



July 23, 2024

Community Planning and Development Staff
City of Salem
555 Liberty St SE, Room 305, Salem, OR 97301

RE: The Cannery Project – Flood Capacity Memo

Dear City Staff:

This letter is to address the impact to the flood capacity remark in the City of Salem’s “*Land Use Application Completeness Review, Second Review Comments*”, reference number 24-106451-PLN, dated July 19, 2024. The Cannery site is located along the mouth of Mill Creek and the Willamette River with a regulatory floodplain extending within the site on each waterfront. As proposed, the project would not have an impact on the flood carrying capacity of either watercourse with the proposed improvements being above or outside the regulatory floodplain of each watercourse.

A portion of the project is to develop a new building on existing pier systems for Buildings 4 and 6. As such, structural improvements to the pier system may be necessary (but this analysis and determination has yet to be completed). If structural improvements are in fact required to meet current building code requirements within the floodplain boundary and below the floodplain elevation, then a flood capacity review can be provided at the time of building permit when the extent of the improvements is known.

In response to SRC 600.015(d)(6), and based on discussions with City staff, a detailed flood study based on the current known project improvements is not required as no impact to the full flood carrying capacity is currently anticipated.

The attached Exhibit A is a visual representation of the proposed development and associated improvements relative to the floodplain elevations. We request the city accept this letter as documentation to address SRC 600.015(d)(6).

Sincerely,

AKS ENGINEERING & FORESTRY, LLC

Tyler D. Roth, P.E.

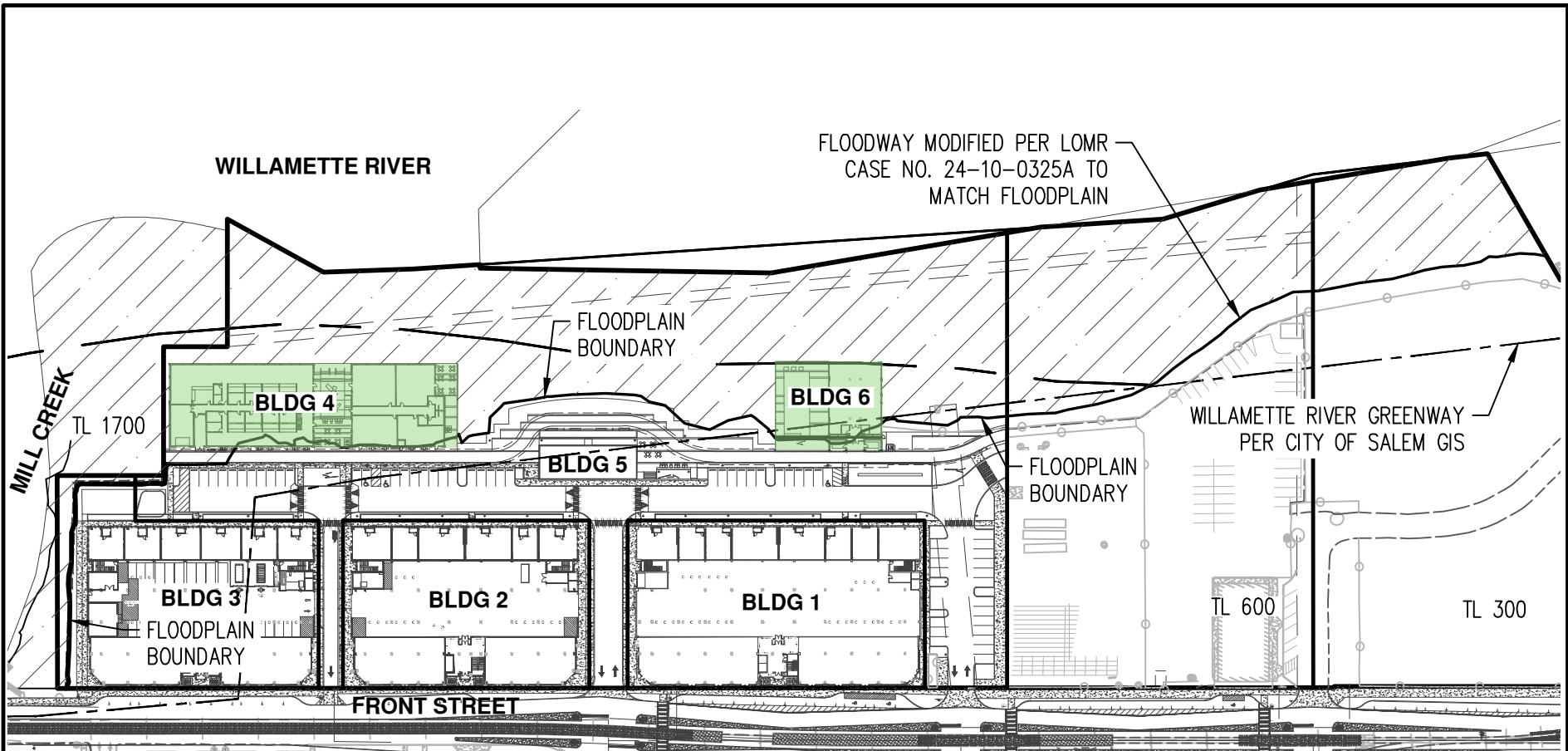
3700 River Rd N Suite 1
Keizer, OR, 97303
(503) 400-6028 | RothT@aks-eng.com



