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Ryan Tefertiller
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Colorado Springs Planning and Community Development
Urban Planning Division
30 S. Nevada Avenue, #603
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PROJECT: Hilton Garden Inn
125 N. Cascade Avenue
Colorado Springs, Colorado 80903

PLAN# C92583

PERMIT# K78692

FILE NUMBER TO BE AMENDED: AR DP 16-00296

Dear Ryan:

I have provided a project statement immediately below.

Project Statement

The original Development Plan for the project was stamped approved 7-29-2016. Since that time changes have been made to the elevations for the following reasons:

- 1-Coordination with Colorado Springs Utilities for street side access to the gas meter and transformer vault.
- 2-Owner value engineering items and other design changes
- 3-General coordination among the drawings and with the owner

The following changes were made to the exterior elevations:

West elevation

- Eliminated glass 10th floor and at parapet
- Eliminated wall step backs except at NW corner.
- Added large sign to west
- Removed 3' projecting cornices at 3rd, 9th and 10th floor plates.
- Due to added 6" floor height to upper 8 floors building is 4' taller
- NW corner at floor 3 through 10 and roof parapet steps back 6"
- Glass area calculation per Section 2.4.7 revised to 76%
- Elevator penthouse shown extended up now to accommodate future 11th floor roof top restaurant/ bar

FIGURE 2

North elevation

- Eliminated glass 10th floor and at parapet
- Eliminated wall step backs except at NW corner.
- Removed 3' projecting cornices at 3rd, 9th and 10th floor plates.
- Due to added 6" floor height to upper 8 floors building is 4' taller
- NW corner at floor 3 through 10 and roof parapet steps back 6"
- Glass area calculation per Section 2.4.7 revised to 57%*.
- Elevator penthouse shown extended up now to accommodate future 11th floor roof top restaurant/ bar

*An application for "Administrative Relief" is requested since the glass had to be reduced to accommodate CSU gas meter alcove and transformer vault on the street frontage.

East elevation

- Franchise sign eliminated.
- Removed 3' projecting cornices at 3rd, 9th and 10th floor plates.
- Due to added 6" floor height to upper 8 floors building is 4' taller
- Elevator penthouse shown extended up now to accommodate future 11th floor roof top restaurant/ bar

South elevation

- Franchise sign eliminated.
- Removed 3' projecting cornices at 3rd, 9th and 10th floor plates.
- Due to added 6" floor height to upper 8 floors building is 4' taller
- Elevator penthouse shown extended up now to accommodate future 11th floor roof top restaurant/ bar

Proposed Future roof top (11th floor) restaurant/ bar. (These are the additional drawings A300-A303 marked, PROPOSED FUTURE RESTAURANT/ BAR in the sheet index.)

- Added proposed future restaurant/ bar to roof (11th floor)
 - Future extension of south stair tower to roof for future restaurant/ bar egress.
 - The project has been equipped with a Density Bonus feature which permits an 11th floor in this designated zoning area.
- Please refer to A100 which indicates bike storage for employees and shower and locker room facilities across the corridor.

Please find clouded revisions and a revision note on the drawings denoted with delta "DP Amendment 03/05/2018".

Please do not hesitate to contact us if you have any questions or concerns.

Sincerely,

Darrin Williams

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