



FEMA

April 14, 2017

The Honorable Ethan K. Strimling
Mayor, City of Portland
City Hall
389 Congress Street
Portland, Maine 04101

Re: City of Portland
Cumberland County, Maine
Community No.: 230051

IN REPLY REFER TO: Revised Prelim -R1

Dear Mayor Strimling:

We are pleased to present your community with copies of the revised Preliminary Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for Cumberland County, Maine for your review and comment. Your community received Preliminary flood hazard information on November 5, 2013. The updates that we are currently providing your community represent updated, more accurate topographic data, obtained through Light Detection and Ranging (LiDAR), to re-delineate existing riverine flood hazard areas that were studied based on older topographic data and provide new, model-backed flood hazard areas for some inland riverine areas in Cumberland County, and in some instances updates to the coastal flood study. The purpose of this effort is to provide your community with updated flood hazard risk information that can be utilized for mitigation actions and planning in order for your community to become more resilient to flood hazards.

You will find enclosed, a DVD with the flood hazard information for Cumberland County as updated by this revised Preliminary issuance. In addition to the DVD, a hard copy of your community's revised Preliminary FIRM panels and FIS report were forwarded to your community's Floodplain Administrator, along with a DVD of the backup engineering data. We have also provided the information to Sue Baker, your State National Flood Insurance Program (NFIP) Coordinator, whose contact information is provided at the end of this letter.

The flood hazard information presented on the FIRM includes Special Flood Hazard Areas (SFHAs), which are the areas that would be inundated by the flood having a 1-percent-annual-chance of being equaled or exceeded in any given year (also known as the base, or 100-year, flood), within the limits of your community; as well as the Base Flood Elevations (BFEs). There are also regulatory zones in coastal areas identified as "VE Zones". These areas have been identified using National Academy of Sciences (NAS) methodology to delineate areas subject to wave heights of 3 feet or greater. In addition, these updated panels will depict a "Limit of Moderate Wave Action" (LiMWA), which represents the region subject to the limit of wave heights between 1.5 to 3 feet. The LiMWA is currently a non-regulatory demarcation on the map, but is meant to convey the risk associated with a 1.5-foot wave, which has been found through post-event damage assessment surveys to have the potential to cause substantial damage to structures built in compliance with A Zone standards. Although the LiMWA currently holds no higher building regulation requirements in the State of Maine, the Federal Emergency Management Agency (FEMA) Coastal Construction Manual encourages building practices in these areas of increased risk follow V Zone standards.

We are sending the revised Preliminary copies at this time to give your community an opportunity to review them. Additionally, in an effort to assist you in circulating the information, FEMA has posted digital copies of the revised FIRM and FIS report materials and supporting database on the following page of the Map Service Center: <http://www.fema.gov/preliminaryfloodhazarddata>. We encourage you to circulate the enclosed copies as widely as possible among elected officials, staff, and other individuals or organizations in the community that would have an interest in the FIRM and FIS report so that they will have the opportunity to review them thoroughly. The review period provides community officials and citizens in the affected communities with an opportunity to identify changes or corrections to non-technical information, such as corporate limits, road names, and stream names on the FIRM or in the FIS report. Please submit comments (digital format such as shapefiles preferred) to **Alex Sirotek at CDM Smith, Suite 701, 75 State Street, Boston, MA 02109**. All comments and changes received will be incorporated, as appropriate, before the FIRM and FIS report become effective.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letters of Map Change (LOMCs) (i.e., Letters of Map Amendment [LOMAs], Letters of Map Revision [LOMRs]). We reviewed our records for any previous LOMCs (i.e., LOMAs and LOMRs) for your community. The SOMA reflects the LOMCs found in our records for your community. Please compare your records with this SOMA list, to ensure that we have included all LOMCs that you have in your files.

Information on LOMCs is presented in the following four categories: (1) LOMCs for which results are shown on the FIRM; (2) LOMCs for which results could not be shown on the FIRM because of scale limitations. However, these LOMCs are still valid. LOMCs in Category 2 will be revalidated through a single letter that reaffirms the validity of previously issued LOMCs; the letter will be sent to your community shortly before the effective date of the FIRM and will become effective one day after the FIRM becomes effective. (3) LOMCs for which results are being superseded by new or revised flood hazard information. These LOMCs will not be revalidated and the community floodplain manager should notify the property owners. Finally, (4) LOMCs listed in Category 4 are not revalidated. FEMA will, however, review existing and/or new data to make a determination for the affected properties after the FIRM becomes effective. The community floodplain manager should notify property owners that they must reapply for the LOMC determination after the FIRM becomes effective. FEMA will then respond to their application with a determination, which will be sent to both the applicant and the community.

