



# Federal Emergency Management Agency

Washington, D.C. 20472

**December 28, 2012**

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:  
Case No.: 12-03-1850R

The Honorable Vincent C. Gray  
Mayor, District of Columbia  
John A. Wilson Building  
1350 Pennsylvania Avenue, NW, Suite 316  
Washington, DC 20004

Community Name: District of Columbia,  
Washington, DC  
Community No.: 110001

Dear Mayor Gray:

We are providing our comments with the enclosed Conditional Letter of Map Revision (CLOMR) on a proposed project within your community that, if constructed as proposed, could revise the effective Flood Insurance Rate Map, for your community.

If you have any questions regarding the floodplain management regulations for your community, the National Flood Insurance Program (NFIP) in general, or technical questions regarding this CLOMR, please contact the Director, Mitigation Division of the Federal Emergency Management Agency (FEMA) Regional Office in Philadelphia, PA, at (215), 931-5512 or the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our Web site at <http://www.fema.gov/business/nfip>.

Sincerely,

Michael J. McGinn, Program Specialist  
Engineering Management Branch  
Federal Insurance and Mitigation Administration

For: Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration

List of Enclosures:

Conditional Letter of Map Revision Comment Document

cc: Mr. Timothy Karikari, P.E., DC-NFIP Coordinator  
Floodplain Administrator  
Government of the District of Columbia  
District Department of the Environment (DDOE)

Mr. Victor L. Hoskins  
Deputy Mayor, Planning and Economic  
Development

Ms. Aelisa Carr, PE, CFM  
AMT, LLC

Mr. Thomas J. Shafer, Jr., PE  
Vice President Moffatt & Nichol

**ZONING COMMISSION**  
District of Columbia  
CASE NO.11-03J  
EXHIBIT NO.82G1



# Federal Emergency Management Agency

Washington, D.C. 20472

## CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT

COMMUNITY INFORMATION		PROPOSED PROJECT DESCRIPTION	BASIS OF CONDITIONAL REQUEST
COMMUNITY	District of Columbia Washington, DC	FILL	HYDRAULIC ANALYSIS NEW TOPOGRAPHIC DATA
	COMMUNITY NO.: 110001		
IDENTIFIER	The Wharf - SW Waterfront	APPROXIMATE LATITUDE AND LONGITUDE: 38.879, -77.025 SOURCE: Precision Mapping Streets DATUM: NAD 83	
AFFECTED MAP PANEL			
TYPE: FIRM*	NO.: 1100010018C	DATE: September 27, 2010	* FIRM - Flood Insurance Rate Map
TYPE: FIRM*	NO.: 1100010019C	DATE: September 27, 2010	
TYPE: FIRM*	NO.: 1100010056C	DATE: September 27, 2010	
TYPE: FIRM*	NO.: 1100010057C	DATE: September 27, 2010	

### FLOODING SOURCE AND REACH DESCRIPTION

Potomac River – from a point approximately 740 feet southwest of the intersection of N Street SW and 4th Street SW to the intersection of Maine Avenue SW and 12th Street SW

### PROPOSED PROJECT DESCRIPTION

Flooding Source	Proposed Project	Location of Proposed Project
Potomac River	Fill Placement New Retaining wall	from approximately 740 feet southwest of intersection of N Street SW and 4th Street SW to the intersection of Maine Avenue SW and 12th Street SW

### SUMMARY OF IMPACTS TO FLOOD HAZARD DATA

Flooding Source	Effective Flooding	Proposed Flooding	Increases	Decreases
Potomac River	Zone AE	Zone AE	Yes	Yes
	BFEs*	BFEs	None	Yes
	Zone X (shaded)	Zone X (shaded)	Yes	Yes

\* BFEs - Base (1-percent-annual-chance) Flood Elevations

### COMMENT

This document provides the Federal Emergency Management Agency's (FEMA's) comment regarding a request for a CLOMR for the project described above. This document is not a final determination; it only provides our comment on the proposed project in relation to the flood hazard information shown on the effective National Flood Insurance Program (NFIP) map. We reviewed the submitted data and the data used to prepare the effective flood hazard information for your community and determined that the proposed project meets the minimum floodplain management criteria of the NFIP. Your community is responsible for approving all floodplain development and for ensuring that all permits required by Federal or State/Commonwealth law have been received. State/Commonwealth, county, and community officials, based on their knowledge of local conditions and in the interest of safety, may set higher standards for construction in the Special Flood Hazard Area (SFHA), the area subject to inundation by the base flood). If the State/Commonwealth, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional information about the NFIP is available on the FEMA Web site at <http://www.fema.gov/business/nfip>.

Michael J. McGinn, Program Specialist  
Engineering Management Branch  
Federal Insurance and Mitigation Administration



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## CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

### COMMUNITY INFORMATION

To determine the changes in flood hazards that will be caused by the proposed project, we compared the hydraulic modeling reflecting the proposed project (referred to as the proposed conditions model) to the hydraulic modeling used to prepare the Flood Insurance Study (FIS) (referred to as the effective model). If the effective model does not provide enough detail to evaluate the effects of the proposed project, an existing conditions model must be developed to provide this detail. This existing conditions model is then compared to the effective model and the proposed conditions model to differentiate the increases or decreases in flood hazards caused by more detailed modeling from the increases or decreases in flood hazards that will be caused by the proposed project.

The table below shows the changes in the BFEs:

BFE Comparison Table

Flooding Source: Potomac River		BFE Change (feet)	Location of maximum change
Existing vs. Effective	Maximum increase	NONE	
	Maximum decrease	0.01	Approximately 1,220 feet downstream of intersection of Maine Avenue SW and 12th Street SW
Proposed vs. Existing	Maximum increase	NONE	
	Maximum decrease	NONE	
Proposed vs. Effective	Maximum increase	NONE	
	Maximum decrease	0.01	Approximately 1,220 feet downstream of intersection of Maine Avenue SW and 12th Street SW

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Michael J. McGinn, Program Specialist  
Engineering Management Branch  
Federal Insurance and Mitigation Administration



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## CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

### COMMUNITY INFORMATION (CONTINUED)

#### DATA REQUIRED FOR FOLLOW-UP LOMR

Upon completion of the project, your community must submit the data listed below and request that we make a final determination on revising the effective FIRM. If the project is built as proposed and the data below are received, a revision to the FIRM would be warranted.

- Detailed application and certification forms must be used for requesting final revisions to the maps. Therefore, when the map revision request for the area covered by this letter is submitted, Form 1, entitled "Overview and Concurrence Form," must be included. A copy of this form may be accessed at [http://www.fema.gov/plan/prevent/fhm/dl\\_mt-2.shtm](http://www.fema.gov/plan/prevent/fhm/dl_mt-2.shtm).
- Detailed application and certification Form 2 entitled "Riverine Hydrology and Hydraulics Form" may be required if as-built conditions differ from the proposed plans. If required, please submit new forms or annotated copies of the previously submitted forms showing the revised information. Hydraulic analyses for as-built conditions of the base flood, the 10-percent, 2-percent, and 0.2-percent-annual-chance floods must be submitted with Form 2.
- A certified topographic work map showing the revised and effective floodplain boundaries. Please ensure that the revised information ties-in with the current effective information at the downstream and upstream ends of the revised reach.
- An annotated copy of the FIRM, at the scale of the effective FIRM, that shows the revised floodplain boundary delineations shown on the submitted work map and how they tie-in to the floodplain boundary delineations shown on the current effective FIRM at the downstream and upstream ends of the revised reach.
- As-built plans, certified by a registered Professional Engineer, of all proposed project elements.
- Documentation of the individual legal notices sent to property owners who will be affected by any widening or shifting of the base floodplain and/or any BFE increases along Potomac River.

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on the FEMA Web site at <http://www.fema.gov/business/nfip>.

