

**Early Notice and Public Review of a Proposed
Activity in a Federal Flood Risk Management Standard Designated Floodplain**

To: All interested Agencies, Groups and Individuals:

This is to give notice that the City and County of Denver, Department of Housing Stability (HOST) has determined that the following proposed action under U.S. Department of Housing and Urban Development (HUD) Fiscal Year 2024 Economic Development Initiative (EDI) - Community Project Funding (CPF) grant (Grant # B-24-CP-CO-0430) is located in the Federal Flood Risk Management Standard (FFRMS) floodplain, and HOST will be identifying and evaluating practicable alternatives to locating the action within the floodplain and the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988, as amended by Executive Order 13690 and/or Executive Order 11990, in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands. The proposed project location is 3500 & 3600 Park Avenue West in the City and County of Denver. The extent of the FFRMS floodplain was determined using a 0.2 percent flood approach. The Colorado Coalition for the Homeless (CCH) proposes developing two adjoining commercial parcels consisting of about 2.4 acres of land; approximately 1.8 acres of which is in the floodplain. In phase one of the proposed project, a 61,549 gross square foot, 3 and 4 story L shaped building will be constructed slab on grade with 60 apartments, amenity and staff office space, outdoor courtyard, and twenty-five parking spaces. The remaining portion of the proposed project property will be seeded and await future phases of development.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplain and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain, alternative methods to serve the same project purpose, and methods to minimize and mitigate project impacts on the [floodplain/wetland]. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplain can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplain, it must inform those who may be put at greater or continued risk.

Written comments must be received by HOST at the following email address on or before October 18, 2024: Housing.EnvironmentalReviews@denvergov.org, Attention: Brian Ray James, Environmental Officer. A full description of the project may also be reviewed by emailing the above address as well.

Date: October 11, 2024