



July 26, 2018

Colorado Springs – Planning and Development  
Attn: Rachel Teixeira  
30 S Nevada Ave, #150  
Colorado Springs, CO 80903

**SUBJECT: CMRS (CM 1)  
COL02018/ Mesa & Fillmore / FA#10148708 / LTE-4C,5C,4T4R**

**FACILITY ADDRESS: 2715 Mesa Road, Colorado Springs, CO 80904**

This letter has been sent to you on behalf of AT&T which operates an existing wireless communication facility located on the water tower at the Colorado Springs Utilities Mesa Water Treatment Plant. AT&T, in conjunction with Colorado Springs Utilities, is proposing to relocate the existing transmission equipment off the water tower and install a new free-standing 100'-tall monopine. This monopine is designed to allow for the colocation of two additional carriers, and may be able to accommodate additional future carriers.

The scope of work includes the following:

- Install new 100'-tall monopine
- Relocate six remote radio heads and three DC surge suppressors from water tower to monopine
- Remove remainder of existing antennas and remote radio heads from water tower
- Install six new antennas (@96'-CL) and nine new remote radio heads on monopine for AT&T
- Install nine new and/or relocated antennas (@ 86'-CL) and associated equipment on monopine for T-Mobile,
- Allow for the installation of antennas (@ 76'-CL) and associated equipment on monopine for future carrier
- Installation of 50 KW diesel generator on new 10'x4' concrete pad
- The tower and all equipment will be painted and/or cladded to match foliage

Justification pertaining to CMRS facilities and review criteria of Conditional Uses is included as Attachment A. An Issue List addressing Pre-Application comments is included as Attachment B. All applicable documents as required by the CMRS 1 checklist and Pre-Application are included in this submittal.

AT&T appreciates your assistance in the continuing operation of this wireless communications facility. In the event there are any questions, comments or concerns, please contact me at (303) 256-4015, or via e-mail at [chmielaks@bv.com](mailto:chmielaks@bv.com).

Very truly yours,

Sarah Chmielak  
Attachments A & B



**ATTACHMENT A**  
**Justification based on review Criteria of CMRS Regulations and Conditional Uses**  
**Mesa & Fillmore Monopine / COL02018**

**7.4.607: SITE SELECTION AND COLLOCATION REQUIREMENTS:**

A. Site Selection: Carriers shall consider the following types of sites as they select specific locations for CMRS facilities:

1. On existing structures such as buildings, water tanks, existing towers, signs, etc.
2. On City owned or Colorado Springs Utility (CSU) sites which have been identified as appropriate locations for CMRS facilities. Appropriate City and CSU sites are required to meet the following criteria:
  - a. The proposed CMRS facility will not have an adverse impact upon the operational or security requirements for the site.
  - b. The site can accommodate a CMRS facility in a manner which lessens the visual impact and increases the land use compatibility over privately held sites within the same vicinity.
3. In locations where the existing topography, vegetation, buildings or other structures provide the greatest screening potential.

*Response:* This project is located on CSU property, which has previously been identified as an appropriate location for CMRS facilities. The proposed design has been fully vetted and accepted by CSU as providing the least adverse impact upon operational and security requirements. The proposed design will lessen the visual impact by utilizing a monopine stealth design, which blends in with the adjacent coniferous trees. The proposed monopine is further screened by existing CSU buildings and perimeter landscaping.

B. Collocation Requirements:

1. These regulations seek to encourage the collocation of CMRS equipment of various carriers on the same structures where feasible and where the visual impact of having one taller facility is determined to be more desirable than having two (2) or more lower facilities constructed within the same vicinity.
2. The following note shall be included on all development plans:  
*(Name of Applicant/Carrier) will consider co-location proposals from other commercial radio providers with an interest in this facility.*

*Response:* This monopine is designed to immediately incorporate two additional carriers, with the ability to accommodate more based on space and structural requirements. The collocation note has been provided on the plans, see Sheets 1 and 5-8.

