



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT  
Land Use Review Division

January 28, 2019

OLYMPIC CITY USA

Julie Cocca  
ATFAB Wireless Properties  
2111 E. Baseline Road, Ste. A-6  
Tempe, AZ 85283

Re: 444 East Costilla Street: File No. AR CM2 18-00636

Dear Ms. Cocca,

The re-review for the referenced project located at 444 East Costilla Street has been completed by the Land Use Review Division. There are action items that require additional information. These action items will need to be addressed prior to the decision on the development plan. Once these issues have been successfully resolved, and the submitted materials are found to be complete, I will contact you for additional copies for submitting to City Planning Commission hearing.

Please note that failure to submit revised plans/reports/information within 180 days will result in your application being formally withdrawn from consideration. Once withdrawn, any subsequent re-submittal will require the filing of a new application and payment of application fees.

Please address the comments and make corrections to the issues which are listed below. A detailed letter needs to accompany the revisions. The letter must address each comment in this review letter. If necessary, contact the appropriate department directly if clarification is needed. Be advised that due to necessary changes or proposed revisions to the subject plan or other support documents, that new comments may be added to future review letters in response to any necessary or proposed revisions to the development for Wahsatch Ave Transit Mix: US-CO-5068 site plans or other supporting documents.

Please re-submit revised copies of the following plans with the resulting changes to Land Use Review for further consideration:

- CMRS Conditional Use Development Plan (AR CM2 18-00636): one (1) electronic copy via email, ,
- Response Letter: one digital copy of the response letter, and
- Provide two (2) hardcopies of the CMRS Conditional Use Development plan site plan, (folded to no larger than 8½" x 14", with the lower right hand corner exposed), a copy of a Black Line, (reduced to 11" x 17" size), for the application site plans, and a copy of the response letter to Land Use Review.

**Note that new comments may be added to future review letters in response to any necessary or proposed revisions to the CMRS conditional use site plan or other supporting documents.**

**Conditional Use (AR CM2 18-00636)**

Land Use Review Comments

Action Items

General Modifications to Conditional Use Development Plan

1. Note and address the comments received from Urban Planning Division. If there are questions, please contact Matthew Fitzsimmons directly.

2. Note the 'Neighborhood Comments'. Nor'wood Development would like to discuss the project further and has possible alternatives for the cellular tower project.
- 3.

Other City Department(s): Listed below are the comments received from various City Departments, or other review agencies regarding the development of this property. The comments listed below are for informational purposes.

**Urban Planning Division (Matthew Fitzsimmons #719-385-5396)**  
**Urban Planning Division Comments: 10/8/18 and 12/7/18**

- **Please include specs on tree – quality, longevity, materials, proportions, Photos of existing examples**
  - Vertical Bridge is ordering from one of the top wireless camouflage products. Larson Camouflage (<http://utilitycamo.com/homepage/>) is one of the leading manufacturer of wireless communication stealth products. Larson's products are of the highest standards durable, colorfast and wind tested up to 140 mph. Their foliage is tested for extreme temperature from -50 to 180 degrees F. <http://utilitycamo.com/quality> Link to their web site. (see attachment A) The attachment photo is of a Mono-Pine in Sedona AZ. They have varied weather from heat to snow and are one of the strictest jurisdictions in Arizona.
  - **MPF 12/7/18:** What Larson Model has Vertical Bridge chosen and will that model be part of the contract with no substitutions?
- **Include renderings (photo simulations) of location with tree superimposed into the image.**
  - **Many angles - at least 4 -**
  - **Most important view is from the east looking west.**
  - The photo simulations taken and submitted do show this location from all angles. The East side looking to the West is based on the original location we discussed during the meeting on Jan. 30, 2018. After that discussion the site was moved further north so our photo simulations are corrected to reflect that change. The perspective of this site directly from the East looking west and because of the Shooks Run trees, our photos really didn't show anything but the top of a pine tree. The trees that line the East side of the property and Shooks Run will continue grow over time and block more and more of the views to the West for the neighbors on the east side of this property. This area is out of the way of day to day business of the concrete manufacturing company.
  - The proposed location lines up on the west side of the property with the industrial area of Vermijo Ave. though not a through street to the residential area on the other side of Shook's Run area where there are several existing batch plant towers exceeding 100' on the east side of the parcel (see attachment B)
  - **MPF 12/7/18:** Now that the leaves are down for the season, please take a photo and show how this mono pine would look from Vermijo looking west. Nor'wood would like to see this view.
- **Is this on a retaining wall from the Railroad? If so, should the height be determined from the bottom of the retaining wall.**
  - **MPF 12/7/18:** Not addressed
- **Include satellite image of site to show where the mono pine would be located in relation to other structures.**

