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December 19, 2017

Ms. Rachel Teixeira
Planner II
Land Use Review Division
Planning & Community Development
30 S. Nevada Ave., Suite 105
Colorado Springs, CO 80901

RE: Revised Development Plan-Project Statement – Branch Communications/T-Mobile
Proposed Stealth CMRS Structure, 5370 Cracker Barrel Circle, Colorado Springs, CO 80917
CPC CMI 17-00118

Dear Ms. Teixeira:

Please accept this revised Project Statement in response to your letter of October 2, 2017. The responses are in partial fulfillment of the requirements of an application for a Conditional Use Permit (CUP) submittal package. Revisions are marked with an *.

General Project Overview

Branch Communications, (Applicant), is requesting approval to build a 65 foot free standing stealth unmanned telecommunications structure. The proposed design is a flag pole. Inside the structure, T-Mobile plans to attach antennas, cabling and other equipment. No antennas or cabling would be visible on the outside. The pole structure would be available for co-location by other providers. A secure fenced compound will provide ground space for T-Mobile equipment cabinets as well as other provider equipment, when additional providers wish to co-locate. The pole will be painted a white *(Sherwin Williams SW 7008) and have working American flag. *The flag dimensions are 10' x 19' made of 100% polyester, produced by Valley Forge Flag Company. The fence is designed to be 8 feet tall and have the appearance of stone. The wall color will closely match the color of the brick on the school. Applicant will plant 3 trees to add additional screening.

Pre-application Conference Issues List

A pre-application conference was held and the following discussed and addressed here:

1. Applicant proposed 80 feet, Staff encouraged 65 feet. After RF review Applicant agrees to 65 ft.
2. The structure design is planned as a flagpole.
3. *The flag dimensions are 10' x 19' made of 100% polyester, produced by Valley Forge Flag Co.
4. The flag will be raised and lowered by school personnel
5. Lease compound wall will be 8 ft. tall and match color of brick school building
6. Applicant agrees to add 3 trees as added screening and is shown on site plan.

Waiver Request – Geo tech report

Per the Application form, Applicant requests a temporary waiver for providing the Geo-Tech Hazard Report. The Geo-tech testing has not been scheduled as of the date of this application but the test will be conducted and the report provided as soon as available.

Applicant Information

Branch is located at 1516 S Boston, Suite 215, Tulsa, OK 74119 Ave., 74119 (918.851.9102).
Branch representative: Stephan Kelly, 1660 S Albion St, Suite 309, Denver, CO 80222, (303.478.2835).

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Branch is known as a tower company, which builds telecommunication infrastructure for mobile and fixed wireless providers. The proposed facility is designed for T-Mobile and other providers needing a location in this part of Colorado Springs.

Project Statement and Development Plan Description

This Plan Statement will address Colorado Springs Land Use Code Articles 4.7.4.606 A and 5.7.5.7, as they relate to Commercial Mobile Radio Service facility (CMRS) Facilities.

The structure will be located on an approximate 10.59 acre property, owned by School District 11 (District) and zoned R1/CU/AO, Colorado Springs. The District has executed the lease and designated the site location, and is anticipating the benefit of the long term cash flow from the lease payments.

The parcel is owned by School District 11, 1115 El Paso St., Colorado Springs, CO 80903, (719.477.6057). The pole site sits on the southern end of the Rudy Elementary school property, between the faculty parking lot and a city park.

- * Flag dimensions are 10' x 19' made of 100% polyester, produced by Valley Forge Flag Company
- * Referral Agency comments have been addressed. Specifically addition of Avigation Easement, text regarding no antennas located outside pole, landscape plan.
- *Applicant notes comments from Airport, Colorado Springs Utilities, Traffic and Water Resources.

Specific elements of the Plan and Conditional Use request are Justification for the Height of structure, and Site Analysis for location for the structure.

A. Justification for Height – See attached propagation plot maps. T-Mobile has determined there is a significant coverage gap causing poor and low coverage service areas in this area of Colorado Springs.

T-Mobile engineers have prepared and submitted signal propagation maps, as part of this application. Those maps and explanations are attached hereto. RF engineering ran these tests at 10 foot height increments, from 50 to 70 feet. This is a dense residential community and the number of homes receiving quality coverage is reduced significantly with each 10 foot reduction in height.