**7.4.608: DESIGN CRITERIA AND CONSTRUCTION STANDARDS:**

B. Stealth Freestanding Facilities:

1. "Stealth freestanding facilities" are freestanding CMRS facilities that are designed to substantially conceal and camouflage the antennas and associated equipment and are typified by bell towers, flagpoles, parking lot light poles, clock towers, decorative architectural features, tree towers, etc.
2. Stealth facilities are preferred and encouraged in instances where a freestanding facility is necessary and the potential for substantial adverse visual impact is high.
3. Facilities should be architecturally compatible with the adjacent buildings and land uses and integrated through design, materials, color, and location to blend in with the existing characteristics of the site to the maximum extent possible. The height, bulk and scale of a stealth CMRS facility should be compatible with the adjacent buildings and land uses.

**ATTACHMENT A**  
**Justification based on review Criteria of CMRS Regulations and Conditional Uses**  
**Mesa & Fillmore Monopine / COL02018**

*Response:* The proposed project is a free-standing stealth facility designed as a monopine. The antenna and equipment included on the monopine will be painted and/or cladded to match the monopine-elements. The existing equipment shelter is painted brown/beige to match the existing onsite CSU buildings for architectural compatibility.

**7.5.704: AUTHORIZATION AND FINDINGS:**

The Planning Commission may approve and/or modify a conditional use application in whole or in part, with or without conditions, only if all three (3) of the following findings are made:

A. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.

*Response:* The proposed project will enhance wireless communications coverage to the area while allowing CSU to expand and renovate their facilities. The proposed use of a free-standing stealth facility designed as a monopine will blend in with the existing backdrop of adjacent trees, lessening the visual impact of the surrounding neighborhood. Extensive public outreach by CSU has already been conducted with the neighboring residents and to date no negative responses have been received.

B. Intent Of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.

*Response:* The proposed project will enhance wireless communications coverage to the area while allowing CSU to expand and renovate their facilities. This project will enhance and promote the public health, safety, and general welfare.

C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.

The approved conditional use and development plan shall be binding on the property until an amendment is approved changing the use of the property. Except as otherwise recommended by the Planning Commission, the development of a conditional use shall conform to the applicable regulations of the district in which it is to be located.

*Response:* The proposed project is consistent with the Comprehensive Plan as it is expanding and improving two necessary public services – water and communications. This facility will conform to all applicable approvals and the PF district in which it is located.

**ATTACHMENT B**  
**Issues List – Pre-Application April 20, 2018**  
**Mesa & Fillmore Monopine / COL02018**

**Neighborhood Issues:** “Contact the adjacent HOAs within 1,000 feet buffer”

- Response:* This project was included in CSU’s renovation public outreach campaign, which included the following:
- Newsletter-style, large format postcards were mailed to property owners and HOAs within 3,000 feet of the CSU Mesa plant. Approximately 1,700 postcards were mailed.
  - Passive informational display set up at CSU’s Mesa Conservation Center (May 29 through June 22, 2018)
  - Inclusion on CSU website, with unique e-mail link allowing interested citizens to ask questions.
  - Neighborhood meeting with members of Camelback Condos on June 25, 2018 conducted by CSU, which specifically addressed the proposed monopine.
  - CSU “e-mail blast” to 3,000 residents.
  - E-mail outreach to six homeowner associations.
  - A CSU Summary of Public Input is provided with this application submittal.

**Additional Studies:** “Elevation Drawing, Mineral Estate Owner Notification, Landscaping, Color Photo Sims”

- Response:* We are submitting the following:
- Submitted plans include four elevation views showing proposed and existing, see Sheets 5-8.
  - Mineral Estate Owner Notification - submitted with this application.
  - Landscaping – Submitted plans include the existing trees adjacent to this facility. Additional landscaping is not proposed due to site constraints and potential for interference of CSU operational and maintenance functions. The base of the tower and associated equipment is not accessible or readily viewable by public, and the existing trees surrounding the proposed monopine provide a suitable backdrop in which the monopine can blend.
  - Color Photosims – submitted with this application are four color simulations of the existing and proposed views from near and far distances.

