



# Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:  
19P-A

May 4, 2016

The Honorable Dennis Doyle  
Mayor, City of Beaverton  
Post Office Box 4755  
Beaverton, Oregon 97076

Community: City of Beaverton,  
Washington County, Oregon  
Community No.: 410240  
Map Panels Affected: See FIRM Index

Dear Mayor Doyle:

This is to formally notify you of the final flood elevation determination for the City of Beaverton, Washington County, Oregon, in compliance with Title 44, Chapter I, Part 67, Section 67.11, Code of Federal Regulations (CFR). This section requires that notice of final flood elevations shall be sent to the Chief Executive Officer of the community, all individual appellants, and the State Coordinating Agency, and shall be published in the *Federal Register*.

On February 18, 2005, the Department of Homeland Security's Federal Emergency Management Agency (FEMA) issued a Flood Insurance Rate Map (FIRM) that identified the Special Flood Hazard Areas (SFHAs), the areas that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), in your community. Recently, FEMA completed a re-evaluation of flood hazards in your community. On September 28, 2007, FEMA provided you with Preliminary copies (and with Revised Preliminary copies on December 4, 2009) of the FIRM and Flood Insurance Study (FIS) report that identify existing flood hazards in your community, including Base Flood Elevations (BFEs). The proposed BFEs for your community were published in *The Oregonian* and *The Beaverton Valley Times*, on October 25, 2012 and November 1, 2012, and in the *Federal Register* at Part 67, Volume 77, Pages 21516 through 21521, on April 10, 2012.

The statutory 90-day appeal period, which was initiated on the second newspaper publication date cited above, has ended. The proposed BFEs for your community were appealed during that time. All technical data submitted in support of the appeal have been evaluated, and the appeal has been resolved. Therefore, the BFEs for your community are considered final. The final rule for BFEs will be published in the *Federal Register* as soon as possible. The FIRM for your community will become effective on November 4, 2016. Before the effective date, FEMA will send you final printed copies of the FIRM and FIS report.

Because the FIS establishing the BFEs for your community has been completed, certain additional requirements must be met under Section 1361 of the National Flood Insurance Act of 1968, as amended, within 6 months from the date of this letter. Prior to November 4, 2016, your community is required, as a condition of continued eligibility in the National Flood Insurance Program (NFIP), to adopt or show evidence of adoption of floodplain management regulations that meet the standards of Paragraph 60.3(d) of the enclosed NFIP regulations (44 CFR 59, etc.) by the effective date of the FIRM. These standards are

the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

It must be emphasized that all the standards specified in Paragraph 60.3(d) of the NFIP regulations must be enacted in a legally enforceable document. This includes adoption of the current effective FIRM and FIS report to which the regulations apply and other modifications made by this map revision. Some of the standards should already have been enacted by your community in order to establish initial eligibility in the NFIP. Your community can meet any additional requirements by taking one of the following actions:

1. Amending existing regulations to incorporate any additional requirements of Paragraph 60.3(d);
2. Adopting all the standards of Paragraph 60.3(d) into one new, comprehensive set of regulations; or
3. Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of Paragraph 60.3(d).

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the Flood Disaster Protection Act of 1973 (Public Law 93-234) as amended.