A statutory 90-day appeal period is required when FEMA adds or modifies BFEs, base flood depths, SFHAs, flood zone designations, or regulatory floodways within a community, as shown on the revised Preliminary FIRM. We will send you a letter approximately 2 weeks before the start of the 90-day appeal period to detail the appeal process. The letter will forward information regarding notifications to be published in the FEDERAL REGISTER and local newspaper(s) and will provide the first and second publication dates. The appeal period will start on the second publication date.

All comments and appeals received through the end of the 90-day appeal period will be considered and incorporated as appropriate. Following the resolution of all comments and appeals, FEMA will issue a Letter of Final Determination (LFD). When FEMA issues the LFD, the community must adopt the new FIRM panels and FIS within 6 months in order to remain in good standing with the NFIP.

The new FIRM and FIS report for your community will become effective 6 months after the LFD date. Before the effective date, you will be notified in writing of the official FIRM and FIS report effective date and asked to adopt floodplain ordinances or modify existing ordinances as necessary that correspond with the new FIRM or FIS report. If you or other community officials have any questions regarding floodplain ordinances, you may raise them with our FEMA Regional Office or you may discuss those issues with your State NFIP Coordinator. Several months before the effective date, we will mail one set of printed copies of the finalized FIRM and FIS report and digital copies of the map and report products.

Your community's comments on the revised Preliminary FIRM panels and FIS report are an important part of our mapping process, and we will consider them carefully before we publish the FIRM and FIS report in their final form. If you have any questions regarding the revised Preliminary copies of the FIRM and FIS report, please contact Kerry Bogdan, the FEMA Senior Engineer designated for your community, at (617) 956-7576 or by email at Kerry.Bogdan@fema.dhs.gov. If you have any questions regarding the necessary floodplain management measures for your community or the NFIP in general, we urge you to contact Sue Baker, Maine State NFIP Coordinator, at (207) 287-8063 or by email at Sue.Baker@maine.gov.

Sincerely,

Marilyn Hilliard
Risk Analysis Branch Chief
Mitigation Division
FEMA Region I

State NFIP Coordinator's Contact Information:
Sue Baker, CFM, State NFIP Coordinator
Maine Floodplain Management Program
Department of Agriculture, Conservation and Forestry
93 SHS, 17 Elkins Lane
Augusta, Maine 04333-0093

Phone Number: (207) 287-8063
Email: Sue.Baker@maine.gov

Enclosures:

DVD of Preliminary FIRMs, FIS report, and SOMA
DVD of backup engineering material

cc: Jeff Levine, AICP, Director, Planning and Urban Development, City of Portland, ME (hard copy and DVD)
Jon Jennings, City Manager, City of Portland (w/o enclosures)
Caity Hager, Emergency Management Coordinator, City of Portland (w/o enclosures)
David Jackson, Fire Chief, City of Portland (w/o enclosures)
Stuart (Tuck) O'Brien, Planning Director, City of Portland (w/o enclosures)
Ann Machado, Zoning Administrator, City of Portland (w/o enclosures)
Michael Russell, Director, Permitting and Inspections, City of Portland (w/o enclosures)
Jeanie Bourke, Code Enforcement Officer/Plan Reviewer, City of Portland (w/o enclosures)
Dan Boutilier, Director of Information Technology, City of Portland (w/o enclosures)
Christopher Branch, Director of Public Works, City of Portland (w/o enclosures)
Terry Walsh, Portland Emergency Management, City of Portland (w/o enclosures)
William Needelman, Waterfront Coordinator, City of Portland (w/o enclosures)
Michael Sauschuck, Chief of Police, City of Portland (w/o enclosures)
Jessica Grondin, Communications Director, City of Portland (w/o enclosures)
Sally Deluca, Director, Parks, Recreation and Facilities Management, City of Portland (w/o enclosures)
Ethan Hipple, Parks Division Director, City of Portland (w/o enclosures)
Kathy Alves, Director of Public Buildings, City of Portland (w/o enclosures)
Kerry Bogdan, Senior Engineer, FEMA Region I (w/o enclosure)

Sue Baker, CFM, State NFIP Coordinator, Floodplain Management Program, Maine Department of Agriculture, Conservation and Forestry (DVD)

Dwane A. Hubert, Director, Mitigation, Preparedness, and Recovery Division, Maine Emergency Management Agency (w/o enclosure)

James Budway, Director, Cumberland County Emergency Management Agency (w/o enclosure)

Alex Sirotek, Regional Service Center, Region I (w/o enclosure)

Brian Caufield, Project Manager, STARR Region I (w/o enclosure)