U.S. Department of Homeland Security
FEMA Region X
1302-228th Street, Southwest
Bothell, Washington 98021-8627

FEMA

February 1, 2013

PRELIM TRANS-CEO

The Honorable Brian Bennett
Mayor, City of Burien
City Hall
400 Southwest 152nd Street, Suite 300
Burien, Washington 98166

Community Name: City of Burien, King County, Washington
Community No.: 530321

Dear Mayor Bennett:

We are pleased to present your community with Preliminary copies of the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for King County, Washington and Incorporated Areas for your review and comment. This preliminary version of the FIRM and FIS report incorporates updated flood hazard information for Puget Sound; backwater effects from Puget Sound on Des Moines Creek, Miller Creek and Walker Creek; Sammamish River; backwater effects from Sammamish River on Bear Creek, North Creek, Little Bear Creek, and Swamp Creek; and White River, from approximately 1,275 feet downstream of State Highway 410 to the Outlet Works at Mud Mountain Dam. We have revised only those FIRM panels with updated flood hazard information. No new flood hazard information has been presented in the FIRM panels and FIS report for your community. Although your community is unaffected by the updated flood hazard information presented in the FIRM and FIS report, your community is geographically located on one or more of the revised map panels and as such we will continue to share information with you at key processing stages during the map update.

We are sending the 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 FIRM and FIS report materials to the following Website: http://www.starr-team.com/starr/RegionalWorkspaces/RegionX/KingCountyCoastal/SitePages/Home.aspx. We will contact you shortly to schedule a formal community coordination meeting (a "Consultation Coordination Officer [CCO]" Meeting) to discuss the revised flood hazard information, ordinance adoption, and other frequently asked questions and concerns. In the meantime, 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 before the formal community coordination meeting. 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. Comments may be sent to:

STARR Region X Service Center
20700 44th Avenue West
Suite 110
Lynnwood, Washington 98036

Please submit comments (digital format such as shape files preferred) no later than 30 days from the date of this letter. All comments and changes received during this review period will be incorporated, as appropriate, before the FIRM and FIS report become effective.

We reviewed our records to determine if any previous Letters of Map Change (LOMCs) (i.e., Letters of Map Amendment, Letters of Map Revision [LOMRs]) for your community will be superseded when the FIRM becomes effective. According to our records, no LOMCs have been issued on the Preliminary FIRM.

Your community should be aware that recently approved LOMCs, specifically LOMRs, may have been issued for your community. The LOMR process is dynamic and FEMA is reviewing LOMR applications regularly. To complete production of the Preliminary FIRMs which includes incorporating the effects of "mappable" LOMRs issued since the last map effective date, a specific cutoff was established. FEMA will address any approved LOMRs issued after the cutoff date when the final SOMA is distributed. If your community has concerns regarding a specific case, please submit the LOMR case number, as well as any appropriate documentation, to our FEMA Regional Office at Federal Regional Center, 130-228th Street, Southwest, Bothell, Washington 98021-8627 before the end of the comment or appeal periods discussed below to assist us in keeping the map up to date.

After the CCO Meeting, we will initiate a statutory 90-day appeal period for certain communities within King County. A statutory 90-day appeal period is required when FEMA adds or modifies Base (1-percent-annual-chance) Flood Elevations (BFEs), base flood depths, SFHAs, flood zone designations, or regulatory floodways within a community, as shown on the Preliminary FIRM. If your community is identified as requiring an appeal period, 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. Additional information concerning the 90-day appeal period will be provided during the CCO Meeting.

After the 30-day review and appeal periods have ended and we have addressed all comments/appeals, we will initiate final preparation of the FIRM and FIS report. The new FIRM and FIS report for your community will become effective approximately 7 to 10 months later. 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.

In addition to the paper Preliminary copies of the DFIRM and FIS report, we are providing you with digital versions of the Preliminary products as electronic files in ESRI shapefile and PDF format on a DVD. Please remember that these files are preliminary and should be replaced when the effective data is released. Questions regarding the digital files may be sent to RSCX@STARR-team.com.

Your community's comments on the Preliminary FIRM panels and FIS report are an important part of our review 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 Preliminary copies of the FIRM and FIS report, please contact Dwight (Ted) Perkins, FEMA Region X Engineer. Mr. Perkins can be reached by telephone at (425) 487-4684 or by email at Dwight.Perkins@fema.dhs.gov. If you have general questions about mapping issues, please call our FEMA Map Information eXchange (FMIX), toll free, at (877) 336-2627 (877-FEMA MAP) or e-mail our FMIX staff at FEMAMapSpecialist@riskmapcds.com.

Sincerely,

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

Enclosures:
Preliminary DFIRM Index and Panels
Preliminary FIS
Preliminary SOMA

cc: Jan Vogee, Building Officer, City of Burien

From: (770) 933-0280
Garrett Skinner
Atkins
1600 RiverEdge Pkwy
Suite 600
Atlanta, GA 30328

Origin ID: TMAA

FedEx Express

J13101212190326

Ship Date: 01FEB13
ActWgt: 5.0 LB
CAD: 9630095/INET3370

Delivery Address Bar Code

SHIP TO: (678) 247-2412 BILL SENDER

The Honorable Brian Bennett
City of Burien
400 Southwest 152nd Street
Suite 3
BURIEN, WA 98166

Ref # 100018428.24.PRELIM.X
Invoice #
PO #
Dept #

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PRELIMINARY SUMMARY OF MAP ACTIONS

Community: BURIEN, CITY OF Community No: 530321

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs) and Letters of Map Amendment (LOMAs)) that will be affected by the preparation of the enclosed revised FIRM panel(s).