A handwritten signature in cursive script, reading "Michael J. McGinn".

Michael J. McGinn, Program Specialist  
Engineering Management Branch  
Federal Insurance and Mitigation Administration



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## CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

### COMMUNITY INFORMATION (CONTINUED)

#### DATA REQUIRED FOR FOLLOW-UP LOMR (continued)

• FEMA's fee schedule for reviewing and processing requests for conditional and final modifications to published flood information and maps may be accessed at [http://www.fema.gov/plan/prevent/flm/frm\\_fees.shtm](http://www.fema.gov/plan/prevent/flm/frm_fees.shtm). The fee at the time of the map revision submittal must be received before we can begin processing the request. Payment of this fee can be made through a check or money order, made payable in U.S. funds to the National Flood Insurance Program, or by credit card (Visa or MasterCard only). Please forward the payment, along with the revision application, to the following address:

LOMC Clearinghouse  
847 South Pickett Street  
Alexandria, Virginia 22304-4605

After receiving appropriate documentation to show that the project has been completed, FEMA will initiate a revision to the FIRM. Because the flood hazard information (i.e., base flood elevations, base flood depths, SFHAs, zone designations, and/or regulatory floodways) will change as a result of the project, a 90-day appeal period will be initiated for the revision, during which community officials and interested persons may appeal the revised flood hazard information based on scientific or technical data.

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on the FEMA Web site at <http://www.fema.gov/business/nfip>.

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## CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

### COMMUNITY INFORMATION (CONTINUED)

#### COMMUNITY REMINDERS

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:


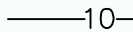
Mr. Eugene K. Gruber  
Director, Mitigation Division  
Federal Emergency Management Agency, Region III  
One Independence Mall, Sixth Floor  
615 Chestnut Street  
Philadelphia, PA 19106 4404  
(215) 931 5512

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on the FEMA Web site at <http://www.fema.gov/business/nfip>.

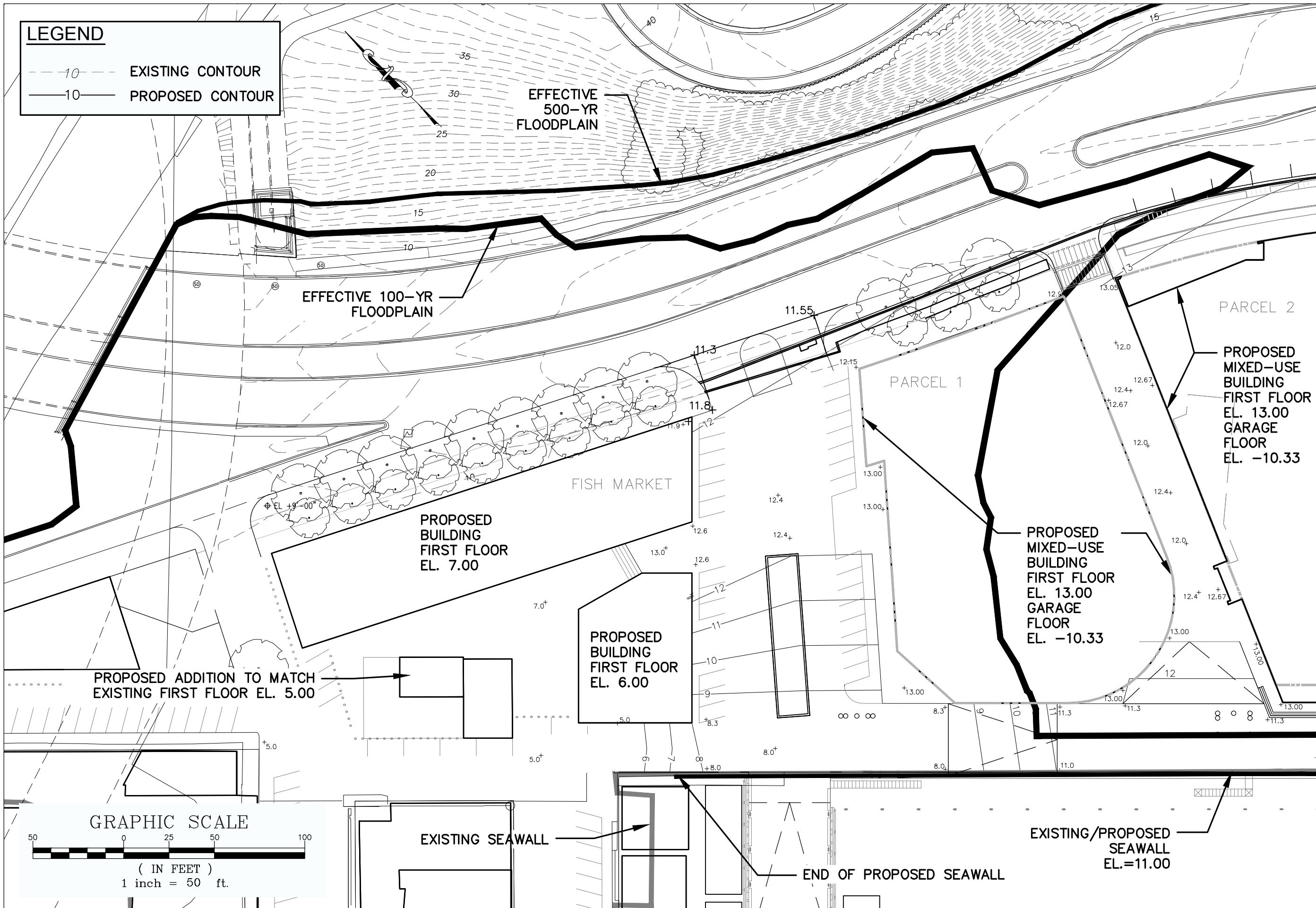
A handwritten signature in cursive script that reads "Michael J. McGinn".

Michael J. McGinn, Program Specialist  
Engineering Management Branch  
Federal Insurance and Mitigation Administration