1. At 65 feet - Based on the prediction plots and propagation coverages 65 feet provides new coverage and improves existing service coverage and quality in the residential areas north and south of Barnes Rd, along N Powers Blvd, housing communities west, and continuous coverage between existing surrounding sites. *From Applicant's perspective, 70 feet also affords the most effective height for future co-locating providers. First co-locating provider would occupy the 55 foot elevation and subsequent providers at lower elevations at approximately 10 foot intervals.
2. At 60 feet - indoor residential coverage lost includes 10% of houses south and north of N Carefree Cir and west of Peterson Rd neighborhoods.
3. At 50 feet – coverage loss includes 25% of houses located south and north of N Carefree Cir and west of Peterson Rd neighborhoods.

This is a very dense residential community and the number of homes benefiting from quality coverage is reduced with height limitations. Additional height would be required to completely fill in these gaps, but T-Mobile engineers believe 65' is a good compromise, allowing for better indoor coverage for the customers. In addition, 65' will provide significant offload of neighboring congested cell sites alleviating

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current call performance issues and providing a buffer for future network traffic growth. Therefore, the requested height of 65 feet is the optimal height for T-Mobile.

- B. **Site Analysis** – Branch made a good faith effort to identify and evaluate alternate sites, and designs. Specifically the following sites were considered:
1. Security Service Field, 4385 Tutt – design was to replace one of the outfield light poles. But limited space for equipment compound beyond out field wall. RF eliminated because site did not fill enough of coverage gaps to west.
 2. Co Spgs police station, 4110 Tutt. – Land owned by city. Has access issues and lacked enough land for compound. RF also determined service to the areas with weak service and would not be resolved from here.
 3. CarMax, 4010 Tutt. – Corporate real estate dept. declined. Would not make any land available. RF also determined site would not resolve the coverage gaps.
 4. Rudy Elementary, – subject site at 5370 Cracker Barrel, offered by SD11 while negotiating the Transit Complex site. SD11 selected a flagpole design as most suitable for the school. RF selected as best option for T-Mobile to close coverage gaps and serve weak coverage areas to east and west.

Article 4, Part 6, - Commercial Mobile Radio Service (CMRS) Regulations – Section 7.4.606 A

A. Height Standards: 1. Freestanding CMRS facilities shall not exceed the maximum height of the zone district in which they are located unless a conditional use has been approved in accord with Article 5, part 7 of this chapter and the findings of this article authorizing a greater height.

- (A) **Purpose** – The purpose of this application is to request approval to construct an unmanned 65 foot stealth telecommunications flagpole, within a secure fenced lease area. At the base of the structure, is an area where equipment cabinets are to be located. T-Mobile has committed to attaching and seeks to provide new coverage and improve existing service and quality in this part of Colorado Springs.
- (B) **Applicability** – the subject property is zoned R1/CU/AO which allows for the proposed use with a Conditional Use Permit. Applicant is requesting a Conditional Use Permit to construct a free standing stealth telecommunication structure at 65 feet.
- (C) **Criteria** – please consider the following:
- Applicant has attached site analysis and propagation maps as justification for the location, height and closing of existing coverage gaps.
 - the proposed use is generally consistent with the applicable City Master Plan
 - The proposed use is generally in harmony with the character of the neighborhood and is generally compatible with the existing allowable land uses in the area. As noted CMRS structures are an allowable use, with a CUP, in R1/CU/AO zone districts.
 - The structure will be available to other providers for co-location.
 - The proposed use is unmanned and does not require water or sanitation facilities; nor will the use overburden or exceed the capacity of public services; and will not create traffic congestion or traffic hazards. An access easement has been granted by the District.
 - The proposed use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light or noise pollution.
 - The proposed use will not be detrimental to the public health, safety and welfare of the residents of Colorado Springs and will conform to all other applicable City rules, regulations and ordinances.

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Article 5 - Part 7, Conditional Uses – Section 5.7.5.701 - 708

