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January 5, 2023

Dear Property Owner:

Re: Notification of establishment of a regulatory floodway for the 1-percent-annual-chance storm event and changes to water-surface elevations and/or future flood hazard revisions

The Flood Insurance Rate Map (FIRM) for a community depicts the Special Flood Hazard Area (SFHA), the area that has been determined to be subject to a 1-percent or greater chance of flooding in any given year. The floodway is the portion of the floodplain that includes the channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the 1-percent-annual-chance (base) flood without cumulatively increasing the water-surface elevation by more than a designated height. The FIRM is used to determine flood insurance rates and to help the community with floodplain management.

HR Green is applying for a Conditional Letter of Map Revision (CLOMR) from the Federal Emergency Management Agency (FEMA) on behalf of Westminster Neighborhood Mixed Use, LLC to revise FIRM 08059C0206F for the City of Westminster within Adams County along Shaw Heights Tributary. HR Green is proposing to reevaluate the floodplain boundary based on updated hydrology.

Once the project has been completed, a Letter of Map Revision (LOMR) request should be submitted that will, in part, revise the following flood hazards along Shaw Blvd.

A floodway will be adopted starting from the Allen Ditch immediately to the west of the intersection of Circle Drive and Shaw Boulevard and ending immediately to the east of the intersection of Lowell Boulevard and Shaw Boulevard in a proposed stormwater detention facility. Base Flood Elevations (BFEs) will be established along Shaw Heights Tributary. The SFHA will increase and decrease along Shaw Heights Tributary.

This letter is to inform you of the proposed project that may affect flood elevations on your property at {insert physical address}. This letter is also to inform you of the potential changes to the effective flood hazard information that would result after the project is completed and a LOMR request is submitted to FEMA.

Maps and detailed analysis of the floodway establishment can be reviewed at the City of Westminster at 4800 W 92nd Ave, Westminster, CO 80031. If you have any questions or concerns about the proposed project or its effect on your property, you may contact Andrew Hawthorn, Stormwater Utility Administrator with the City of Westminster at ahawthor@CityofWestminster.us from 12/20/2023 to 3/19/2024 or Brooke Seymour, P.E., CFM with Mile High Flood District at bseymour@mhfd.org from 12/20/2023 to 3/19/2024.

HR GREEN, INC

Gregory Panza, PE
Senior Project Manager