



# Federal Emergency Management Agency

Washington, D.C. 20472

July 11, 2023

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:  
19P

The Honorable Justin Wilson  
Mayor, City of Alexandria  
c/o James Parajon  
301 King Street, Room 2300  
Alexandria, Virginia 22314

Community Name: City of Alexandria,  
Virginia  
(Independent City)  
Community No.: 515519  
Map Panels Affected: See FIRM Index

Dear Mayor Wilson:

This is to notify you of the final flood hazard determination for the City of Alexandria, Virginia (Independent City), 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 hazards 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*.

The statutory 90-day appeal period that was initiated for your community when the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed flood hazard determinations for your community in the local newspaper has elapsed. FEMA did receive an appeal of the proposed flood hazard determinations during that time. The technical data submitted in support of the appeal has been evaluated and the appeal has been resolved in accordance with the requirements of 44 CFR Part 67.

Accordingly, the flood hazard determinations for your community are considered final. The final notice for flood hazard determinations will be published in the *Federal Register* as soon as possible. The FIS report and FIRM for your community will become effective on January 11, 2024. Before the effective date, we will send your community final printed copies of the FIS report and FIRM. For insurance purposes, the community number and new suffix code for the panels being revised are indicated on the FIRM and must be used for all new policies and renewals.

Because the FIS report 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.

It must be emphasized that all the standards specified in 44 CFR Part 60.3(d) of the National Flood Insurance Program (NFIP) regulations must be enacted in a legally enforceable document.

This includes adoption of the current effective FIS report and FIRM 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 in this Paragraph of the NFIP regulations:

1. Amending existing regulations to incorporate any additional requirements of 44 CFR Part 60.3(d);
2. Adopting all the standards of 44 CFR Part 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 44 CFR Part 60.3(d).

Also, prior to the effective date, your community is required, as a condition of continued eligibility in the NFIP, to adopt or show evidence of adoption of the floodplain management regulations that meet the standards of 44 CFR Part 60.3(d) of the NFIP regulations 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.

Many states and communities have adopted building codes based on the International Codes (I-Codes); the model I-Codes (2009 and more recent editions) contain flood provisions that either meet or exceed the minimum requirements of the NFIP for buildings and structures. The model codes also contain provisions, currently found in an appendix to the International Building Code, that apply to other types of development and NFIP requirements. In these cases, communities should request review by the NFIP State Coordinator to ensure that local floodplain management regulations are coordinated (not duplicative or inconsistent) with the State or Local building code. FEMA's resource, *Reducing Flood Losses through the International Code: Coordinating Building Codes and Floodplain Management Regulations, 5th Edition (2019)*, provides some guidance on this subject and is available at <https://www.fema.gov/emergency-managers/risk-management/building-science/building-codes/flood>.

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, and 44 CFR Part 59.24.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letters of Map Change (LOMC) actions (i.e., Letters of Map Amendment, Letters of Map Revision) that will be affected when the revised FIRM panels referenced above become effective. If no LOMCs were issued previously for your community, you are receiving a SOMA for informational purposes only.

Once the FIS report and FIRM are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes, insurance requirements, and many other planning applications. Copies of the digital files of the FIRM panels may be obtained by calling our FEMA Mapping and Insurance eXchange (FMIX), toll free, at (877) 336-2627 (877-FEMA MAP) or by visiting the Map Service Center at <https://www.msc.fema.gov>. In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

For assistance with your floodplain management ordinance or enacting the floodplain management regulations, please contact Angela Davis, NFIP State Coordinator for Virginia by telephone at (804) 371-6135. If you should require any additional information, we suggest that you contact the Director, Mitigation Division of FEMA, Region III at (215) 931-5512 for assistance. If you have any questions concerning mapping issues in general or the enclosed SOMA, please call our FMIX at the telephone number shown above. Additional information and resources you may find helpful regarding the NFIP and floodplain management can be found on our website at <https://www.fema.gov/flood-maps>. Copies of these documents may also be obtained by calling our FMIX.