**LEGEND**

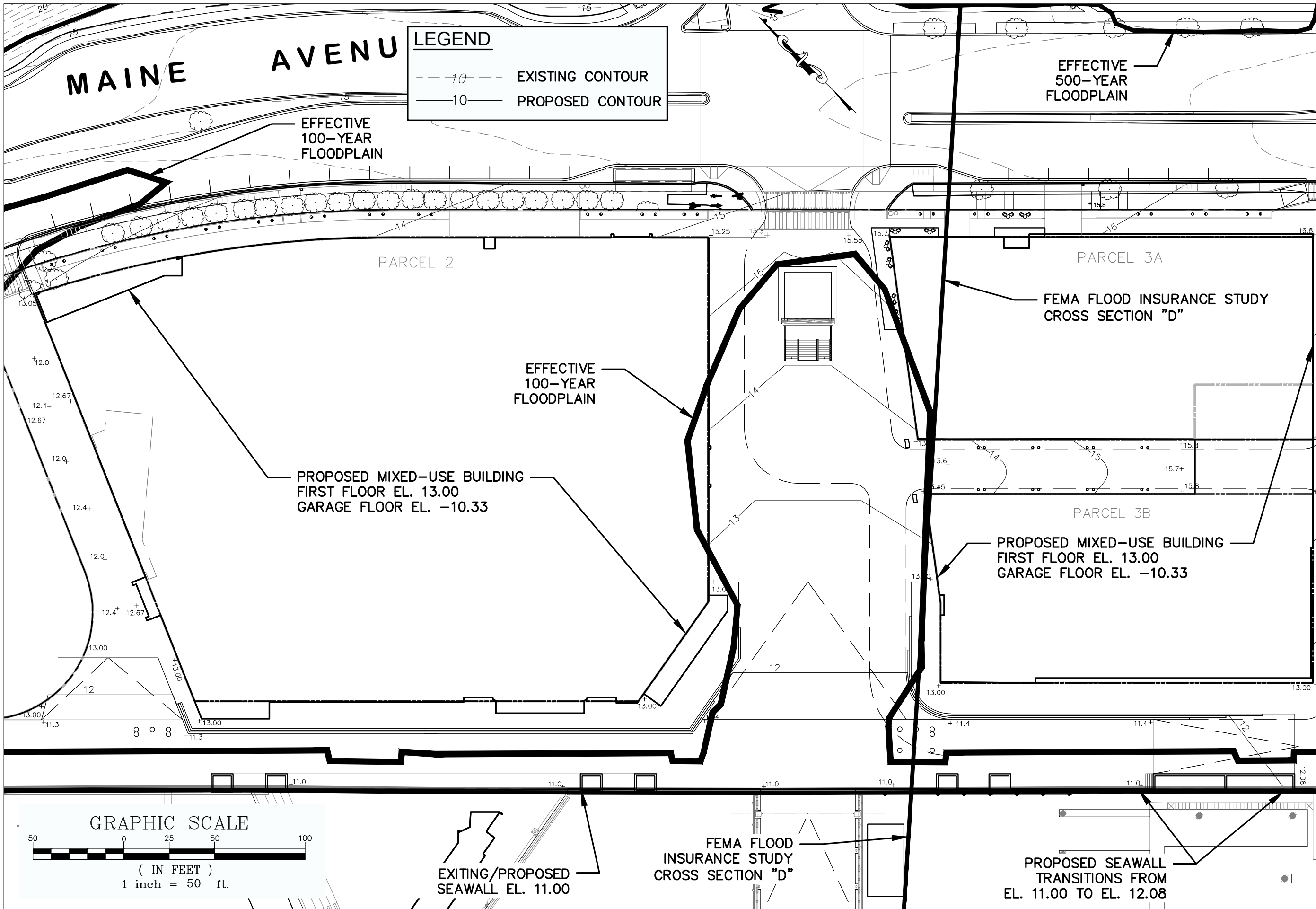
-  10 --- EXISTING CONTOUR
-  10 — PROPOSED CONTOUR

VERTICAL  
DATUM: DC  
DPW DATUM



**EFFECTIVE  
MAP**

(EFFECTIVE FLOODPLAIN,  
PROPOSED PROJECT)

