



August 25, 2025

Introduction

The Marshall House project (hereinafter referred to as “the Project”) is proposing to establish a historic structure on a permanent foundation. The structure was previously relocated to the subject property and placed on temporary cribbing. Additional work includes the connection of utility services to the structure and grading and drainage improvements around the proposed foundation. The Project is located at 135 11th Street in Steamboat Springs, Colorado in the densely developed downtown district. There is no public access to the Yampa River through the property.

Project activities will take place within Zone X and Zone AE of Soda Creek, a tributary of the Yampa River, as determined by FEMA FIRM 08107C0877D dated February 4, 2005. The City of Steamboat Springs requires a floodplain development permit including no-rise certification for the proposed work. Figure 1 shows the location of the project and the floodplain delineations:

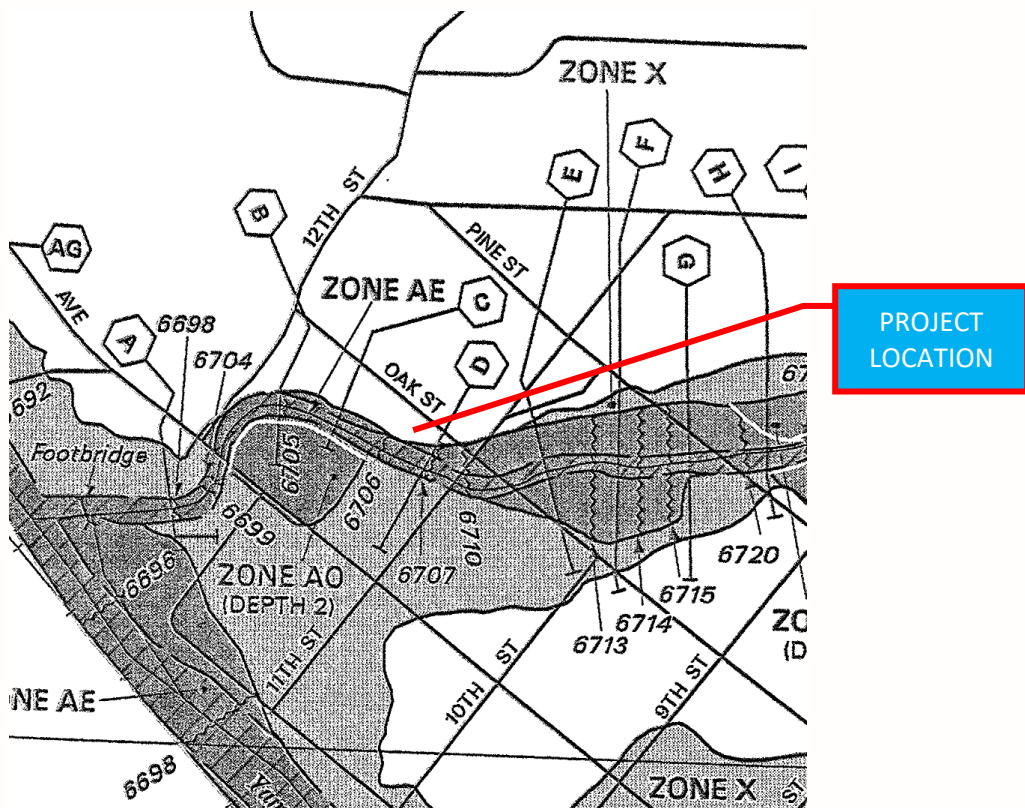


Figure 1: FIRM 08107C0877D February 4, 2005

No Rise Discussion

Figure 2 shows one of the cross-sections through the property to illustrate how the proposed location of the historic structure will remain outside of the mapped floodway, with the exception of the southern roof overhang. This overhang is well above the base flood elevation (BFE) and will not alter the cross-section of the floodway.