Sincerely,



Luis Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration

Enclosure:  
Final SOMA

cc: Community Map Repository  
Brian Rahal, P.E., CFM, Civil Engineer IV, City of Alexandria

## FINAL SUMMARY OF MAP ACTIONS

Community: ALEXANDRIA, CITY OF

Community No: 515519

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the effects of the enclosed revised FIRM panels(s) on previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs), Letter of Map Revision based on Fill (LOMR-Fs), and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on January 11, 2024.

### 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	Original Panel	Current Panel
LOMR	21-03-0303P	12/13/2021	Huntington Levee	5155190037E	5155190037F

### 2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels or 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.

## FINAL SUMMARY OF MAP ACTIONS

Community: ALEXANDRIA, CITY OF

Community No: 515519

## 2A. LOMCs on Revised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	93-03-066A	08/19/1993	1040 W. TAYLOR RUN PARKWAY	5155190005D	5155190029F
LOMA	93-03-036A	09/07/1993	5367 Holmes Run Parkway	5155190005D	5155190028F
LOMA	94-03-100A	02/24/1994	MARINA TOWERS, 501 SLATERS LANE	5155190005D	5155190033F
LOMA	95-03-002A	11/01/1994	LOT 523-B - W.I. ANGELS SUBDIVISION OF WEST END	5155190005D	5155190037F
LOMR-F	96-03-662A	08/29/1996	LOT 32 - SOCIETY HILL	5155190005D	5155190036F
LOMR-F	96-03-644A	12/11/1996	LOTS 1-58 - RIVERGATE	5155190005D	5155190033F 5155190041F
LOMA	97-03-330A	02/21/1997	DIVISION OF LOT 1, SECT. 5-LOT 505, J.R. HOWARD PROPERTY-1120 FRANCIS HAMMOND PK	5155190005D	5155190029F
LOMA	97-03-1232A	10/07/1997	POMMANDER SQUARE - LOT 619 - 105 POMMANDER WALK STREET	5155190005D	5155190041F
LOMR-F	98-03-582A	04/24/1998	SOCIETY HILL - LOT 24 - 3801 VERMONT COURT	5155190005D	5155190036F
LOMA	99-03-100A	11/04/1998	POMMANDER SQUARE - LOT 636 - 105 FRANKLIN STREET	5155190005D	5155190041F
LOMR-F	99-03-488A	04/28/1999	SOCIETY HILL - LOTS 8-35 - USHER CT. & VERMONT CT.	5155190005D	5155190036F
LOMA	99-03-1542A	09/22/1999	LOT 631 - POMMANDER SQUARE	5155190005D	5155190041F
LOMA	99-03-1768A	10/08/1999	801 SOUTH PICKETT STREET	5155190005D	5155190017F
LOMA	00-03-0330A	02/04/2000	103 FRANKLIN STREET	5155190005D	5155190041F
LOMA	00-03-1940A	09/28/2000	3750 DUKE STREET	5155190005D	5155190036F
LOMA	02-03-1176A	03/29/2002	LOT 152, OLD TOWN GREENS--705 HAWKINS WAY	5155190005D	5155190033F