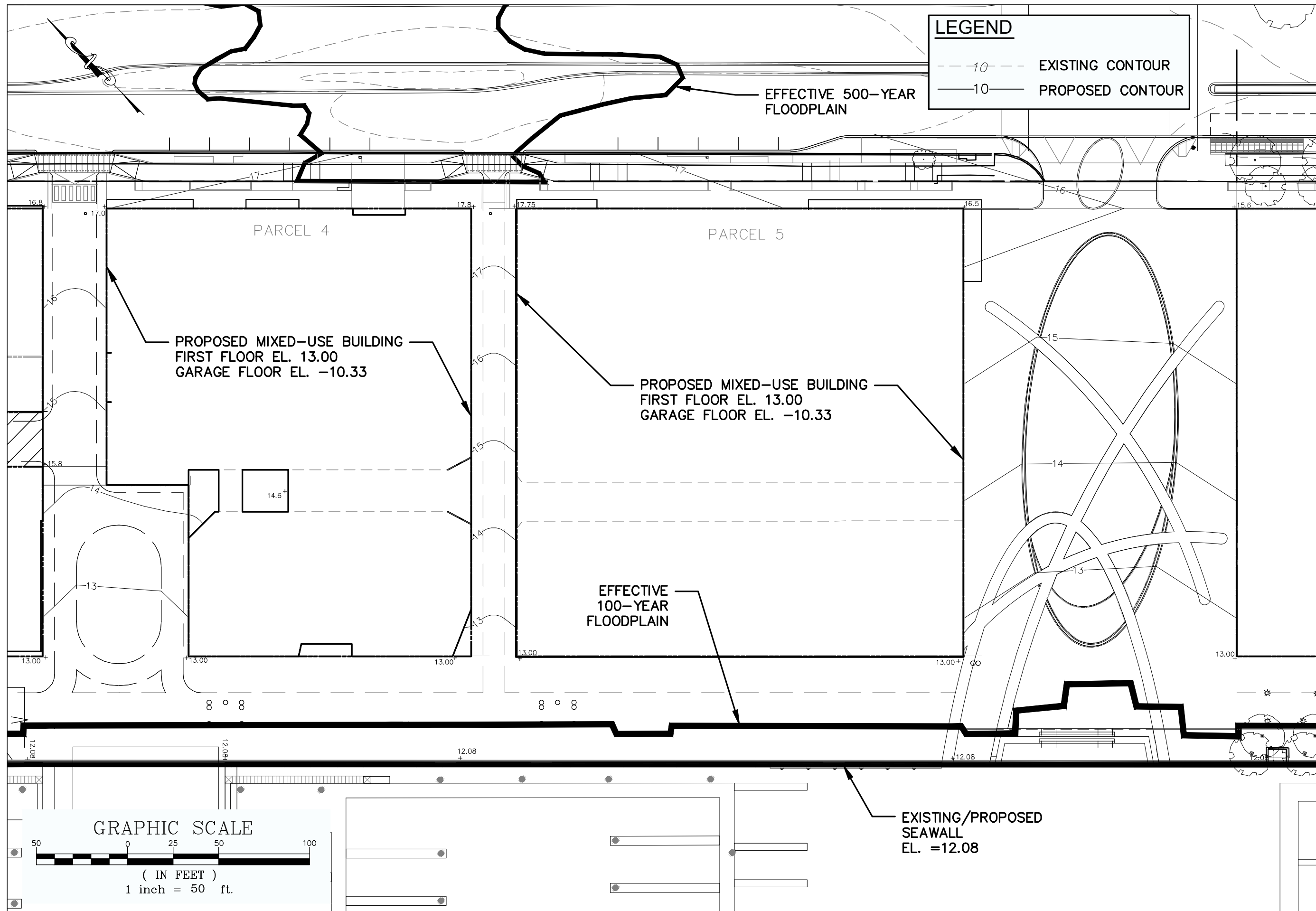


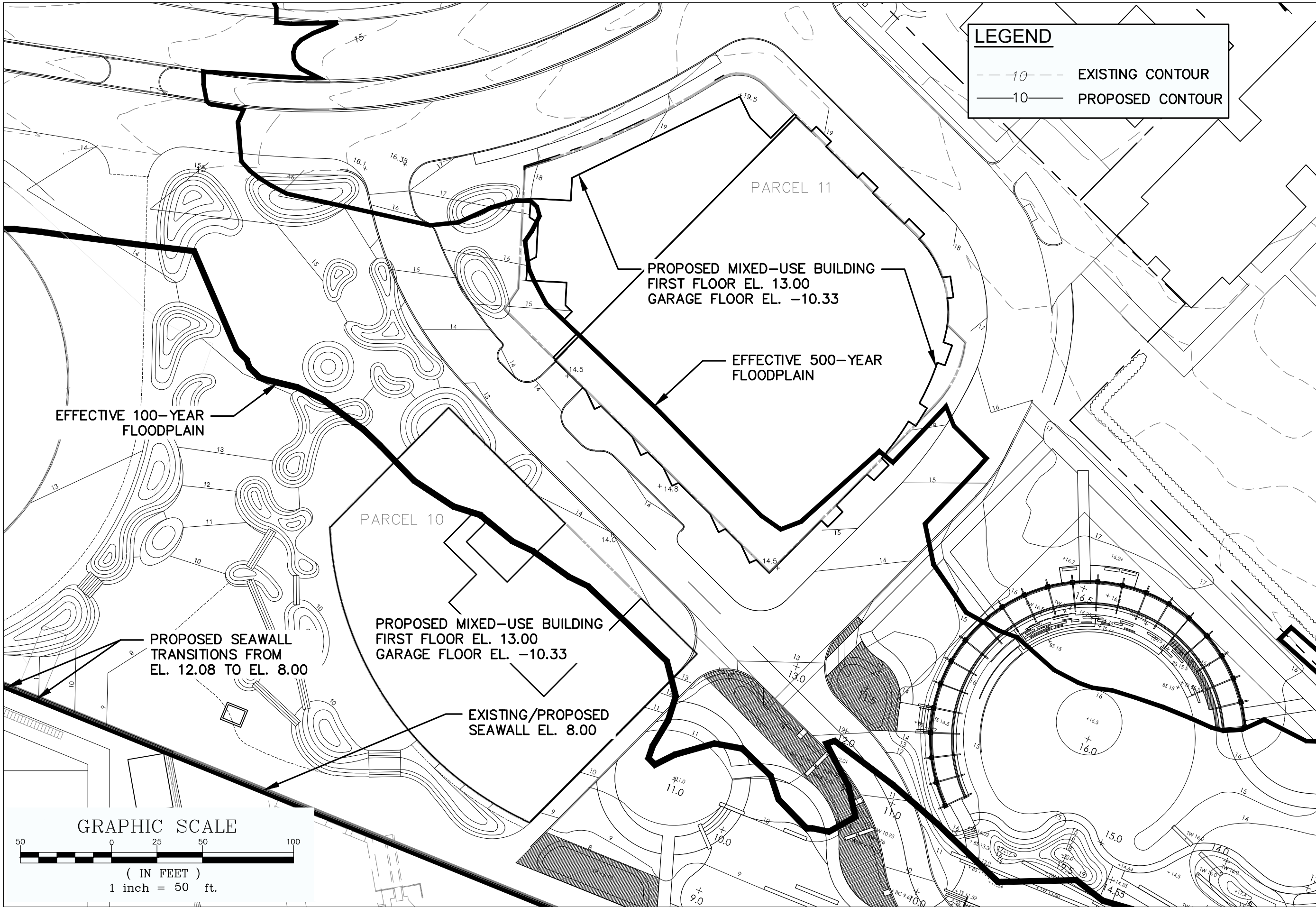
VERTICAL DATUM: DC DPW DATUM

**EFFECTIVE MAP**  
 (EFFECTIVE FLOODPLAIN, PROPOSED PROJECT)

**SHEET 1.2**







VERTICAL  
DATUM: DC  
DPW DATUM

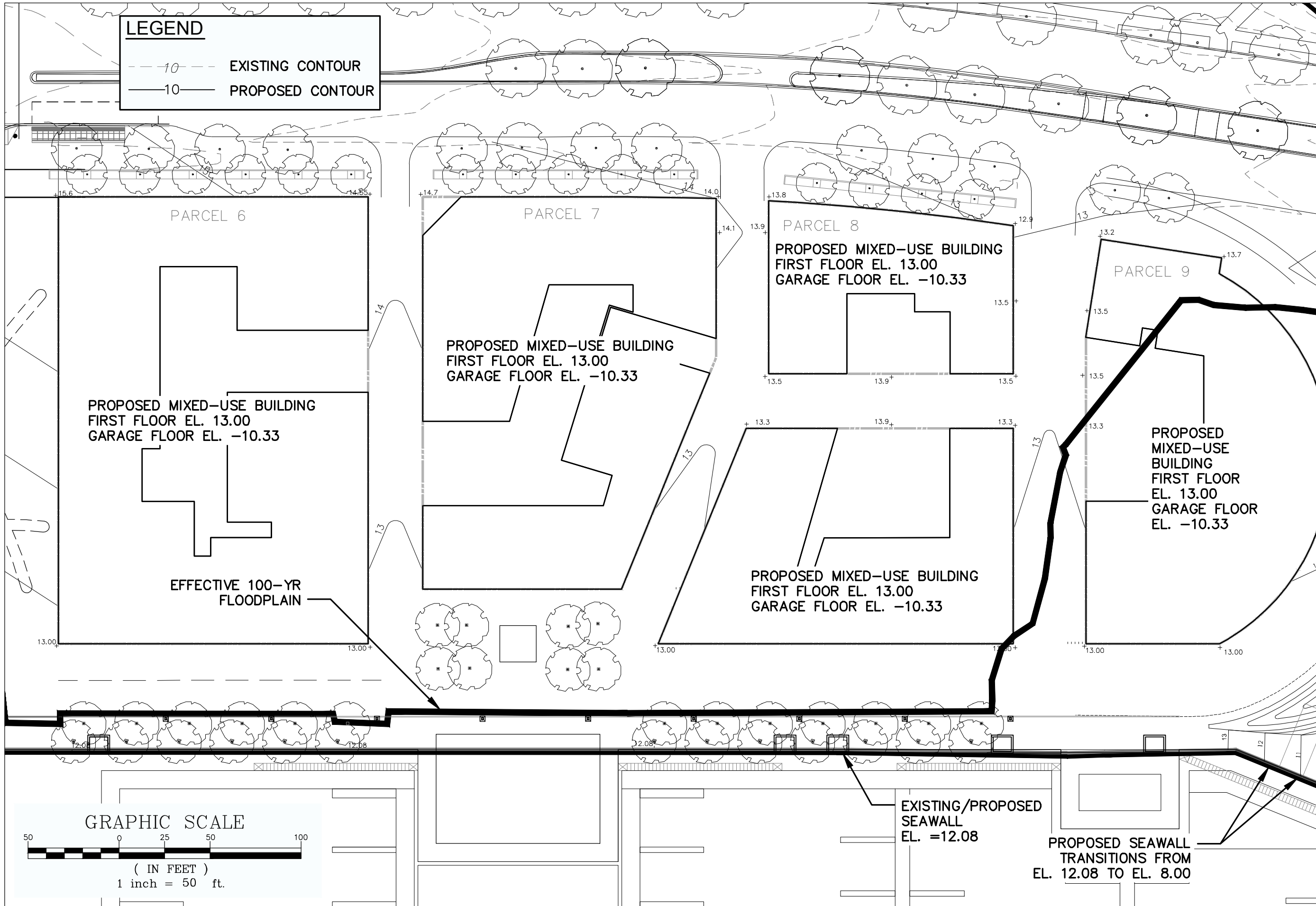
**EFFECTIVE  
MAP**  
(EFFECTIVE FLOODPLAIN,  
PROPOSED PROJECT)