1. The subject land is platted improved land zoned R1/CU/AO, and is known in the El Paso County public records as Lot 6, Blk 1, The Homestead, Filing 10, with the Schedule Number 6325105004. The street address is 5370 Cracker Barrel Circle. The project is known to applicant as Rudy. Improvements are an elementary school, playground, and parking lots.
2. The request is for approval to construct a 65 foot stealth telecommunications flagpole, in which T-Mobile will attach antennas and other equipment.
3. A pre-application conference was held and the notes are part of this application.
4. Applicant has addressed the notes from the pre-application conference in this Statement and on the accompanying drawings
5. Applicant believes this project will benefit the community at large and that the proposed project is consistent with the intent of the city zoning code and the City Comprehensive Plan
6. Applicant understands any approval may include conditions
7. Applicant understands any Amendments to the CUP may be treated administratively
8. Applicant understands the approvals are transferrable and run with the land
9. The proposed use is allowed in a R1/CU/AO zone district with a Conditional Use permit. An 8 foot tall solid security fence resembling stone will be built around the perimeter of the lease area. The fence will be painted to match the existing school brick.
10. The proposed use is an unmanned wireless communication facility disguised as a flagpole that will fully comply with all FCC regulations. Photo sims are attached.
11. *The flag dimensions are 10' x 19', made of 100% polyester, produced by Valley Forge Flag Co.
12. The purpose of the installation is for T-Mobile to provide new coverage and improve existing service and quality in this part of Colorado Springs.
13. Coverage maps supporting the location and height are attached
14. Branch has leased a parcel of ground, within the subject property, measuring 40 ft. x 40 ft., plus access and utility easements.
15. The proposed structure would accommodate and allow for co-location by a minimum of two (2) other providers.
16. At 65 ft. Branch does not anticipate a need to add additional height for future use.
17. Parking – No parking is required and no existing parking spaces would be used.
18. Branch intends to start construction as soon as possible after issuance of a building permit.

Additional items included with the submittal, and attached here, are as required on the Submittal Requirements sheet:

- Application form and fee
- Drawings – including vicinity map, elevations, plot plan, etc.
- Mineral rights certification form
- Photo simulations
- RF coverage maps

This submittal is believed to be complete. Please contact me if there are questions or comments.

Sincerely
Stephan Kelly, for Branch Communications.

T-Mobile Site DN04027F Rudy Elementary - RF Justification

T-Mobile is requesting to build a site (Stealth Flagpole) at 5327 Cracker Barrel Circle, Colorado Springs, CO 80917 with a height of 65' AGL in order to provide new coverage and improved existing service coverage and quality in the residential and commercial areas north and south of Barnes Rd, along N Powers Blvd including housing communities west, and have continuous coverage between existing surrounding sites.

The accompanying coverage prediction plots exhibit the need for this height and location. The colored shade shows “In building” quality coverage.