## FINAL SUMMARY OF MAP ACTIONS

Community: ALEXANDRIA, CITY OF

Community No: 515519

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMR-F	06-03-B285A	06/20/2006	POTOMAC GREENS (VA)	5155190005D	5155190033F
LOMA	07-03-0806A	06/13/2007	Lot 134, Old Town Greens Subdivision - 1693 Hunting Creek Drive	5155190005D	5155190033F
LOMA	08-03-0798A	04/15/2008	SEMINARY RIDGE, SECTION 7, BLOCK 4, LOT 2 -- 3700 FORT WORTH AVENUE	5155190005D	5155190028F
LOMA	08-03-1052A	05/08/2008	OLD TOWN GREENS, LOT 135 -- 1695 HUNTING CREEK DRIVE	5155190005D	5155190033F
LOMA	09-03-0544A	04/14/2009	OLD TOWN GREENS, LOT 148 -- 713 HAWKINS WAY	5155190005D	5155190033F
LOMA	09-03-1089A	04/30/2009	YATES GARDENS, BLOCK 5, LOT 14 -- 828 SOUTH ROYAL STREET	5155190005D	5155190041F
LOMA	10-03-0618A	02/25/2010	Lot 6 - Potomac Court Subdiv. -- 5 Potomac Court	5155190005D	5155190041F
LOMA	11-03-2339A	08/30/2011	3950 WHEELER AVENUE	5155190036E	5155190036F
LOMA	12-03-0430A	12/22/2011	FORDS LANDING, SECTION 2, LOT 134 -- 10 KEITHS LANE	5155190041E	5155190041F
LOMA	12-03-0511A	01/10/2012	CAMERON STATION, PHASE VI, LOT 95 -- 480 FERDINAND DAY DRIVE	5155190017E	5155190017F
LOMA	12-03-0849A	03/08/2012	CAMERON STATION, PHASE VI, LOT 96 -- 482 FERDINAND DAY DRIVE	5155190017E	5155190017F
LOMA	12-03-0965A	03/27/2012	LOT 84, Cameron Station, Phase VI---5133 BRAUNER PLACE	5155190017E	5155190017F
LOMA	12-03-2135A	08/21/2012	TRANSPOTOMAC CANAL CENTER, LOTS 503 & 504 -- 11 & 99 CANAL CENTER PLAZA	5155190033E	5155190033F
LOMA	13-03-0456A	12/28/2012	FORDS LANDING, SECTION 2, LOT 46 -- 11 WHARF STREET	5155190041E	5155190041F
LOMR-F	13-03-0270A	03/07/2013	UNITS 1-6 -- 523-533 (ODDS ONLY) CAMERON STATION BOULEVARD	5155190017E	5155190017F
LOMA	13-03-1556A	07/18/2013	AVALON AT CAMERON COURT -- AVALON COURT, WILLIAMSBURG STREET, ICE HOUSE ROAD, MONACAN STREET	5155190037E	5155190037F
LOMA	13-03-2240A	10/08/2013	BACKYARD BOATS, LOT 21 - 722 POTOMAC STREET	5155190041E	5155190041F