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below have been reflected on the Preliminary copies of the revised FIRM panels. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
			NO CASES RECORDED		

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below have not been reflected on the Preliminary copies of the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	97-10-384A	11/17/1997	LINDE AND HILL PARK NO. 4, BLOCK 17, LOT 6 -- 835 SW 141ST STREET	53033C0955F	53033C0955G
LOMA	99-10-358A	07/01/1999	SUNKIST BEACH, BLOCK 3, LOT 6 -- 2821 SW 172ND STREET	53033C0953F	53033C0953G
LOMA	04-10-0300X	02/13/2004	11670 SEOLA BEACH DRIVE SW -- PORTION OF SECTION 12, T23N, R3E, W.M.	53033C0955F	53033C0955G
LOMA	09-10-0908A	08/20/2009	SEACOMA BEACH 3, LOT 21 -- 15929 MAPLEWILD AVENUE SW	53033C0953F	53033C0953G
LOMA	09-10-1048A	10/09/2009	Lot 6, Block 13, Linde & Hill Park # 2 -- 656 SW 142nd St.	53033C0955F	53033C0955G
LOMA	10-10-0310A	02/25/2010	LOT 5, BLOCK 13, LINDE & HILL PARK NO. 2 -- 648 SOUTHWEST 142ND STREET	53033C0955F	53033C0955G
LOMR-VZ	10-10-0388A	04/29/2010	LOT 16 -- 15903 MAPLEWOOD AVENUE SOUTHWEST	53033C0953F	53033C0953G
LOMA	11-10-0293A	01/06/2011	LOTS 1 AND 2, SHOREWOOD ADDITION NO. 1 -- 12153 SHOREWOOD DRIVE SOUTHWEST	53033C0955F	53033C0955G

PRELIMINARY SUMMARY OF MAP ACTIONS

Community: BURIEN, CITY OF Community No: 530321

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	11-10-0157A	02/17/2011	TRACT 147 AND A PORTION OF TRACT 146, CRESCENT BEACH -- 2683 SOUTHWEST 172ND STREET	53033C0953F	53033C0953G
LOMA	11-10-1250A	06/07/2011	A PORTION OF GOVERNMENT LOT 1, SECTION 26, T23N, R3E, W.M. -- 16767 MAPLEWILD AVENUE SOUTHWEST	53033C0935F	53033C0935G
LOMA	11-10-1242A	08/04/2011	LOT 1, SHORT PLAT NO. 485081 -- 11624 SEOLA BEACH DRIVE SOUTHWEST	53033C0955F	53033C0955G
LOMA	12-10-0754A	03/27/2012	A PORTION OF GOVERNMENT LOT 1, SECTION 26, T23N, R3E, W.M. -- 16767 MAPLEWILD AVENUE SOUTHWEST	53033C0935F	53033C0935G
LOMA	12-10-0784A	04/19/2012	UNPLATTED TRACT 94, SUPPLEMENTAL PLAT OF SEAHURST PARK -- 15013 28TH AVENUE SOUTHWEST	53033C0955F	53033C0955G
LOMA	12-10-1389A	08/28/2012	A PORTION OF LOT 6, BLOCK 17, LINDE AND HILL PARK NO. 4 -- 840 SOUTHWEST 142ND STREET	53033C0955F	53033C0955G

3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Preliminary copies of the revised FIRM panels because they are being superseded by new detailed flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	94-RX-0199	08/24/1994	269 SOUTH 163RD PLACE -- PORTION OF SECTION 29, T23N, R4E, W.M.	1
LOMA	96-R10-041	11/08/1995	12259 SHOREWOOD LANE SW -- PORTION OF GOVT LOT 1, SECTION 12, T23N, R3E, W.M.	1
LOMA	96-10-090A	05/17/1996	SEACOMA BEACH DIV NO. 2, LOTS 69-70 -- 16713 MAPLEWILD AVENUE SW	1
LOMR	07-10-0686P	01/13/2009	CITY OF BURIEN COASTAL FLOOD HAZARD ZONE DELINEATION	4
LOMR	10-10-0977P	04/25/2011	DUFFY PROPERTY	4

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.

PRELIMINARY SUMMARY OF MAP ACTIONS

Community: BURIEN, CITY OF Community No: 530321

4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures has changed, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
			NO CASES RECORDED		

Missing LOMRs and LOMAs

The following cases were unable to be located at the time of this Preliminary Summary of Map Actions. If you have any data associated with these cases, particularly the determination document and a location of the property, please submit it to the Mapping Partner, c/o Garrett Skinner, CFM, STARR, 1600 RiverEdge Parkway, NW, Suite 600, Atlanta, Georgia 30328, as soon as possible.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel
LOMA	94-RX-0199	8/24/1994	269 South 163rd Place- Portion of Section 29, T23N, R4E, W.M.	--
LOMA	96-10-090A	5/17/1996	Seacoma Beach Div No. 2 Lots 69-70—16713 Maplewild Avenue SW	5/17/1996
LOMA	96-R10-041	11/8/1995	12259 Shorewood Lane SW, Portion of Govt Lot 1, Section 12, T23N, R3E, W.M.	11/8/1995