**SHEET 1.5**

**LEGEND**

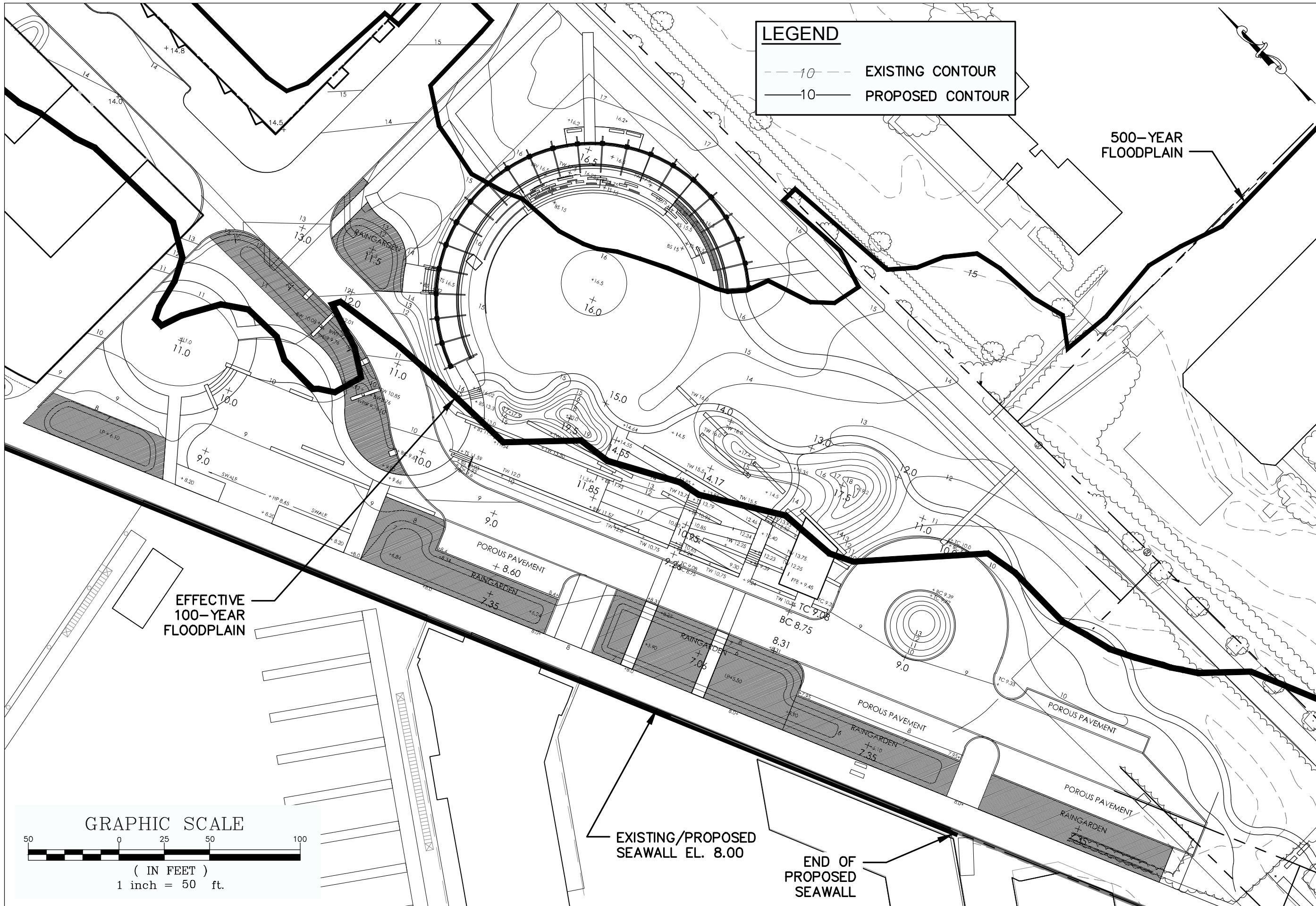
- - - 10 - - - EXISTING CONTOUR
- 10 — PROPOSED CONTOUR

VERTICAL  
DATUM: DC  
DPW DATUM



**EFFECTIVE  
MAP**  
(EFFECTIVE FLOODPLAIN,  
PROPOSED PROJECT)

**SHEET 1.4**



LEGEND	
---10---	EXISTING CONTOUR
—10—	PROPOSED CONTOUR

VERTICAL  
DATUM: DC  
DPW DATUM

500-YEAR  
FLOODPLAIN

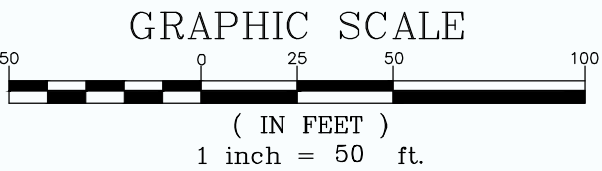
EFFECTIVE  
100-YEAR  
FLOODPLAIN

EXISTING/PROPOSED  
SEAWALL EL. 8.00

END OF  
PROPOSED  
SEAWALL

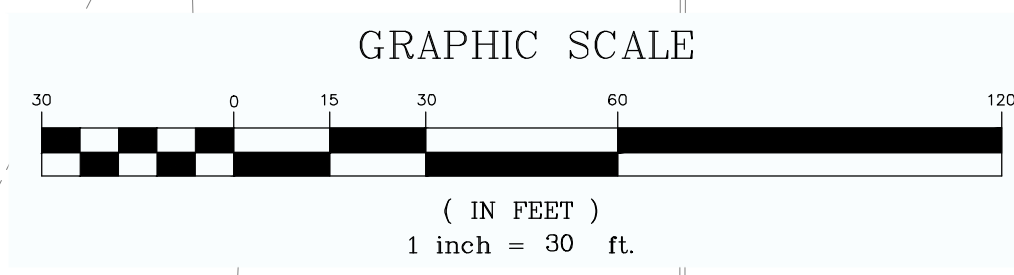
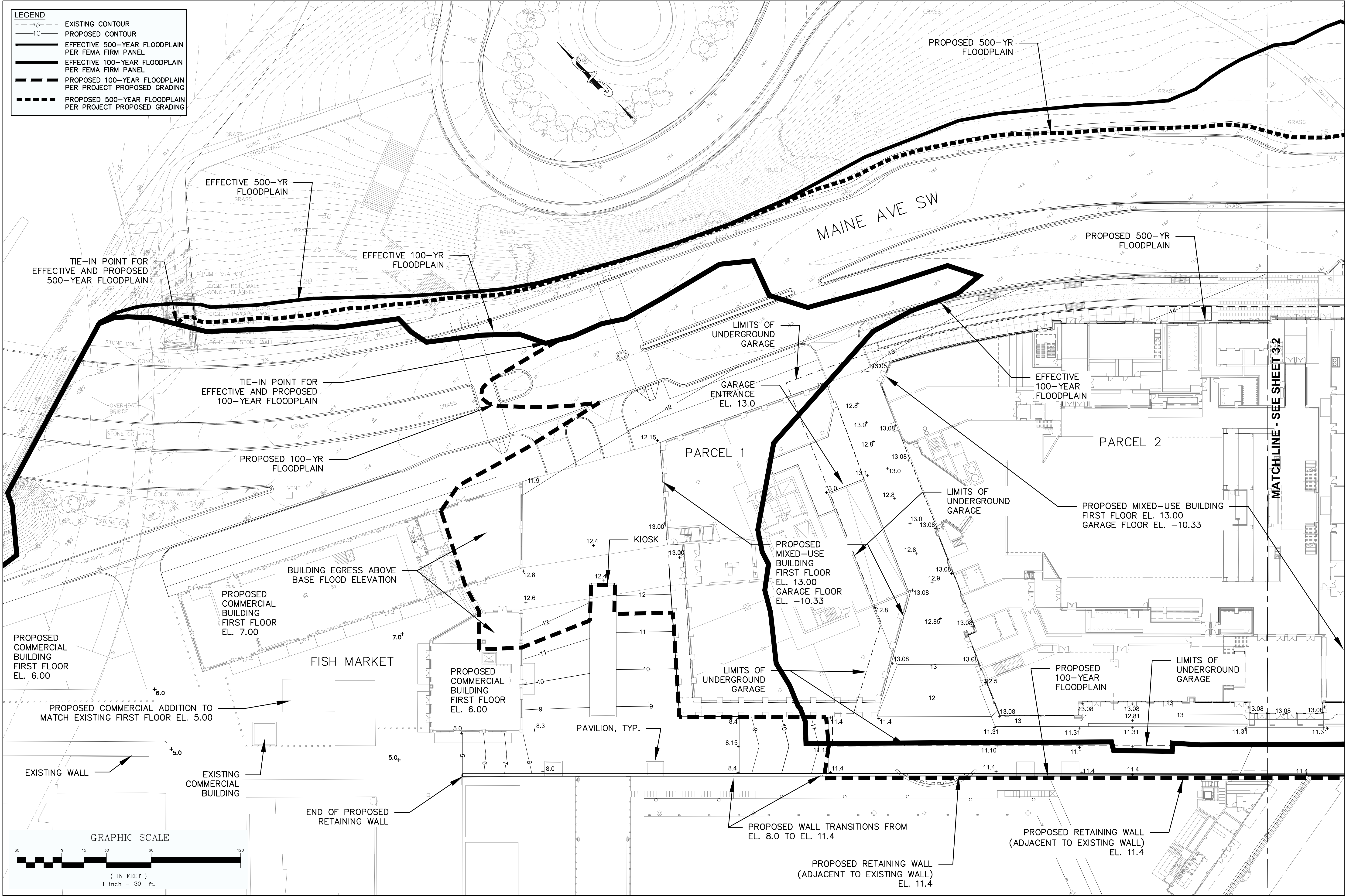
EFFECTIVE  
MAP  
(EFFECTIVE FLOODPLAIN,  
PROPOSED PROJECT)

