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**- M E M O R A N D U M -**

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**TO:** Alexis DiLeo, Planning and Development Services Unit

**FROM:** Jerry Hancock – Stormwater and Floodplain Programs Coordinator,  
Systems Planning Unit, Public Services Area

**DATE:** September 18, 2017

**SUBJECT:** 1140 Broadway Site Plan  
1140 Broadway St.  
Project Number SP17-009

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I have reviewed the revised site plan, dated 9-8-17, and provide the following comments for the petitioner:

**Floodplain Management**

Based on this review, Building A (1 and 2) is not permissible as currently proposed. The revised site plan could, however, be approved subject to requiring the developer's eventual satisfaction of at least one of the following conditions:

A. The developer obtains a written: 1) interpretation from FEMA that FEMA interprets the residential and parking components of Building A as separate structures, and 2) statement from FEMA that therefore FEMA will not apply the NFIP regulations to the parking structure (and the detention basin under it).

B. The developer receives a Letter of Map Revision based on Fill (LOMR-F) from FEMA.

If the developer opts to satisfy Condition A, no permits may issue unless and until the developer satisfies Condition A. If the developer opts to satisfy Condition B, but first seeks a Conditional Letter of Map Revision based on Fill (CLOMR-F), the City, in any Community Acknowledgement Form for the CLOMR-F, would expressly condition its issuance of any building permits for the residential portion of the structure (Building A-1) on the developer's receipt a final LOMR-F from FEMA.

The proposed sequence of construction will have to be modified to acknowledge and accommodate the LOMR-F process.

*1140 Broadway Floodplain Review (5a)*