**Public Notice Requirements:** “Internal Review State, Public Hearing Stage, Postcard, Poster, 1,000 feet buffer”

- Response:* This project was included in CSU’s renovation public outreach campaign, which included the following:
- Newsletter-style, large format postcards were mailed to property owners and HOAs within 3,000 feet of the CSU Mesa plant. Approximately 1,700 postcards were mailed.
  - Passive informational display set up at CSU’s Mesa Conservation Center (May 29 through June 22, 2018)
  - Inclusion on CSU website, with unique e-mail link allowing interested citizens to ask questions.
  - Neighborhood meeting with members of Camelback Condos on June 25, 2018 conducted by CSU, which specifically addressed the proposed monopine.
  - CSU “e-mail blast” to 3,000 residents.

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- E-mail outreach to six homeowner associations.
- A CSU Summary of Public Input is provided with this application submittal.

**Development Issues:** “Must provide a written letter from CSU that they authorize/provide permission for the 100’ cellular tower. This cellular tower must collocate other cellular carriers”

*Response:* A letter from CSU is submitted with this application. The proposed monopine is designed to include two additional carriers, with the potential to collocate additional carriers according to space and structural limitations.

**Development Issues:** “Neighborhood meeting will be required at the time of submitting the project”

*Response:* This project was included in CSU’s renovation public outreach campaign, which included the following:

- Newsletter-style, large format postcards were mailed to property owners and HOAs within 3,000 feet of the CSU Mesa plant. Approximately 1,700 postcards were mailed.
- Passive informational display set up at CSU’s Mesa Conservation Center (May 29 through June 22, 2018)
- Inclusion on CSU website, with unique e-mail link allowing interested citizens to ask questions.
- Neighborhood meeting with members of Camelback Condos on June 25, 2018 conducted by CSU, which specifically addressed the proposed monopine.
- CSU “e-mail blast” to 3,000 residents.
- E-mail outreach to six homeowner associations.
- A CSU Summary of Public Input is provided with this application submittal.

**Development Issues:** “Provide an existing and propose overall site plan that includes the entire site, not a portion of site.”

*Response:* Due to security issues, the entire CSU property is not included in the plans. The existing and proposed site plan (Sheets 2 and 3) show all proposed improvements and affected adjacent CSU facilities.

**Development Issues:** “Maximum Building Height – 80’.” & “Proposed 100’ cell tower requires CPC approval.”

*Response:* We acknowledge that CPC approval is required.

**Development Issues:** “Check the address to confirm that 2855 Mesa Road is the correct site/property.”

*Response:* The Mesa plant is addressed as 2715 Mesa.

**Development Issues:** “The monopine design does not blend in with existing site conditions.” & “Consider a concealment canister monopole with the white color to blend in with water tank”

**ATTACHMENT B**  
**Issues List – Pre-Application April 20, 2018**  
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*Response:* There are multiple large coniferous trees in the immediate vicinity that create a landscaped backdrop in which this monopine design blends, as illustrated in photosimulations.

A concealment canister has been ruled out based on the design's inability to:

- provide sufficient coverage (limits number of antenna per sector),
- provide sufficient collocation (limits number of additional carriers),
- provide ease in maintenance (design requires more complicated access and disassembly for routine maintenance).

CSU has considered other options and based on site constraints and operations, prefers the monopine design.

**Development Issues:** "Add landscaping around the proposed cellular tower. Provide a separate sheet."

*Response:* Additional landscaping is not proposed due to site constraints and potential for interference of CSU operational and maintenance functions. The base of the tower and associated equipment is not accessible or readily viewable by public, and the existing trees surrounding the proposed monopine provide a suitable backdrop in which the monopine can blend. Submitted plans include the existing trees adjacent to this facility.

**Development Issues:** "Provide the elevations of the existing equipment cabinet. Include dimensions, materials used, and the color on a separate sheet."

*Response:* The existing equipment is located within a 15'x10' shelter, plan view is shown on Sheet 4, elevations are shown on sheets 5 -8. The shelter is brown/beige to match the CSU buildings, no change is proposed.



