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December 6, 2023

City of Steamboat Springs Planning and Community Development
Attn: Toby Stauffer / Jeremy Brown
137 10th Street
Steamboat Springs, CO

RE: Holiday Inn Express
3300 and 3500 S. Lincoln Avenue
Floodplain Development Narrative

Dear City of Steamboat Springs:

Please review the following narrative for a floodplain development application pertaining to the Holiday Inn Express Hotel, located within Lot 1, Indian Meadows Filing No. 3. The property is currently a vacant parcel but is approved for two hotels, parking lots, and sidewalk improvements.

Holiday Inn Express

The Holiday Inn Express is designed with 90 guest rooms, 9 employee units, and 90 dedicated parking stalls. The parking lot and accesses are outfitted with stormwater treatment controls including rain gardens, water quality swales, and grass buffers. Some of the parking stalls will be utilized as snow storage areas during the winter months (see parking stall calculations and breakdown on sheet C1). The development plan includes an amenity area for guests, staff patio, building access/exits on all four sides of the hotel, a dumpster enclosure and bike racks. The Holiday Inn Express incorporates employee housing as part of the proposal.

Hotel B

Hotel B is designed with 73 guest rooms and 66 dedicated parking stalls. The parking lot and accesses are outfitted with stormwater treatment controls including rain gardens, water quality swales, and grass buffers. Some of the parking stalls will be utilized as snow storage areas during the winter months (see parking stall calcs and breakdown on sheet C1). The development plan includes an amenity area for guests, staff patio, building access/exits on all four sides of the hotel, a dumpster enclosure and bike racks are provided.

Floodplain Impacts:

The project is in the 100-year floodplain but will have limited effects on floodplain. There will be grading undertaken within the AE Zone of FEMA FIRM Map 08107C0879D. During the project development process, Wohnrade Engineering completed a HEC-RAS Analysis and a split flow summary hydrologic analysis. The report and analysis were reviewed and accepted by the City of Steamboat Springs and are being submitted again with this permit application. The grading and drainage plan for the site was also reviewed and approved by Public Works. The design of the grading occurring within the 100-year floodplain boundary is shown on the attached sheet. The development analysis of the proposed fill material to be placed on the property will not negatively impact surrounding properties.

Approval Criteria:

The improvements proposed for the Lot 1, Indian Meadows Filing No. 3 meets the criteria for approval of a floodplain development plan under Section 720 of the Steamboat Springs Community Development Plan.

710.C Criteria for Approval. Floodplain Development Permits shall be approved upon a finding that the following criteria are met:

1. All necessary permits have been obtained from federal, state, or local governmental agencies from which prior approval is required. The required documents are being submitted with this application. No wetland permit is required for the project to proceed. Based on City Planning regulations and other review agencies review of building permit plans, all necessary permits are currently obtained.
2. The proposed activity complies with all applicable requirements of this CDC. The applicant is following the CDC requirements with this application and previously preliminary plat, development plan, and final plat applications.

We kindly request your approval of this application for a development permit and look forward to beginning the project as soon as possible.

Please call Walter Magill at 970-819-1161 with any questions.

Sincerely;

Walter Magill
Four Points Surveying and Engineering