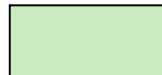
RENEWS: 12/31/24

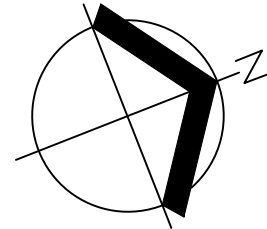
Attachments:

- Exhibit A: Floodplain Location Relative to Project Location
- Exhibit B: FEMA LOMR-FW Case No. 24-10-0325A

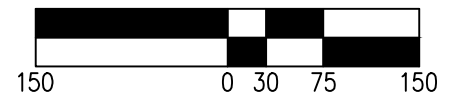


 WILLAMETTE RIVER OR MILL CREEK SIDE OF MAPPED FLOODPLAIN (ELEV= 141.10)

 DEVELOPMENT HORIZONTALLY WITHIN FLOODPLAIN, BUT VERTICALLY ABOVE FLOODPLAIN ELEVATION



SCALE: 1" = 150 FEET



DATE: 07/23/2024
 DRWN: MJM | CHKD: JDR
 AKS JOB: EXHIBIT
 5968-01

FLOODPLAIN LOCATION RELATIVE TO PROJECT SITE



AKS ENGINEERING & FORESTRY, LLC
 3700 RIVER RD N, STE 1
 KEIZER, OR 97303
 503.400.6028 WWW.AKS-ENG.COM
 DWG: 5968-01 FLOOD CAPACITY | LETTER-L



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF SALEM, MARION COUNTY, OREGON	Lots 1 and 2, Willamette Landing; Lots 1 through 8, Block 24, Lots 1 through 8, Block 25, North Salem; Lots 1 through 8, Block 1, Mill Addition; as shown on the Plats recorded in Book 35, Page 27, in Book 1, Page 34, and in Book 1, Page 90, all in the Office of the County Clerk, Marion County, Oregon The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 410167	
AFFECTED MAP PANEL	NUMBER: 41047C0333H DATE: 1/2/2003	
FLOODING SOURCE: WILLAMETTE RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 44.953284, -123.036610 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
--	--	--	0, 1375, 1105 Front Street NE	Portion of Property	X (shaded)	--	--	141.1 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION	STATE LOCAL CONSIDERATIONS
INADVERTENT INCLUSION FLOODWAY 1	
PORTIONS REMAIN IN THE SFHA	