In addition to your community using the FIS to manage development in the floodplain, FEMA will use the FIS to establish appropriate flood insurance rates. On the effective date of the revised FIRM, actuarial rates for flood insurance will be charged for all new structures and substantial improvements to existing structures located in the identified Special Flood Hazard Areas, the areas subject to inundation by the base flood. These rates may be higher if structures are not built in compliance with the floodplain management standards of the NFIP. The actuarial flood insurance rates increase as the lowest elevations (including basement) of new structures decrease in relation to the BFEs established for your community. This is an important consideration for new construction because building at a higher elevation can greatly reduce the cost of flood insurance.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions to document previous Letter of Map Change (LOMC) actions (i.e., Letters of Map Amendment, Letters of Map Revision) that will be superseded when the revised FIRM panels referenced above become effective. Information on LOMCs is presented in the following four categories: (1) LOMCs for which results have been included on the revised FIRM panels; (2) LOMCs for which results could not be shown on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lots or structures involved were outside the SFHA as shown on the FIRM; (3) LOMCs for which results have not been included on the revised FIRM panels because the flood hazard information on which the original determinations were based are being superseded by new flood hazard information; and (4) LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures cannot be revalidated through an administrative process like the LOMCs in Category 2 above. LOMCs in Category 2 will be revalidated through a single letter that reaffirms the validity of a previously issued LOMC; the letter will be sent to your community shortly before the effective date of the revised FIRM and will become effective 1 day after the revised FIRM becomes effective. For the LOMCs listed in Category 4, we will review the data previously submitted for the LOMA or LOMR request and issue a new determination for the affected properties after the revised FIRM becomes effective.

The FIRM and FIS report for your community have been prepared in our countywide format, which means that flood hazard information for all jurisdictions within Washington County has been combined into one FIRM and FIS report. When the FIRM and FIS report are printed and distributed, your community will receive only those panels that present flood hazard information for your community. We will provide

complete sets of the FIRM panels to county officials, where they will be available for review by your community.

The FIRM panels have been computer-generated. Once the FIRM and FIS report are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided to your community for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes, insurance purchase and rating requirements, and many other planning applications. Copies of the digital files or paper copies of the FIRM panels may be obtained by calling our FEMA Map Information eXchange (FMIX), toll free, at 1-877-FEMA MAP (1-877-336-2627). In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

If your community is encountering difficulties in enacting the necessary floodplain management measures required to continue participation in the NFIP, we urge you to call the Director, Mitigation Division of FEMA in Bothell, Washington, at (425) 487-4600 for assistance. If you have any questions concerning mapping issues in general or the enclosed Summary of Map Actions, please call FMIX at the telephone number shown above. Additional information and resources your community may find helpful regarding the NFIP and floodplain management, such as *The National Flood Insurance Program Code of Federal Regulations*, *Answers to Questions About the NFIP*, *Frequently Asked Questions Regarding the Effect that Revised Flood Hazards have on Existing Structures*, *Use of Flood Insurance Study (FIS) Data as Available Data*, and *National Flood Insurance Program Elevation Certificate and Instructions*, can be found on our website at <http://www.floodmaps.fema.gov/lfid>. Paper copies of these documents may also be obtained by calling FMIX.

Sincerely,



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

Enclosure:

Final Summary of Map Actions

cc: Community Map Repository  
Jim Duggan, Site Development Manager, City of Beaverton

## FINAL SUMMARY OF MAP ACTIONS

Community: BEAVERTON,CITY OF

Community No: 410240

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 when the revised FIRM becomes effective on .

## 1. LOMCs Incorporated

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. 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
LOMR	06-10-B213P	11/06/2006	OREGON EPISCOPAL SCHOOL (OES) BUS PARK	4102400507D	41067C0532E

## 2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below will not be reflected on 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 remain in effect until the revised FIRM becomes effective. 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	94-10-018A	04/26/1994	SPENCER HOMESTEAD -- 4905 SW SPENCER AVENUE, BLDGS 1-11	4102400003C	41067C0527E
LOMA	98-10-023A	11/07/1997	CENTRAL PARK PHASE III, BLOCK A, LOT 32-- 12992 SW 5TH STREET	4102400003C	41067C0531E
LOMA	99-10-002A	10/16/1998	GREENWAY NO. 5, BLOCK 14, LOT 38 -- 11805 SW SETTLER WAY	4102400006C	41067C0533E
LOMA	02-10-682A	09/20/2002	CENTRAL PARK PHASE III, BLOCK H, LOT 50 -- 12920 SW 5TH STREET	4102400003C	41067C0531E
LOMA	03-10-0195A	02/12/2003	10029 SW NIMBUS DRIVE -- PARTITION PLAT 1995-033; PARCEL 1, PORTION OF SECTION 34, T1S, R1W, W.M.	4102400006C	41067C0533E
LOMR-F	04-10-0135A	12/23/2003	GREENWAY NO. 5, LOT 41 -- 11745 SW SETTLER WAY	4102400006C	41067C0533E
LOMA	04-10-0848A	11/03/2004	GREENWAY SUBDIV 3, BLOCK 11, LOT 5 -- 8740 SW PARKVIEW LOOP	4102400006C	41067C0533E
LOMA	06-10-0040A	11/15/2005	VILLAGE AT WATERHOUSE, LOTS 38-40 -- 47, 51 & 55 SW WALLINGFORD WAY	4102400363D	41067C0363E