SHEET 1.6



LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EFFECTIVE 500-YEAR FLOODPLAIN PER FEMA FIRM PANEL
	EFFECTIVE 100-YEAR FLOODPLAIN PER FEMA FIRM PANEL
	PROPOSED 100-YEAR FLOODPLAIN PER PROJECT PROPOSED GRADING
	PROPOSED 500-YEAR FLOODPLAIN PER PROJECT PROPOSED GRADING

VERTICAL DATUM: DC DPW DATUM

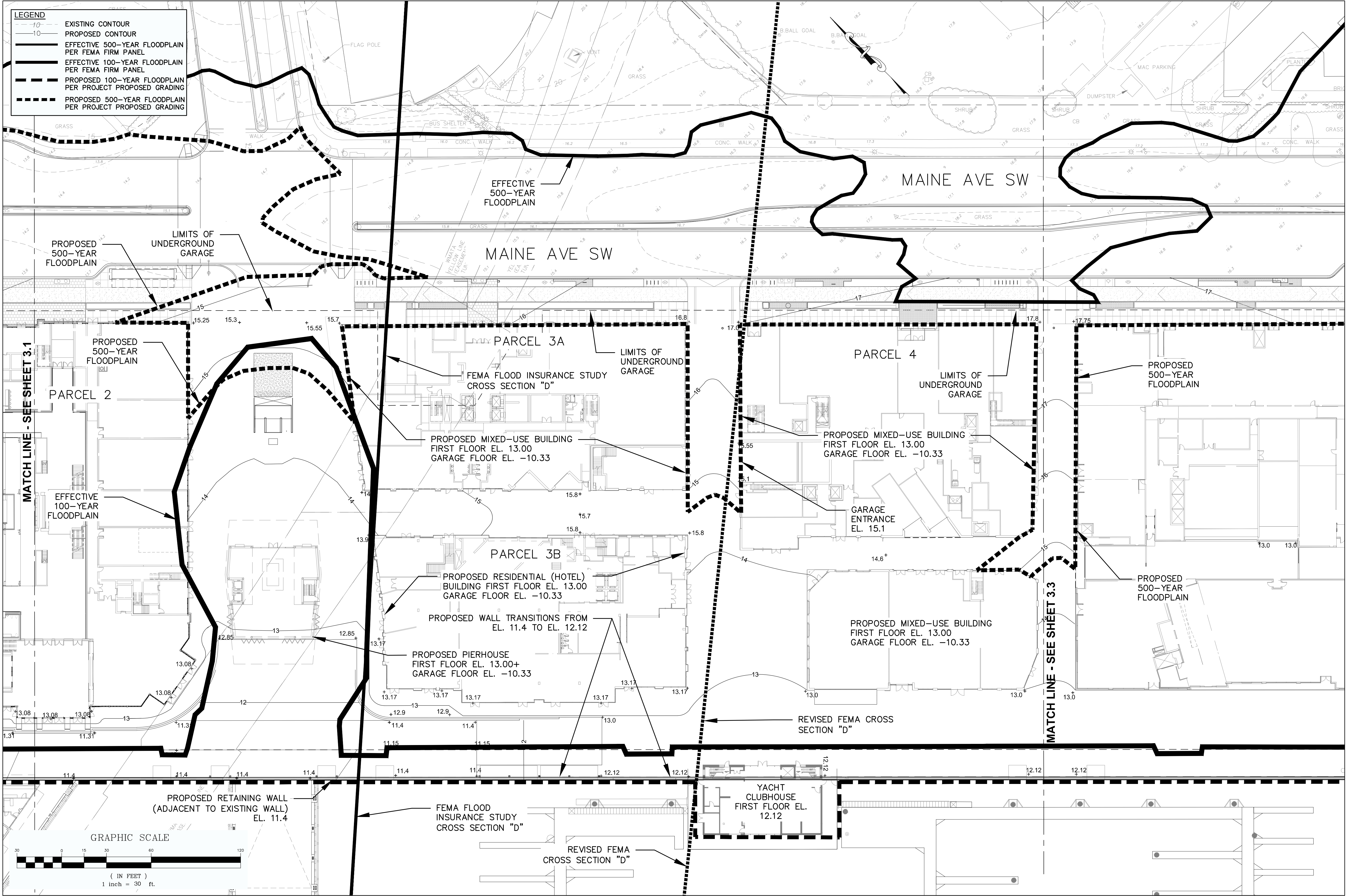


**PROPOSED CONDITIONS MAP**

(EFFECTIVE FLOODPLAIN, PROPOSED FLOODPLAIN)

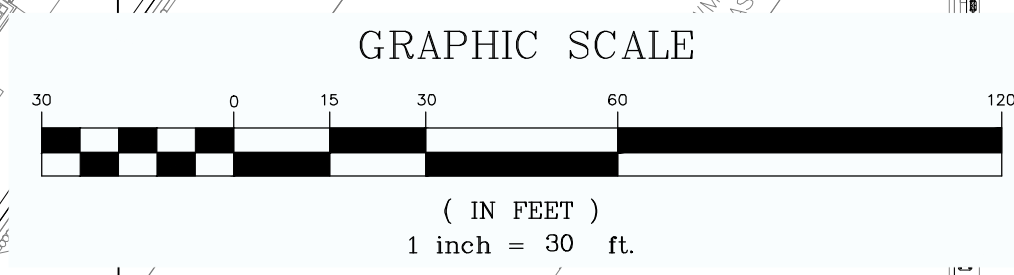
- LEGEND**
- - - - - EXISTING CONTOUR
  - — — — PROPOSED CONTOUR
  - — — — EFFECTIVE 500-YEAR FLOODPLAIN PER FEMA FIRM PANEL
  - — — — EFFECTIVE 100-YEAR FLOODPLAIN PER FEMA FIRM PANEL
  - — — — PROPOSED 100-YEAR FLOODPLAIN PER PROJECT PROPOSED GRADING
  - — — — PROPOSED 500-YEAR FLOODPLAIN PER PROJECT PROPOSED GRADING

