

September , 2025

Re: Height Variance Request to **55'** for Proposed 4-Story, 140-Room Hilton-Branded Hotel at 215 Lindbergh Drive

Mr. James Wooldrige

Town of Gypsum

Dear James:

Thank you for our recent discussions regarding the exciting opportunity to develop a premier 140-room Hilton-branded hotel at 215 Lindbergh Drive in Gypsum. As a key economic driver for the community, this project represents a significant investment in the Town's growth and vitality. To ensure the hotel meets Hilton's rigorous brand standards while delivering maximum value to Gypsum, we respectfully request a height variance from Section 18.05.010 of the Municipal Code, which currently limits nonresidential buildings to 45 feet. We seek approval for a modest increase to **55 feet**, specifically to accommodate essential Hilton brand elements, optimized parapets, and discreet mechanical screening.

As you are aware, the Town's building height regulations provide flexibility in unique circumstances:

1. Maximum building perimeter height is generally limited to 45 feet above finished grade, while parapets, mechanical screens, and mechanical equipment is limited to 50 feet above finished grade. Height is measured at midline (between peak and eave) if it is a pitched-roof project or top of roof or parapet for flat roof projects.
2. In special cases, height exceptions over the previously mentioned limits of 45 feet for building perimeter and 50 feet for mechanical equipment and screening may be available, upon grant of a variance by the Town of Gypsum Planning and Zoning Commission.

3. The height of all improvements on any site must comply with all governmental requirements, including those of the Town of Gypsum, and the Federal Aviation Administration.

Granting this variance would enable us to proceed with a high-quality development that fully complies with Hilton's franchise requirements, while minimizing any visual or operational impacts. We firmly believe this request meets the criteria for approval based on the following compelling factors:

1. **Zoning Compatibility and Eligibility:** The property is zoned Commercial Professional District, which explicitly allows for building heights exceeding 45 feet through a zoning variance. This provision recognizes the need for flexibility in commercial developments like ours, ensuring Gypsum remains competitive in attracting top-tier hospitality brands.
2. **Substantial Economic and Community Benefits:** This hotel, featuring Hampton Inn and Home2 Suites by Hilton, will generate significant economic development for the Town. It is projected to create numerous jobs during construction and operation, boost local tourism, increase tax revenues, and support ancillary businesses such as restaurants, shops, and services. By enhancing Gypsum's appeal as a destination, the project will contribute meaningfully to the long-term welfare and prosperity of the community, aligning with the Town's strategic growth objectives.
3. **Avoidance of Unusual Hardship:** Denying the variance would impose an undue hardship by forcing costly redesigns that compromise Hilton's brand integrity, potentially jeopardizing their approval. The requested 55-foot height is essential for incorporating signature elements that define the Hilton experience, without which the hotel could not proceed as planned. This variance prevents unnecessary financial strain and delays, allowing us to deliver a superior facility on schedule.
4. **Minimal Impact on Neighboring Parcels:** The proposed height increase is targeted and unobtrusive, ensuring no unreasonable adverse effects on adjacent properties. The design maintains harmony with the surrounding area, with elevated elements limited to non-intrusive features that enhance architectural appeal rather than dominate the skyline. Comprehensive site planning confirms that views, light, and privacy for neighbors will remain unaffected.

To provide further context on the specific needs driving this request:

**Hilton.** Securing the Hampton Inn and Home2 Suites franchises requires strict adherence to Hilton's design guidelines, including prominent signature elements—the blue vertical feature for Hampton Inn and the green "fin" for Home2 Suites. These must extend above the parapets to achieve the intended visual impact and brand recognition, reaching approximately 51 feet. Without this accommodation, we may not receive Hilton approval which is critical to allowing Gypsum Hotel Partners to proceed.



*Figure 1 Hilton Signature Brand Elements*

**Optimized Parapets:** In response to your valuable feedback, we have proactively reduced the majority of parapets to 50 feet or below, demonstrating our commitment to collaboration and minimalism in design.

**Mechanical Screening.** Only a small, centralized portion of the roof—approximately 500 square feet (just 2% of the 25,000-square-foot building footprint)—requires screening up to **55 feet** to enclose essential mechanical equipment.

Positioned in the building's core, this screening will be virtually invisible from most vantage points around the hotel perimeter, preserving aesthetic integrity.

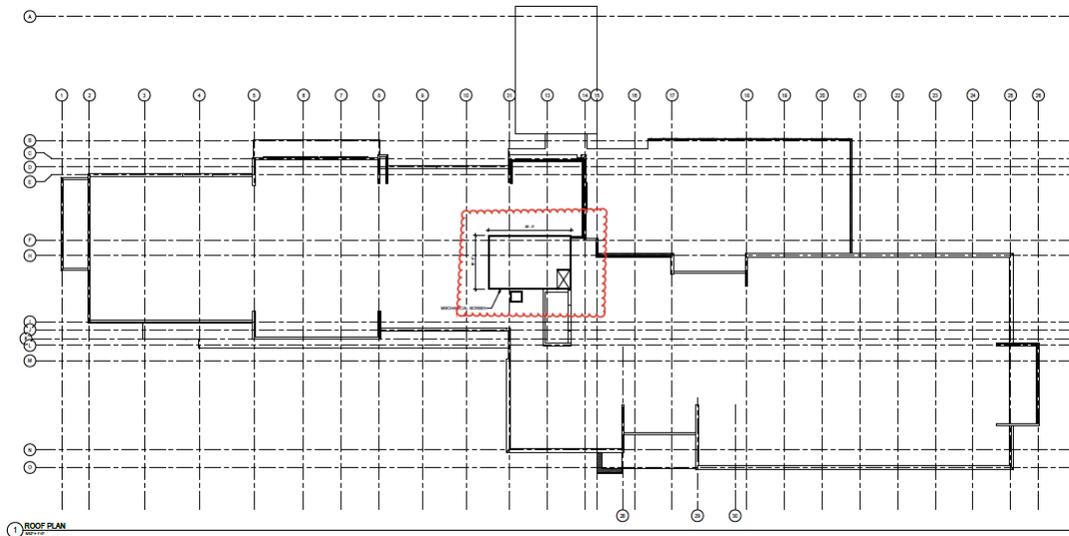


Figure 2 Location of Mechanical Screening

We thoroughly evaluated alternative placements, such as ground-level installation, but determined it would: (a) obstruct views from ground-floor guest rooms, detracting from guest satisfaction; (b) escalate construction and operational costs due to complex ventilation systems; (c) create an unappealing arrival experience for visitors, undermining the hotel's welcoming atmosphere; and (d) encroach on valuable landscaping areas, reducing green space and environmental benefits.

In summary, this height variance is a prudent and targeted adjustment that unlocks substantial benefits for Gypsum while imposing no meaningful drawbacks. We are eager to partner with the Town to bring this transformative project to fruition and would welcome the opportunity to present additional details or address any questions at the Planning and Zoning Commission's convenience.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Chris Manley". The signature is written in a cursive style with a long, sweeping underline.

Chris Manley

Owner

Cc: Bryan Desmond, Desmond Home Builders