## FINAL SUMMARY OF MAP ACTIONS

Community: BEAVERTON, CITY OF

Community No: 410240

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	06-10-B030A	03/08/2006	VILLAGE AT WATERHOUSE, LOT 42 -- 39 SW WALLINGFORD WAY	4102400363D	41067C0363E
LOMA	07-10-0140A	12/19/2006	DEER MEADOWS, LOT 11 -- 17330 NW BERNARD PLACE	4102400363D	41067C0363E
LOMA	07-10-0450A	05/10/2007	WESTVIEW, 1ST ADDITION, LOT 24 -- 3650 SW 95TH AVENUE	4102400507D	41067C0532E
LOMA	08-10-0286A	03/25/2008	PORTION OF SECTION 4, T1S, R1W, W.M. -- 13775 SW FAR VISTA STREET	4102400364D	41067C0364E
LOMA	10-10-1166A	10/07/2010	LOT 4, THE ROUND AT BEAVERTON CENTRAL -- 12600 SOUTHWEST CRESCENT STREET	4102400506D	41067C0531E
LOMR-F	10-10-1222A	11/09/2010	LOTS 41 & 43, VILLAGE AT WATERHOUSE -- 43 & 35 SOUTHWEST WALLINGFORD WAY	4102400363D	41067C0363E
LOMR-FW	12-10-0287A	01/10/2012	THE FOUR SEASONS NO. 12, LOT 47-15 -- 15040 SOUTHWEST TRILLIUM LANE	4102400502D	41067C0527E
LOMA	12-10-1442A	09/27/2012	LOT 217, WATERHOUSE NO 4 & PARCEL 1, PARTITION PLAT NO. 1990-014 -- NORTHWEST SCHENDEL AVENUE	4102400363D 4102400364D	41067C0363E 41067C0364E
LOMR-F	13-10-0085X	10/25/2012	15290 SOUTHWEST MILLIKAN WAY (GARAGE 316-54)	4102400502D	41067C0527E
LOMR-FW	13-10-0089X	11/01/2012	15040, 15080, 15110, 15130, & 15290 SOUTHWEST MILLIKAN WAY	4102400502D	41067C0527E
LOMA	13-10-0018A	11/20/2012	CAROLWOOD NO. 2, BLOCK 3, LOT 20 -- 14810 SOUTHWEST CARLSBAD DRIVE	4102400504D	41067C0529E
LOMA	13-10-0209A	12/27/2012	PORTION OF LOT 7, SPENCER HOMESTEAD -- 13775 SOUTHWEST 6TH STREET (BUILDINGS AB, CD, EF, GH, I, & MO)	4102400502D	41067C0527E
LOMA	13-10-0317A	12/27/2012	PORTION OF LOT 7, SPENCER HOMESTEAD -- 13775 SOUTHWEST 6TH STREET (BUILDING K-L-N-P)	4102400502D	41067C0527E
LOMR-FW	13-10-0984A	04/23/2013	LOT 26, DEER MEADOWS SUBDIVISION -- 17558 NORTHWEST BERNARD PLACE	4102400363D	41067C0363E
LOMA	14-10-0390A	12/17/2013	WATERHOUSE PLACE APARTMENTS, NW ISLAND TERRACE & NW ISLAND CIRCLE	4102400364D	41067C0364E
LOMA	14-10-0491A	12/17/2013	WATERHOUSE PLACE APARTMENTS -- 235 NORTHWEST ISLAND CIRCLE	4102400364D	41067C0364E
LOMA	14-10-0767A	01/30/2014	WOOD CREEK APARTMENTS, BUILDING 13 -- 3280 SOUTHWEST 170TH AVENUE	4102400501D	41067C0526E
LOMA	14-10-0812A	02/11/2014	WOOD CREEK APARTMENTS, BUILDING 16 -- 3280 SOUTHWEST 170TH AVENUE	4102400501D	41067C0526E

