

March 21, 2023

City of Stamford  
888 Washington Blvd.  
Stamford, CT 06901

Attn: Vineeta Mather  
Principal Planner  
Land Use Bureau

Re: 68-70 Seaview Avenue Project, Stamford, CT  
Race Coastal Engineering Analysis Review  
Response to your comments of March 15, 2023

Dear Ms. Mather;

The following responds to your email of March 15, 2023, regarding the subject project.

Leonard Jackson Associates reviewed the "RACE" coastal analysis of the Seaview project that incorporated the United States Army Corps of Engineers (USACOE) "Restricted Fetch Analysis" methodology. This methodology is accepted by the USACOE and the Federal Emergency Management Agency (FEMA) and is therefore applicable to the Seaview project.

The RACE analysis yielded the modified lower 100-year Base Flood Elevation (BFE) of Elevation 12.0 at the project site in lieu of the higher BFE of Elevation 14.0 defined by FEMA. This lower BFE is the result of the smaller wave heights in Westcott Cove (within which the project site is located), as compared to the higher wave heights in the open coastline and the deeper waters adjacent to Westcott Cove that were incorporated into the FEMA analysis.

Modification of a FEMA BFE is not unusual as FEMA coastal and riverine analyses are based upon transects and cross-sections that are broadly spaced in order to enable and reduce the cost of the analyses and mapping of the floodplains of the coasts and rivers of entire communities.

The accuracy of these analyses is related to the spacing of transects and cross-section as all data between these are interpolated.

Supplementing a FEMA analysis with additional topographic mapping, transects, and cross sections will yield different and more accurate results.

The analysis prepared by RACE incorporated the detailed topographic survey prepared for the Seaview project and added a transect through Westcott Cove to supplement the FEMA analysis and therefore yielded the more accurate determination of the BFE of Elevation 12.0 at the access road serving the project site.

If the proposed low point on this access road is raised to Elevation 12.5, a freeboard (a safety factor) of 0.5 feet will be provided.

The RACE analysis is unaffected by this proposed freeboard.

I will be available for a March 27<sup>th</sup> meeting.

Very truly yours,



**LEONARD JACKSON ASSOCIATES**

Leonard Jackson, P.E.

Mobile: 914-319-2044

LJ/ks

2023-3-21 Seaview