VERTICAL DATUM: DC DPW DATUM



MATCH LINE - SEE SHEET 3.1

MATCH LINE - SEE SHEET 3.3

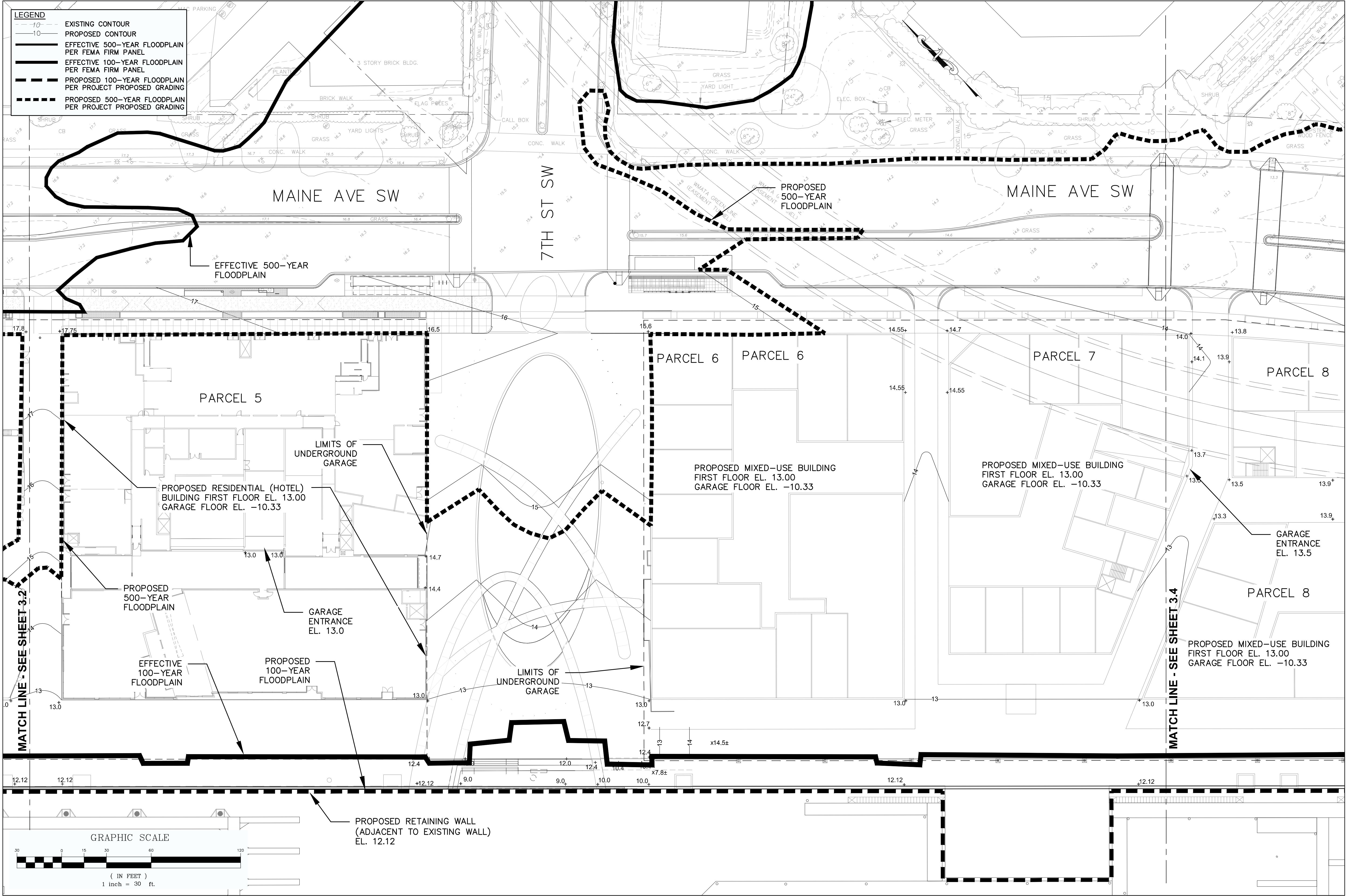


**PROPOSED CONDITIONS MAP**

(EFFECTIVE FLOODPLAIN, PROPOSED FLOODPLAIN)

LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EFFECTIVE 500-YEAR FLOODPLAIN PER FEMA FIRM PANEL
	EFFECTIVE 100-YEAR FLOODPLAIN PER FEMA FIRM PANEL
	PROPOSED 100-YEAR FLOODPLAIN PER PROJECT PROPOSED GRADING
	PROPOSED 500-YEAR FLOODPLAIN PER PROJECT PROPOSED GRADING

VERTICAL DATUM: DC DPW DATUM

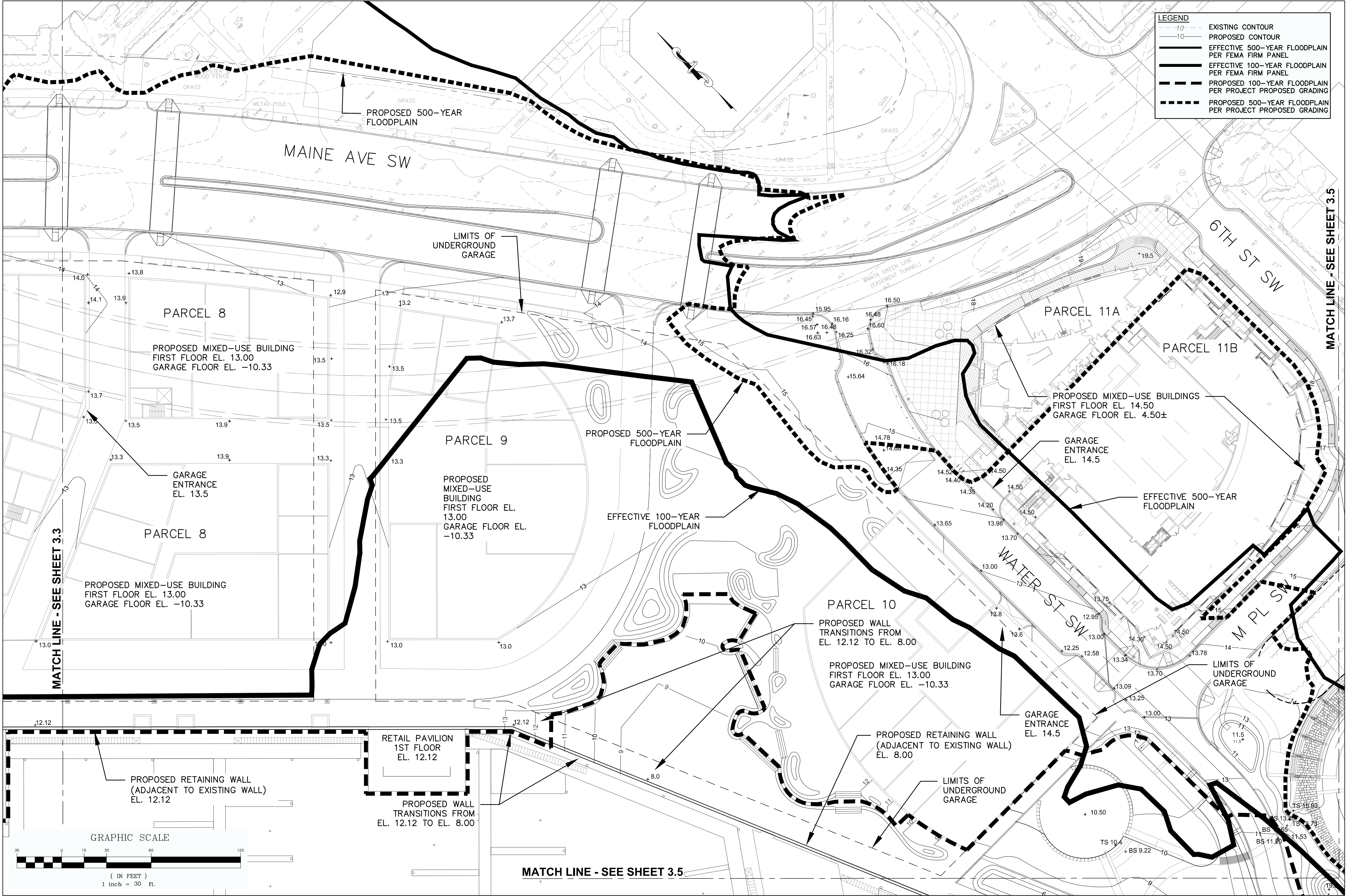


**PROPOSED CONDITIONS MAP**

(EFFECTIVE FLOODPLAIN, PROPOSED FLOODPLAIN)