Existing Coverage

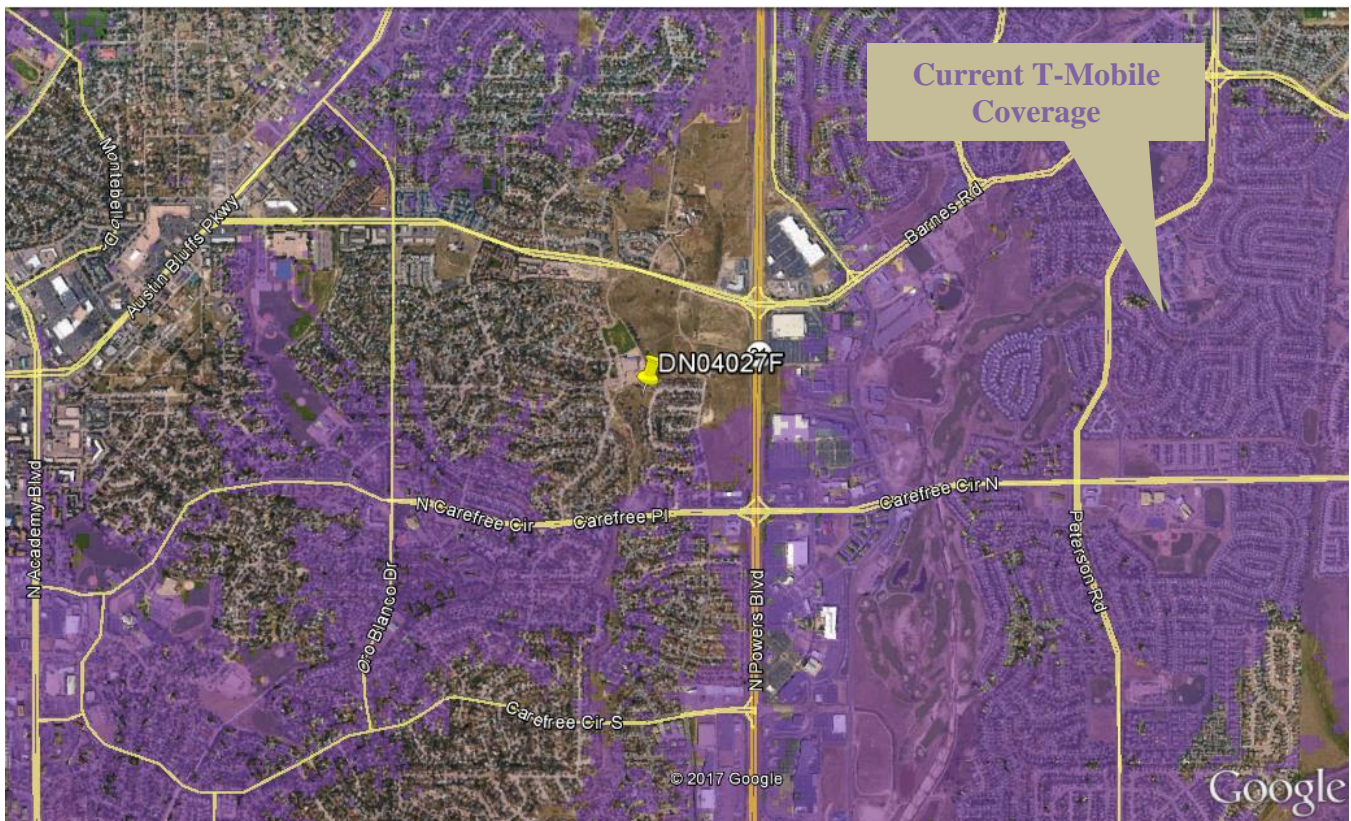
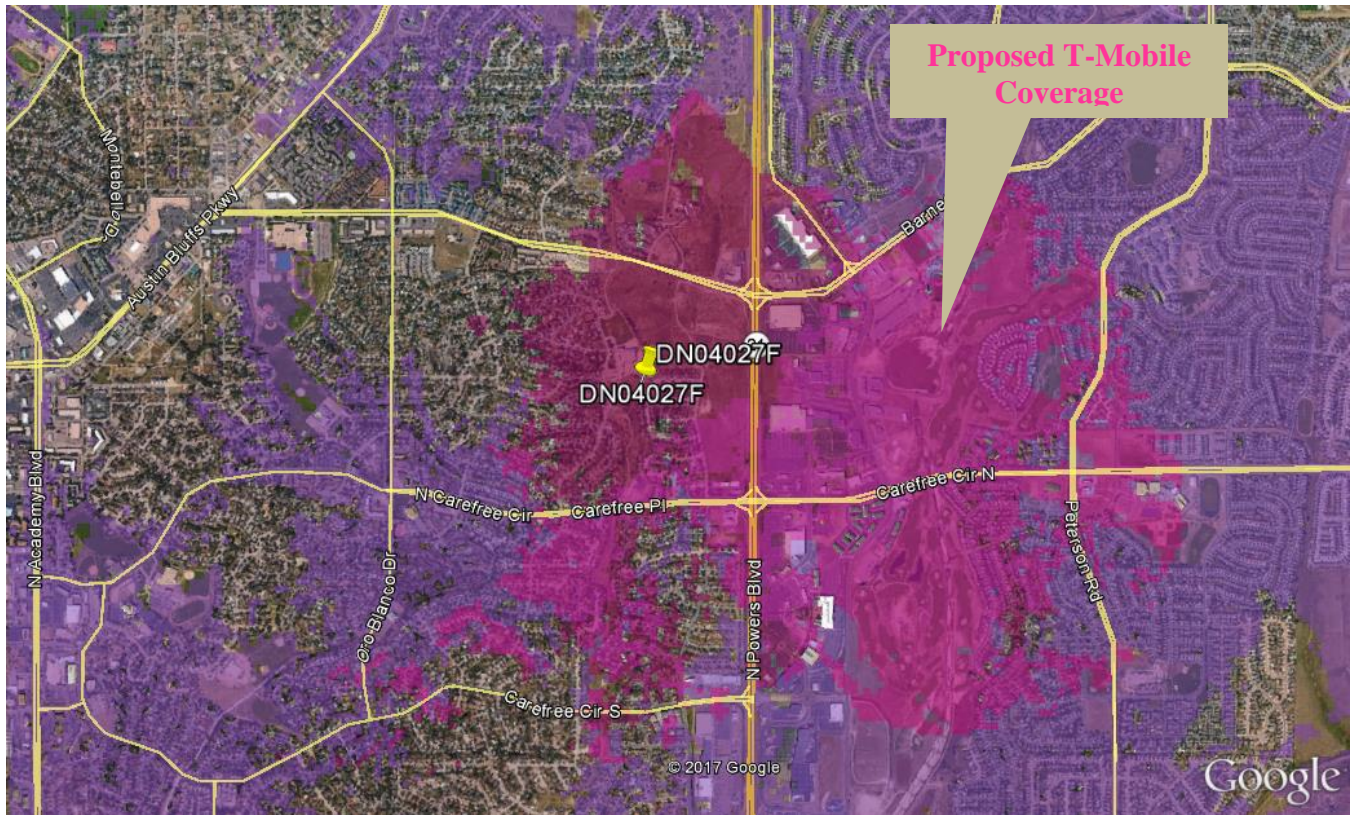