## Summary – Public Input

### New Cellular Tower -- Mesa Water Treatment Plant 7/11/2018

Colorado Springs Utilities is performing several key upgrades at the Mesa Water Treatment Plant. One project planned with private partners AT&T and T-Mobile would place a new cellular tower on the Mesa campus to replace aging cellular infrastructure currently installed on the plant's water tower. The tower envisioned is a monopine, or a tower that simulates the appearance of a tall conifer.

In anticipation of the City's land use application process, Utilities conducted a series of public outreach efforts regarding the proposed cellular tower, as detailed below. The result of those efforts indicates that we have gained informed consent for the cellular tower project – no opposition has surfaced at this time.

#### Several factors may be at play:

1. Mesa Water Treatment Plant is undergoing extensive renovations – the onsite demolition efforts are noisy and showy – and those have garnered some attention from the neighboring residences.
2. The planned cellular tower is a replacement for existing infrastructure already present on the campus on our water tower. The signals, themselves, would not be new.
3. The proposed tower will be located entirely on property already disturbed for a public, industrial use – a plant producing drinking water for our community.
4. The proposal of a monopine is clearly an effort to minimize the visual impact of the proposed tower – this is a familiar tower form to many in the community – and it may be perceived as our “going the extra mile” and, therefore, acceptable
5. Cellular phone technology is increasing in acceptance and the perception of public need. Towers may be seen as an acceptable necessity to have cellular service.

#### Outreach activities

- **Newsletter-style, large-format postcards (see below) to surrounding neighbors** – mailed to approximately 1,700 neighboring addresses within 3,000 feet of the Mesa plant. We included information about both the water projects and the cellular tower. The goal of this mailing was to drive traffic to CSU's website and the passive display, as well as provide contact information for ongoing communication.
- **Passive Display about the tower project at CSU's Mesa Conservation Center** immediately adjacent to the Mesa plant. Display was up 5/29 through 6/22. Although the display was promoted in the mailing above, there were no visitors to the conservation center who identified themselves as interested in the cell tower display.
- **Neighborhood meeting:** Members of the Camelback Village Condos met with Utilities staff on the evening of 6/25 at the conservation center. Invitations were delivered to 65 individual units at the complex; 12 residents attended. All received a presentation about the cellular tower. There were several good questions about appearance and the technology. But when specifically

asked, “do you folks have any concerns about this tower?” all shook their heads “no” and moved on to the next topic.

- **Email blast:** An email blast was sent to 3,000 residents who live near the plant who have provided email to Utilities as part of customer records. The “open” rate for this email blast was 39 percent, which is somewhat higher than the government standard of 24 percent. Yet the “click rate,” or the rate of those wanting to click for more information, was only 3 percent. This would indicate an interest in what Utilities had to say, but then no further need to know more.
- **Website pages** were created at [www.csu.org](http://www.csu.org) about the project with a link for neighbors to comment. An email address was furnished to website page visitors in case they wanted more information. No emails were received by CSU.
- **Email outreach through** at least six homeowner and neighborhood associations. An email contact here at CSU was provided; no questions or emails were received at CSU.

**Conclusion:**

We have conducted a thorough public outreach campaign using six different techniques and have found little public/customer interest in this topic. Perhaps the best indicator is that when we had 12 residents of the area at an open house (about unrelated construction noise) they had a few questions but no opposition. We consider this matter properly vetted and have found no opposition.

**Attached are the email blast that went to 3,000 customer emails for those who live near the Mesa Water Treatment Plant and the postcard sent to 1,700 customer addresses near the plant. The website material closely resembled these products but will be updated at a later date with construction information.**



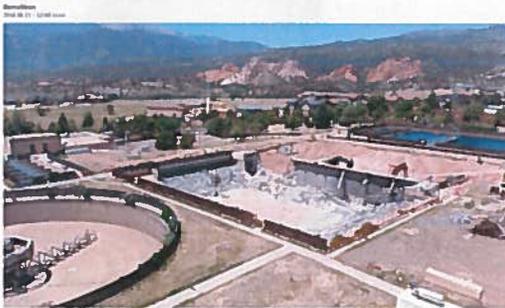
Colorado Springs Utilities  
It's how we're all connected

## Mesa Water Treatment Plant Updates



We are sending you this email because you live near the Mesa Water Treatment Plant. If you would like to receive more updates, please follow the instructions at the bottom of this email.