VERTICAL DATUM: DC DPW DATUM

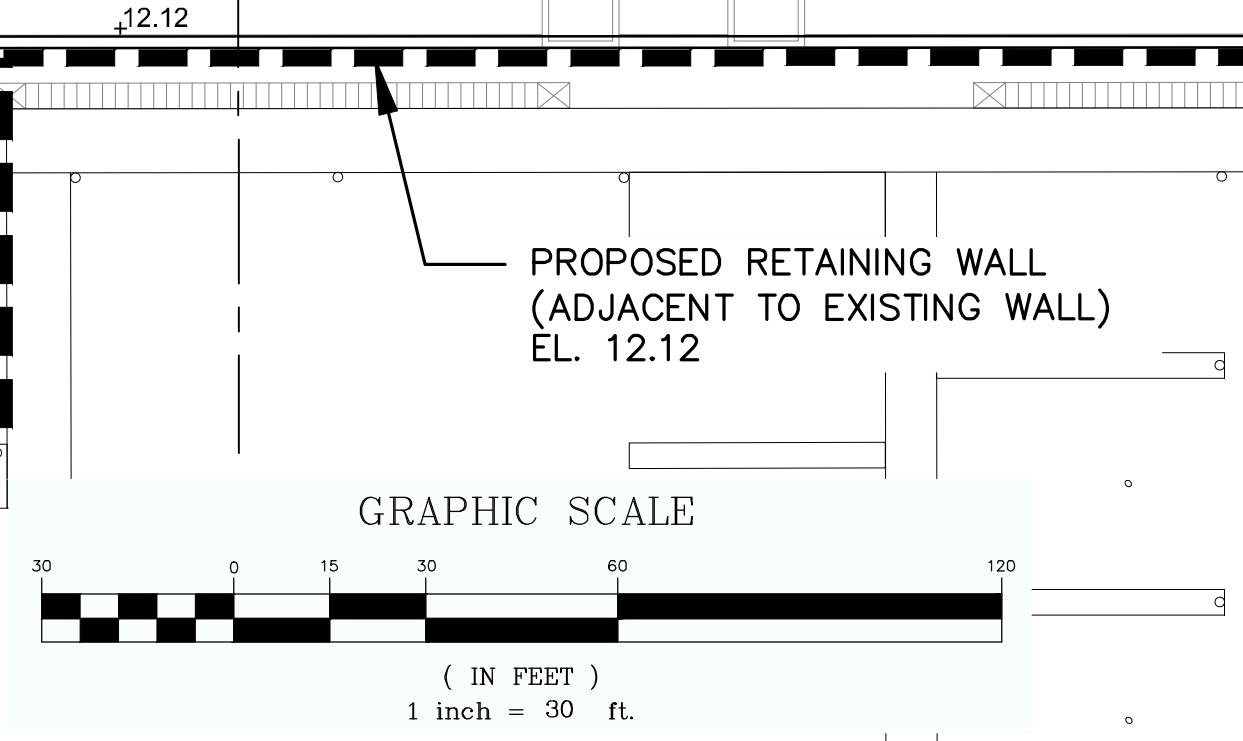
LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EFFECTIVE 500-YEAR FLOODPLAIN PER FEMA FIRM PANEL
	EFFECTIVE 100-YEAR FLOODPLAIN PER FEMA FIRM PANEL
	PROPOSED 100-YEAR FLOODPLAIN PER PROJECT PROPOSED GRADING
	PROPOSED 500-YEAR FLOODPLAIN PER PROJECT PROPOSED GRADING



MATCH LINE - SEE SHEET 3.3

MATCH LINE - SEE SHEET 3.5

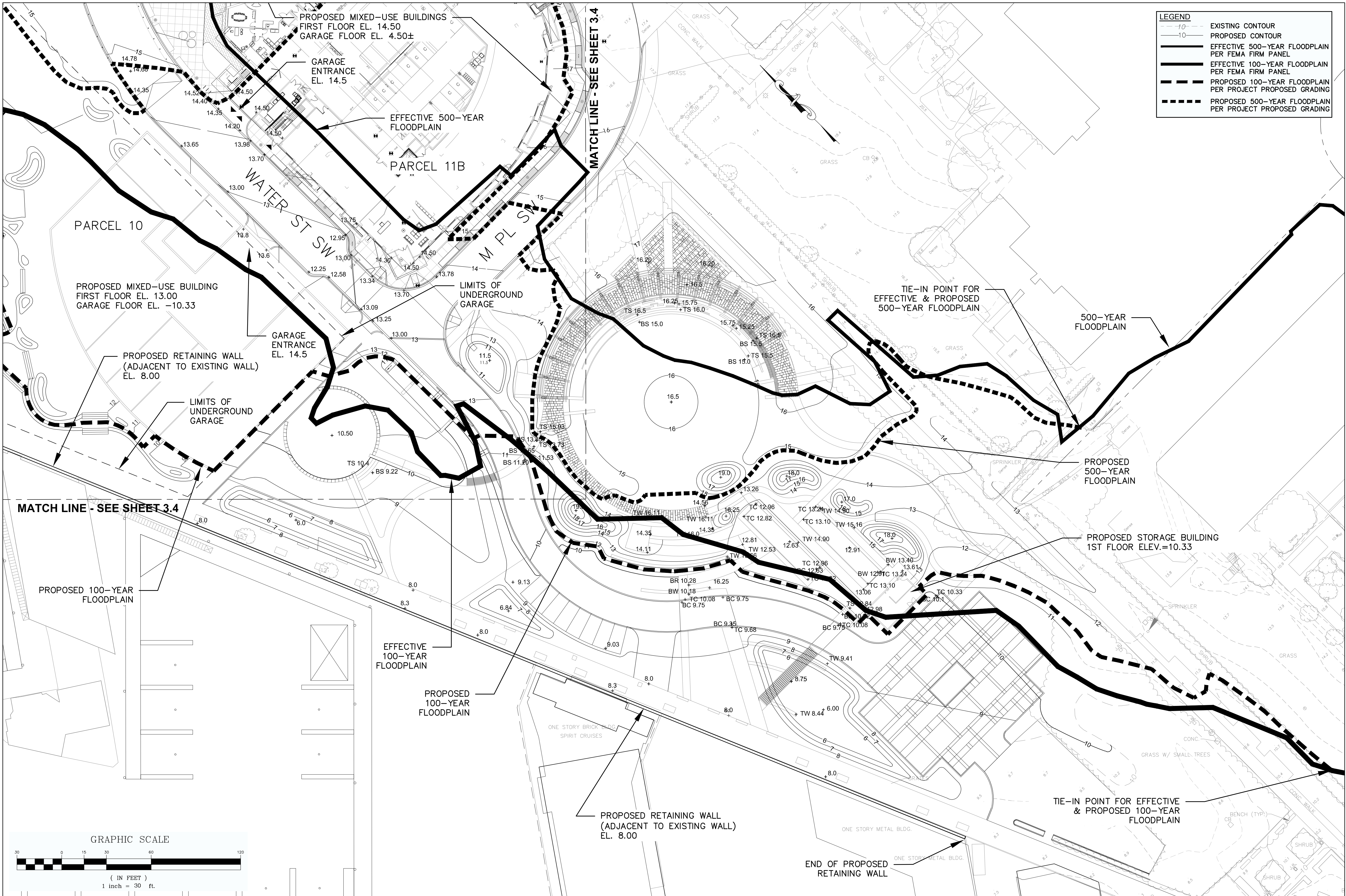
MATCH LINE - SEE SHEET 3.5



### PROPOSED CONDITIONS MAP

(EFFECTIVE FLOODPLAIN, PROPOSED FLOODPLAIN)





MATCH LINE - SEE SHEET 3.4

MATCH LINE - SEE SHEET 3.4

MATCH LINE - SEE SHEET 3.4

VERTICAL DATUM: DC DPW DATUM

PROPOSED CONDITIONS MAP

(EFFECTIVE FLOODPLAIN, PROPOSED FLOODPLAIN)

SHEET 3.5