



August 7, 2025

Paul Workman
Community Development Director
2450 E. Quincy Avenue
Cherry Hills Village, CO 80113
303-783-2729

Re: 10 Sterling Avenue – Floodplain Development Permit
Martin/Martin, Inc. Project No.: 24.0397

Dear Mr. Workman,

This letter is intended to document a no-rise certification for the construction of proposed left bank stabilization measures along Little Dry Creek at 10 Sterling Avenue, Englewood CO, 80113, in support of a Cherry Hills Village Floodplain Development Permit (Cherry Hills Village Municipal Code Section 16-7-360). The proposed improvements begin at the westerly (downstream) property line and continues upstream approximately 111 feet along the left channel embankment. The proposed improvements are located within a Federal Emergency Management Agency (FEMA) regulatory Special Flood Hazard Area (SFHA) along Little Dry Creek.

The proposed improvement area of Little Dry Creek is showing significant embankment erosion. Without the improvements, Little Dry Creek will continue to erode the channel embankment at a significant pace. Stacked grouted boulder walls are proposed to stabilize the embankment while matching existing embankment grades. The matching of existing grades will ensure no changes to the effective floodplain.

Per Flood Insurance Rate Map Numbers 08005C0164K, revised December 17, 2010, and 08005C0452L, revised April 11, 2024, the subject reach of Little Dry Creek is mapped as a Zone AE SHFA with a regulatory half foot rise floodway. Zone AE represents detailed study areas with Base Flood Elevations (BFEs) determined. The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1.0%-annual-chance (100-year) flood can be carried without substantial increases in flood heights. Per Federal, State, and Local regulations, construction within the floodway requires documentation of a no-rise condition.

Analysis for application requirements from the Cherry Hills Village Municipal Code are as follows.

16-7-360(e) – Approval Standards

- (1) The project bank stabilization design shall follow applicable regulations of the Arapahoe County Stormwater Management Manual (ACSM) and Mile High Flood District (MHFD) criteria. The proposed channel embankment stabilization are in accordance with MHFD Urban Storm Drainage Criteria Manual, Volume I, Chapter 8, Section 4.6.2.
- (2) Relevant factors
 - a. Danger to life and property due to floodplain or erosion has been mitigated with proposed bank stabilization measures. The proposed stacked grouted boulders will provide greater stability during major storm events.



- b. Susceptibility of proposed structure to flood damage – There are no new proposed insurable structures as part of this floodplain development permit.
- c. Danger of materials may be swept onto other lands – A no-rise condition of Little Dry Creek is anticipated with embankment improvements matching existing grades. Potential danger of materials being swept away in flood conditions remains at pre-project levels.
- d. Compatibility of the proposed use with existing and anticipated development – Proposed use of property is not being changed.
- e. Safety of access to the subject property in times of flood – Access remains from Sterling Avenue, which is not inundated in a 100-year flood event.
- f. Costs of governmental services during and after flood conditions – Proposed work includes portion of Cherrymoor South Water Sanitation District Easement. Easement owners will be coordinated throughout the construction process and in the event of flooding.
- g. Expected hydraulic conditions of flood waters at subject property – A no-rise condition of Little Dry Creek is anticipated with embankment improvements matching existing grades. Hydraulic conditions are equivalent to pre-project conditions matching pre-project embankment grades.
- h. The necessity of the proposed building of a waterfront location – Not applicable, no proposed building as part of the floodplain development permit.
- i. The availability of alternative locations – Not applicable to the proposed channel embankment stabilization. Improvements are being proposed in most needed area of improvements, which has seen significant continual erosion.
- j. The relationship of the proposed use to the Master Plan – No change in land use is being proposed.

16-7-360(f) – Decision or Referral to City Council

No-rise condition highlights no adverse impact to surrounding properties.

Martin/Martin, Inc. hereby certifies that if the proposed bank stabilization is constructed in such a manner that returns grade to existing conditions, it can be assumed that no fill was placed within the SFHA and that there are no impacts to BFE's. Upon substantial completion of construction, verification of these grades shall be made by the contractor.

Please feel free to contact me at 303-431-6100 or rbyrne@martinmartin.com if you have any questions.

Sincerely,

Ryan D. Byrne, PE, CFM
Principal