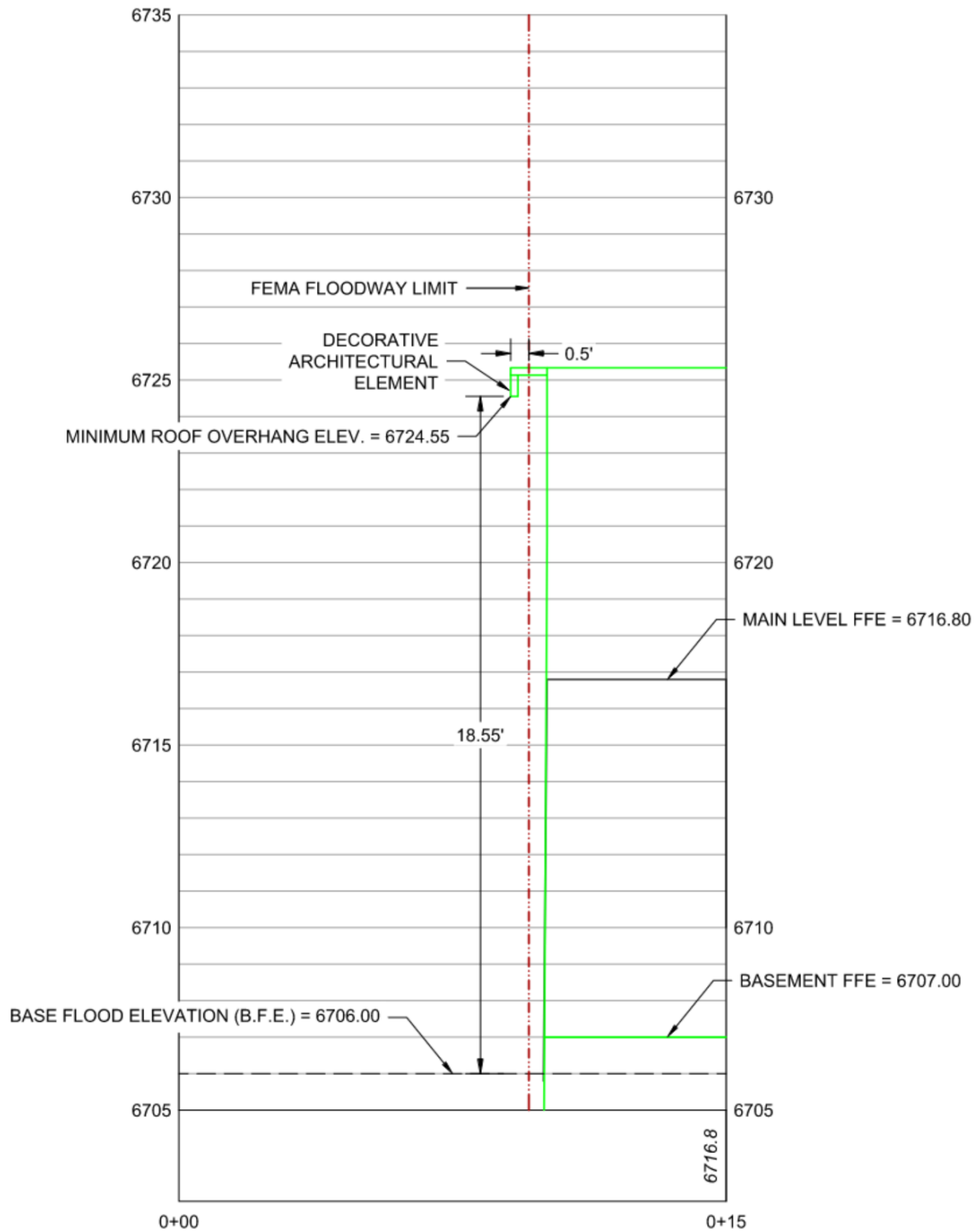


Figure 2: Typical Cross-section

The proposed finished floor elevation of the relocated structure’s foundation is 6707.00, which is 12” above the base flood elevation (BFE) established by FEMA in the Flood Insurance Study (FIS) last issued in 2005. The first FIRM was published in 1979, updated in 1983 and then again in 2005. During that

Marshall House – No Rise Narrative



time, no revisions were made to the hydraulic study pertaining directly to the project area. No Letters of Map Change (LOMC's) have been issued for this area.

In summary, the only proportion of the relocated structure that protrudes into the mapped floodway is the roof overhang, which will be a minimum of approximately 18.5' above the BFE. Bank areas within the floodway will not be permanently altered as a result of the Project and the BFE will not be increased.

Attachments:

- 135 11th Street Permit Documents

- Floodplain Development Checklist

- No-Rise Certification

- Proof of Ownership