- **MPF 12/7/18:** Not addressed
- **Does this site line up with Vermijo Ave? how much will that block their view of Pikes Peak?**
  - **MPF 12/7/18:** Not addressed – the City is aware that the view is not protected
- **Will there be an agreement that stipulates new lease terms if the property is sold for development? We don't want this mono pine to stop possible redevelopment.**
  - CMRS can be relocated through Condemnation or Private Agreement.
  - **MPF 12/7/18:** Is there any other agreement that could be used that stipulates that if the site is redeveloped the cell carrier/or third party and developer would split the cost of moving the structure if needed?
- **Is there a maintenance agreement to ensure the mono pine does not look weathered? Will parts be replaced on a schedule and without the City having to request it?**
  - A typical zoning stipulation could be added that maintenance and up keep of the mono pine as needed.
  - **MPF 12/7/18:** Please forward an example of a maintenance agreement which would require replacements of weathered parts on a regular schedule and without the intervention of the City.

**Neighborhood Comment(s):**

Nor'wood has expressed that they believe the current proposed monopine cell tower at 444 E. Costilla does not fit in with the rapidly changing downtown area.

I asked them where they would think it was appropriate and if they would be interested in hosting it on one of their buildings. They expressed that they were very interested in locating this and other towers on one of their buildings.

Would ATFAB wireless be interested in exploring the possibility of locating your cell tower on a Nor'wood building/property in the area?

The contact information for Jeff Finn, of Nor'wood:

Jeff Finn, Vice President  
 Nor'wood Development Group  
 111 South Tejon Street #222  
 Colorado Springs, CO 80903  
 Office: 719.593.2600  
 Mobile: 719.439.7378

If you have any questions/comments pertaining to this review letter, please contact me.

Sincerely,  
 Rachel Teixeira  
 Planner II

cc: File No. AR CM2 18-00636 (444 East Costilla Street)  
 Gay Smith ([gaysmithracing@yahoo.com](mailto:gaysmithracing@yahoo.com))  
 Regina A.G. Ames ([games@coloradocollege.edu](mailto:games@coloradocollege.edu))  
 Stu Scruggs ([stu.scruggs@gmail.com](mailto:stu.scruggs@gmail.com))  
 Tawny Palm ([tawnynicole06@gmail.com](mailto:tawnynicole06@gmail.com))  
 Greg Ames ([greg@bluelineengineering.com](mailto:greg@bluelineengineering.com))  
 Jeff Finn ([JFinn@nor-wood.com](mailto:JFinn@nor-wood.com))

# N O R ' W O O D

January 18, 2019

VIA E-MAIL (mpfitzsimmons@springsgov.com)  
City of Colorado Springs  
Attn: Matthew Fitzsimmons, Urban Planning Division

**RE: PROPOSED CELLULAR TOWER FROM ATFAB WIRELESS PROPERTIES AT  
444 EAST COSTILLA STREET, COLORADO SPRINGS CO 80903**

Dear Mr. Fitzsimmons:

This letter is intended to express our concern over the proposed installation of an 80' tall cellular tower at 444 East Costilla Street. As you know, we own numerous properties throughout Downtown Colorado Springs, and recently opened 333 ECO in 2018, a 171-unit urban apartment project two blocks away from the proposed cellular tower. Additionally, we own property at the northwest corner of Vermijo Ave. and Wahsatch Ave. with plans for redevelopment.

While there may be a need for improved cellular service in this area, the proposed tower in the shape of a tree is unsightly and incompatible with the surrounding uses and views and the proposed land use and tower is contradictory to Envision Shooks Run Corridor Facilities Master Plan. Additionally, the tower has recently been superimposed in photos by the applicant, and its size and materiality have been both misrepresented and understated. If approved, the proposed tower will be a visual blemish on our downtown's skyline for years to come.

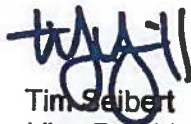
Cellular infrastructure must be treated differently in urban areas, and the proposal of an 80' oversized pine tree simply cannot be accepted. We would welcome the opportunity to converse with the applicant about their communication infrastructure requirements in the downtown area.

Until then, we encourage you to delay this item until other solutions more harmonious with the adjacent land uses can be explored.

Sincerely,



Jeffrey A. Finn  
Vice President



Tim Seibert  
Vice President