## FINAL SUMMARY OF MAP ACTIONS

Community: BEAVERTON, CITY OF

Community No: 410240

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	14-10-0813A	02/11/2014	WOOD CREEK APARTMENTS, BUILDING 17 -- 3280 SOUTHWEST 170TH AVENUE	4102400501D	41067C0526E
LOMA	14-10-0690A	03/06/2014	WATERHOUSE NO 4, LOT 195 -- 15960 NORTHWEST FOXBOROUGH CIRCLE	4102400364D	41067C0364E
LOMA	14-10-1197A	05/20/2014	LOT 70, BROOKVIEW NO. 2 -- 15030 SOUTHWEST 150TH COURT	4102400502D	41067C0527E
LOMA	14-10-1229A	05/27/2014	LOT 198, WATERHOUSE NO. 4 -- 15990 NORTHWEST FOXBOROUGH CIRCLE	4102400364D	41067C0364E
LOMA	14-10-1413A	07/01/2014	11070 SOUTHWEST CANYON ROAD	4102400506D	41067C0531E
LOMA	14-10-2180A	01/22/2015	LOT 19, TARALYNN VILLA -- 5875 SOUTHWEST TARALYNN	4102400506D	41067C0531E
LOMA	15-10-0828A	05/05/2015	CENTRAL PARK PHASE III, BLOCK F, LOT 43 / 44, BLOCK B, LOTS 34-36, BLOCK A, LOTS 31-33	4102400506D	41067C0531E
LOMA	15-10-0770A	07/31/2015	PARCEL 2 -- BEAVERTON CREEK COURT	4102400502D	41067C0527E
LOMA	11-10-0729A		17400 NW Corridor Court	4102400361D	41067C0361E
LOMA	11-10-0839A		Lot 11, Taralynn Villa Subdivision - 5720 SW Taralynn Avenue	4102400506D	41067C0531E
LOMA	13-10-0891A		3555 SW 153rd Drive	4102400502D	41067C0527E

## 3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Final 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	96-R10-063	01/16/1996		1
102	99-10-610P	05/25/2000	BEAVERTON CK, HALL CK & NORTH FORK HALL CK	4
LOMA	02-10-743A	10/25/2002	LADD & REED ADDITION, LOT 3, TUALADALE, LOTS 2-3 -- 4250 SW 139TH WAY	4

## FINAL SUMMARY OF MAP ACTIONS

Community: BEAVERTON, CITY OF

Community No: 410240

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMR-F	05-10-0408A	05/09/2005	11730, 11720, 11710 SW MERRILL LANE, LOTS 4, 5, AND 6, CENTER ST PARK	4
LOMA	05-10-0725A	10/11/2005	HUNTLEY WYNDE CONDOMINIUM, UNIT 11 -- 11228 SW BEL AIRE LANE	2
LOMA	15-10-0805A	04/20/2015	12386 Center Street	3
LOMA	15-10-0808A	04/23/2015	12394 Center Street	3

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.

#### 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
LOMA	16-10-0084A	11/20/2015	STEEL'S ADDITION TO BEAVERTON, LOT 77 -- SW CENTER STREET	4102400506D	41067C0531E