## FINAL SUMMARY OF MAP ACTIONS

Community: ALEXANDRIA, CITY OF

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LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	14-03-1037A	03/18/2014	ROSEMONT SUBDIVISION, BLOCK 26, LOT 3 -- 31 EAST LINDEN STREET	5155190041E	5155190041F
LOMR-F	15-03-0468A	01/22/2015	TAX LOT 0A-1, BLOCK 067.02 (Bldg #3) - 5750 & 5760 Dow Avenue	5155190017E	5155190017F
LOMA	15-03-0947A	02/12/2015	LANDMARK GATEWAY LAND CONDOMINIUM, BUILDING 1 -- 5757 DOW AVENUE	5155190017E	5155190017F
LOMA	15-03-2785A	09/29/2015	ROSEMONT, SECTION 9, BLOCK 3, LOT 4 -- 37 EAST ROSEMONT AVENUE	5155190041E	5155190041F
LOMA	16-03-1735A	06/14/2016	YATES GARDENS, BLOCK 8, LOT 9 -- 914 SOUTH FAIRFAX STREET	5155190041E	5155190041F
LOMR-F	17-03-0959A	03/09/2017	ROBINSON TERMINAL SOUTH, TRACT 2, LOTS 511-527, 529-532, & 534 -- 2 DUKE STREET	5155190041E	5155190041F
LOMA	17-03-0969A	04/11/2017	OLD TOWNE, SECTION 4, LOT 809 -- 102 QUAY STREET	5155190041E	5155190041F
LOMA	18-03-0552A	12/27/2017	Lot 123, Block -/2, Ford's Landing Subdivision - 17 Franklin Street	5155190041E	5155190041F
LOMA	18-03-0829A	03/07/2018	FORD'S LANDING, SECTION 2, LOT 127 -- 602 BATTERY PLACE	5155190041E	5155190041F
LOMA	18-03-1016A	03/09/2018	Lot 94, Block -/2, Ford's Landing Subdivision - 14 Franklin Street	5155190041E	5155190041F
LOMA	18-03-1037A	03/13/2018	Lot 93, Block -/2, Ford's Landing Subdivision - 16 Franklin Street	5155190041E	5155190041F
LOMA	18-03-1618A	06/05/2018	Lot 96, Block -/2, Ford's Landing Subdivision - 10 Franklin Street	5155190041E	5155190041F
LOMA	18-03-1747A	06/25/2018	Lot 95, Block -/2, Ford's Landing Subdivision - 12 Franklin Street	5155190041E	5155190041F
LOMA	18-03-1748A	06/25/2018	Lot 81, Block -/2, Ford's Landing Subdivision - 41 Alexander Street	5155190041E	5155190041F
LOMA	18-03-1896A	07/18/2018	Lot 102, Block -/2, Ford's Landing Subdivision - 727 Fords Landing Way	5155190041E	5155190041F
LOMA	18-03-1897A	07/18/2018	Lot 31, Block -/2, Ford's Landing Subdivision - 701 Kahn Place	5155190041E	5155190041F
LOMA	18-03-2052A	08/13/2018	Lot 38, Block -/2, Ford's Landing Subdivision - 734 Fords Landing Way	5155190041E	5155190041F

## FINAL SUMMARY OF MAP ACTIONS

Community: ALEXANDRIA, CITY OF

Community No: 515519

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMR-F	18-03-2047A	09/21/2018	LEHIGH PORTLAND CEMENT COMPANY, LOTS 601 & 900 -- 2901 & 2775 EISENHOWER AVENUE	5155190037E	5155190037F
LOMA	18-03-2293A	10/04/2018	Lot 89, Block -/2, Ford's Landing Subdivision - 716 Battery Place	5155190041E	5155190041F
LOMA	19-03-0186A	11/09/2018	Lot 88, Block -/2, Ford's Landing Subdivision - 718 Battery Place	5155190041E	5155190041F
LOMA	19-03-0876A	03/27/2019	Lot 106, Block -/2, Ford's Landing Subdivision - 703 Fords Landing Way	5155190041E	5155190041F
LOMA	19-03-1045A	04/25/2019	Lot 56, Block -/2, Ford's Landing Subdivision - 604 Fords Landing Way	5155190041E	5155190041F
LOMA	19-03-1046A	04/25/2019	Lot 118, Block -/2, Ford's Landing Subdivision - 5 Franklin Street	5155190041E	5155190041F
LOMA	19-03-1207A	05/23/2019	Lot 32, Block -/2, Ford's Landing Subdivision - 17 Alexander Street	5155190041E	5155190041F
LOMA	19-03-1231A	05/28/2019	Lot 112, Block -/2, Ford's Landing Subdivision - 715 Fords Landing Way	5155190041E	5155190041F
LOMA	19-03-1317A	06/13/2019	Lot 121, Block -/2, Ford's Landing Subdivision - 11 Franklin Street	5155190041E	5155190041F
LOMA	19-03-1289A	07/09/2019	FORD'S LANDING, SECTION 2, LOT 22 -- 708 KAHN PLACE	5155190041E	5155190041F
LOMA	19-03-1584A	08/07/2019	Lot 36, Block -/2, Ford's Landing Subdivision - 738 Fords Landing Way	5155190041E	5155190041F
LOMA	20-03-0250A	11/15/2019	Lot 117, Block -/2, Ford's Landing Subdivision - 3 Franklin Street	5155190041E	5155190041F
LOMA	20-03-1013A	04/06/2020	Lot 119, Block -/2, Ford's Landing Subdivision - 7 Franklin Street	5155190041E	5155190041F
LOMR-F	20-03-0987A	04/29/2020	ROBINSON TERMINAL SOUTH, TRACT 2, LOT 505 -- 15 PIONEER MILL WAY	5155190041E	5155190041F
LOMA	21-03-0454A	01/06/2021	Lot 98, Block -/2, Ford's Landing Subdivision - 6 Franklin Street	5155190041E	5155190041F
LOMA	21-03-1500A	08/30/2021	Lot 90, Block -/2, Ford's Landing Subdivision - 714 Battery Place	5155190041E	5155190041F
LOMR-F	22-03-0993A	09/14/2022	ROBINSON TERMINAL SOUTH, TRACT 2, LOTS 503 & 504 -- 17 & 19 PIONEER MILL WAY	5155190041E	5155190041E