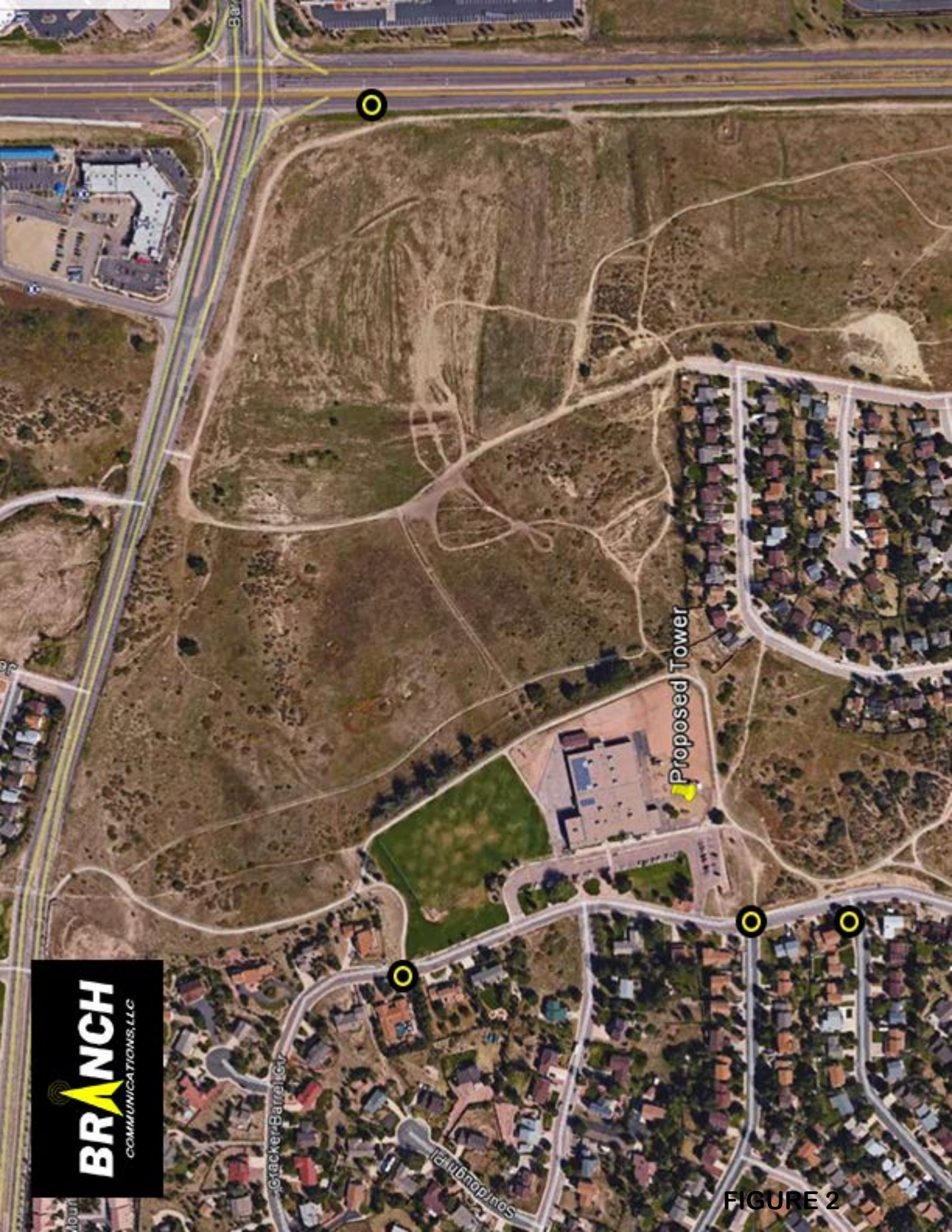
FIGURE 2

Coverage with DN04027F at 65' (antennas center at 61')



There is improvement in coverage and service quality around the proposed site and in all areas listed above. We have continuous quality coverage between existing sites north and south. The site fills the residential gap in coverage and improves existing site capacity offload. We are meeting most of our objectives.