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the NFIP regulatory floodway or the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the NFIP regulatory floodway and the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Beginning at the Northeasterly corner of Lot 2 of the plat of "Willamette Landing", also being on the westerly extension of the northerly line of Lot 1 of said plat; thence along said westerly extension and continuing along said northerly line, South 68°39'53" East 268.50 feet, to the northeasterly corner thereof; thence along the easterly line thereof, South 21°22'07" West 278.73 feet; thence South 68°37'53" East 1.00 feet, to the northwesterly right-of-way line of Front Street NE (49.50 feet from the centerline); thence along said northwesterly line, (continuing along said northwesterly rightof- way line as the right-of-way width decreases to 30.00 feet from the centerline) South 21°22'07" West 1193.01 feet; thence leaving said northwesterly right-of-way line, North 45°59'45" West 6.11 feet; thence North 79°28'11" West 6.51 feet; thence North 64°49'00" West 26.55 feet; thence North 67°33'52" West 40.32 feet; thence North 73°53'11" West 18.75 feet; thence North 64°07'32" West 8.91 feet; thence North 57°56'56" West 12.32 feet; thence North 67°44'32" West 14.46 feet; thence North 68°32'32" West 5.14 feet; thence North 68°10'22" West 8.37 feet; thence North 51°21'39" West 6.05 feet; thence North 34°24'49" West 3.42 feet; thence North 69°00'29" West 5.28 feet; thence North 68°25'00" West 11.20 feet; thence North 71°07'13" West 11.56 feet; thence North 46°55'38" West 3.01 feet; thence North 56°38'29" West 1.72 feet; thence North 60°05'27" West 2.69 feet; thence North 13°44'52" West 3.50 feet; thence North 21°56'20" East 57.91 feet; thence North 14°36'22" East 6.40 feet; thence North 22°11'31" East 11.52 feet; thence North 52°45'48" East 1.04 feet; thence North 05°46'33" East 3.13 feet; thence North 64°32'11" West 17.88 feet; thence North 21°54'41" East 2.11 feet; thence South 68°57'53" East 51.80 feet; thence North 21°00'57" East 62.34 feet; thence North 69°24'18" West 49.95 feet; thence North 20°35'42" East 33.30 feet; thence North 21°17'23" East 35.62 feet; thence North 69°24'49" West 16.06 feet; thence North 21°23'26" East 142.39 feet; thence North 68°33'31" West 9.56 feet; thence North 20°50'40" East 30.64 feet; thence North 69°59'46" West 19.73 feet; thence North 22°00'31" West 12.78 feet; thence North 27°38'32" West 5.03 feet; thence North 13°19'21" East 29.35 feet; thence North 10°49'12" East 11.98 feet; thence North 14°51'39" East 2.90 feet; thence North 17°13'05" East 20.89 feet; thence North 15°20'01" East 1.55 feet; thence North 19°00'22" East 29.53 feet; thence North 24°59'49" East 27.58 feet; thence North 30°18'09" East 5.98 feet; thence North 56°22'26" East 9.07 feet; thence North 34°31'42" East 15.41 feet; thence North 63°44'34" East 24.91 feet; thence North 35°52'49" East 24.19 feet; thence North 05°03'52" West 19.47 feet; thence North 11°27'15" East 3.31 feet; thence North 08°08'38" East 18.81 feet; thence North 53°01'23" East 3.58 feet; thence North 61°18'50" East 17.57 feet; thence North 80°08'29" East 2.52 feet; thence North 71°13'49" East 6.66 feet; South 68°35'42" East 11.81 feet; thence North 21°25'06" East 10.09 feet; thence South 68°34'54" East 4.98 feet; thence North 21°45'58" East 7.90 feet; thence North 67°50'29" West 6.06 feet; thence North 21°26'08" East 48.02 feet; thence South 69°08'44" East 14.00 feet; thence North 21°29'59" East 13.25 feet; thence North 68°46'11" West 8.01 feet; thence North 20°57'30" East 5.25 feet; thence North 68°36'13" West 5.11 feet; thence North 21°23'47" East 17.13 feet; thence North 68°26'47" West 25.22 feet; thence North 21°31'51" West 3.35 feet; thence North 09°27'57" East 5.88 feet; thence North 21°50'03" East 2.52 feet; thence North 40°51'49" East 2.35 feet; thence North 80°45'47" East 1.23 feet; thence North 26°43'02" East 46.91 feet; thence North 15°36'24" East 0.82 feet; thence North 06°19'00" West 10.85 feet; thence North 17°44'15" West 0.87 feet; thence North 26°58'45" West 2.53 feet; thence North 19°18'30" East 16.40 feet; thence North 30°34'42" East 9.25 feet; thence North 15°18'09" East 38.26 feet; thence North 19°03'55" East 25.93 feet; thence North 07°10'36" East 11.80 feet; thence North 11°01'57" East 28.33 feet; thence North 06°18'05" East 33.13 feet; thence North 05°22'57" West 27.12 feet; thence North 18°54'31" West 20.37 feet; thence North 14°26'53" West 21.42 feet; thence North 11°25'08" West 10.67 feet; thence North 15°30'05" West 22.62 feet; thence North 22°44'17" West 9.13 feet; thence North 15°43'20" West 27.20 feet; thence North 00°28'03" West 25.39 feet; thence North 03°38'22" West 17.56 feet; thence North 19°02'28" East 24.07 feet; thence North 10°42'53" East 20.68 feet; thence North 09°50'25" East 18.73 feet; thence North 14°34'04" East 14.68 feet; thence North 13°44'24" East 16.28 feet; thence North 07°16'13" East 19.42 feet; thence North 06°10'42" East 12.08 feet; thence North 10°42'11" East 16.67 feet; thence North 16°48'49" East

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

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LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

20.68 feet; thence North 09°42'22" East 16.12 feet; thence North 09°58'16" West 9.36 feet; thence North 24°02'01" East 7.55 feet; thence North 12°28'05" East 21.55 feet; thence North 24°28'48" East 14.47 feet; thence North 31°39'21" East 11.25 to the northerly line of said Lot 2; thence along said northerly line, North 81°22'07" East 156.85 feet to the Point of Beginning

INADVERTENT INCLUSION IN THE FLOODWAY 1 (PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY) (This Additional Consideration applies to the preceding 1 Property.)

A portion of this property is located within the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination Document, while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Therefore, the NFIP regulatory floodway modification described in the Determination Document, while acceptable to the Federal Emergency Management Agency (FEMA), must also be acceptable to the community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/about/regoff.htm>.

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMR-FW DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

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