**FINAL SUMMARY OF MAP ACTIONS**

Community: ALEXANDRIA, CITY OF

Community No: 515519

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	22-03-1255A	09/15/2022	ROBINSON TERMINAL SOUTH, TRACT 2, LOTS 507-510 – 302/304 /306/308 SOUTH UNION STREET	5155190041E	5155190041E

**2B. LOMCs on Unrevised Panels**

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

## FINAL SUMMARY OF MAP ACTIONS

Community: ALEXANDRIA, CITY OF

Community No: 515519

## 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 or revised 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
LOMR-F	04-03-0610A	01/26/2004	PARCEL A, LINCOLN AT ALEXANDRIA	1
LOMA	07-03-1091A	07/17/2007	HUME SPRINGS SECTION 2, BLOCK 4, LOT 19 -- 54 DALE STREET (VA)	2
LOMA	11-03-2662A	10/27/2011	19 East Linden Street -- Lot 2, Section 4, Rosemont	5
LOMA	13-03-1640A	06/12/2013	HUME SPRINGS, BLOCK 3, LOT 22 -- 3735 MARK DRIVE	2
LOMA	16-03-2378A	10/20/2016	HUME SPRINGS, BLOCK 3, SECTION 3, LOT 17 -- 3745 MARK DRIVE	4
LOMA	17-03-1453A	05/15/2017	HUME SPRINGS, SECTION 3, BLOCK 3, LOT 10 -- 3759 MARK DRIVE	2
LOMR-F	17-03-1593A	06/23/2017	LEHIGH PORTLAND CEMENT COMPANY, LOTS 601 & 900 -- 2775 & 2901 EISENHOWER AVENUE	6
LOMA	18-03-0913A	03/21/2018	HUME SPRINGS, SECTION 2, BLOCK 4, LOT 24 -- 44 DALE STREET	2
LOMA	18-03-1321A	05/23/2018	HUME SPRINGS, SECTION 3, BLOCK 3, LOT 33 -- 3713 MARK DRIVE	2
LOMA	18-03-1576A	08/24/2018	HUME SPRINGS, SECTION 2, BLOCK 3, LOT 65 -- 47 DALE STREET	2
LOMA	18-03-1983A	09/05/2018	HUME SPRINGS, SECTION 4, BLOCK 4, LOT 41E -- 51 WEST REED AVENUE	3
LOMA	21-03-0848A	04/21/2021	HUME SPRINGS, SECTION 2, BLOCK 4, LOT 25 -- 42 DALE STREET	2

## FINAL SUMMARY OF MAP ACTIONS

Community: ALEXANDRIA, CITY OF

Community No: 515519

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	21-03-1171A	07/15/2021	HUME SPRINGS, SECTION 2, BLOCK 4, LOT 23 -- 46 DALE STREET	2
LOMA	21-03-1347A	08/26/2021	HUME SPRINGS, SECTION 2, BLOCK 4, LOT 22 -- 48 DALE STREET	2

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.
6. Superseded by another LOMC.

#### 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 is no longer valid, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and if appropriate issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		