris under the pier.

- *Upland Facilities.* Based on detailed topographic information for the current site obtained from Newport, on February 9, 2010, the location of the proposed office building at the northeast corner of the site would be in the base floodplain. Newport intends to construct the office building at an elevation at least 1 foot above base flood elevation using methods that comply with the standards of the floodplain management ordinance of the City of Newport to minimize the risk of flood damage. With respect to the hazardous materials building, according to a site plan for the upland facilities, the building will be located outside of the 0.2-percent annual chance floodplain.
- None of the facilities will be constructed on fill placed in bay waters.

Written comments must be received by NOAA's Chief Administrative Officer at the following address on or before April 23, 2010:

NOAA Chief Administrative Officer
Attn: MOC-P Practicable Alternative Analysis
c/o URS Corporation
P.O. Box 90490
San Jose, CA 95109-3490

Comments may also be emailed to: MOCP_PAA@urscorp.com.

Following its consideration of relevant comments, NOAA will make a final determination on this issue.