Because this is a very dense residential community the number of homes benefiting from quality coverage is reduced significantly with height limitations. Additional height would be required to completely fill in these gaps, but T-Mobile engineers believe 61' is a good compromise, allowing for better indoor coverage for the customers. In addition, 61' will provide significant offload of neighboring congested cell sites alleviating current call performance issues and providing a buffer for future network traffic growth.



Proposed Tower

FIGURE 2



FIGURE 2



65' TOWER



FIGURE 2



FIGURE 2



65' TOWER



FIGURE 2

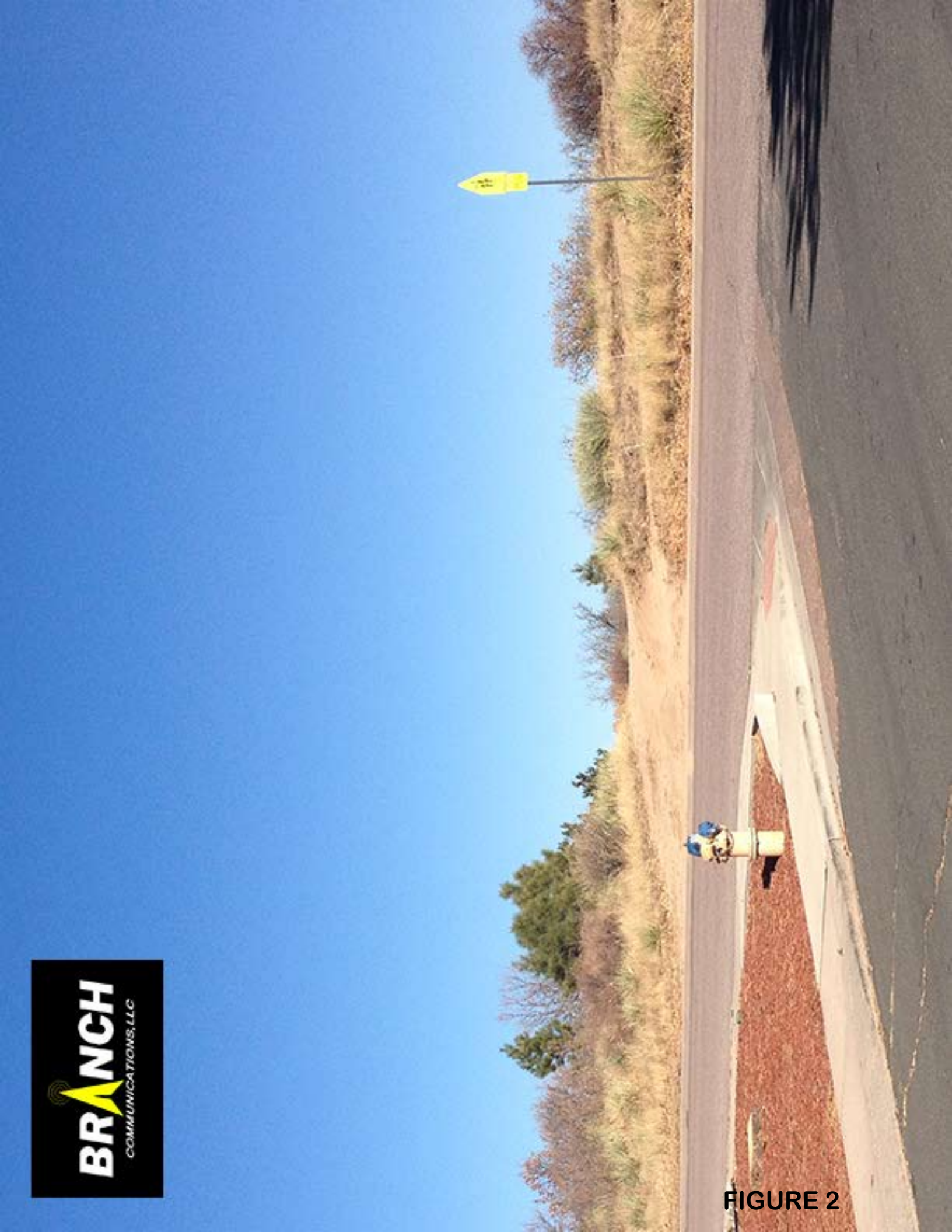


FIGURE 2



65' TOWER

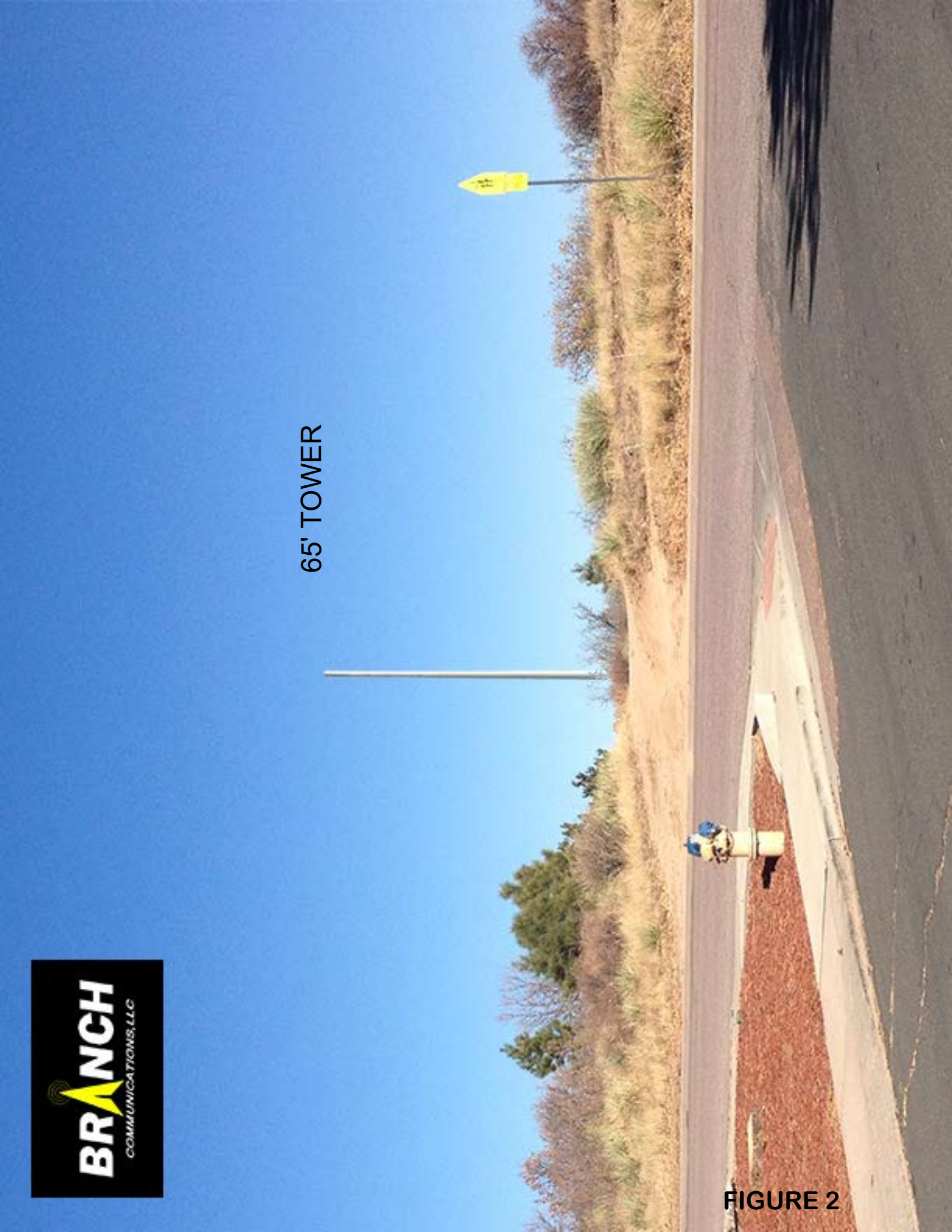


FIGURE 2



FIGURE 2



65' TOWER

FIGURE 2