**Note: You won't receive any more e-mail updates unless you sign up.**



### Please excuse our noise as we enhance the treatment of your water

Construction work is underway at the Mesa Water Treatment Plant to enhance its performance and efficiency in treating drinking water for you. These upgrades are expected to be finished in late 2020.

Most of the noisy work – demolition of the basins and other structures located near the center of the campus – is expected to end in late July. Heavy equipment and dump trucks will be used to break up and remove concrete and other materials. Truck traffic will be coordinated and staged inside the campus gate to minimize impacts on Fillmore Street and Mesa Road.

Construction of new facilities will begin late summer/early fall and will continue for about two years. More information and future updates will be posted [here](#).

**Thank you for your patience and understanding as we perform this important work.**

## New cellular tower to improve community service

Cellular towers that look like pine trees are called “monopines.” In collaboration with private partners AT&T and T-Mobile, we’re planning to “plant” one on the Mesa campus. The new tower will replace outdated cell units on our water tower, upgrading cellular service in the area. To learn more please visit our display at the Mesa Conservation Center, 2855 Mesa Rd, from 8 a.m.-5 p.m., Monday through Friday. *Deadline for public input on the monopine is extended to Monday, June 25, 2018. To provide your feedback, call 719-668-PROJ (7705) or send an email to [mradford@csu.org](mailto:mradford@csu.org).*



Proposed view of new tower from Fillmore Street

## Get Mesa Water Treatment Plant updates now!

Just send your email address by text message:

Text

**MESA**

to **42828** to get started.



Message and data rates may apply.



# PROJECT UPDATE

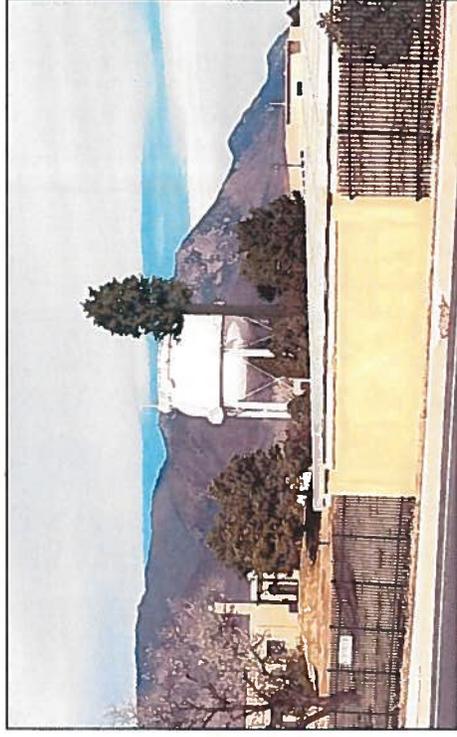
## Mesa Treatment Plant Upgrades

### Please Excuse Our Noise as We Enhance Treatment of Your Water

Following on from our recent public meeting, upgrades at our Mesa campus continue May 21 with demolition of outdated basins and structures. This work located near the center of the campus will continue through early July. Heavy equipment and dump trucks will be used to break up and remove concrete and other materials, producing significant noise. Truck traffic will be coordinated and staged inside the campus gate to minimize impacts on Fillmore Street and Mesa Road. Construction at the Mesa campus will be ongoing for the next two years. Thank you for your patience and understanding as we

### New Cellular Tower to Improve Community Service

Cellular towers that look like pine trees are called “monopines.” In collaboration with private partners AT&T and T-Mobile, we’re planning to “plant” one on the Mesa campus. The new tower will replace outdated cell units on our water tower, upgrading service in the area. To learn more and provide input, please visit our display at the Mesa Conservation Center beginning May 29.



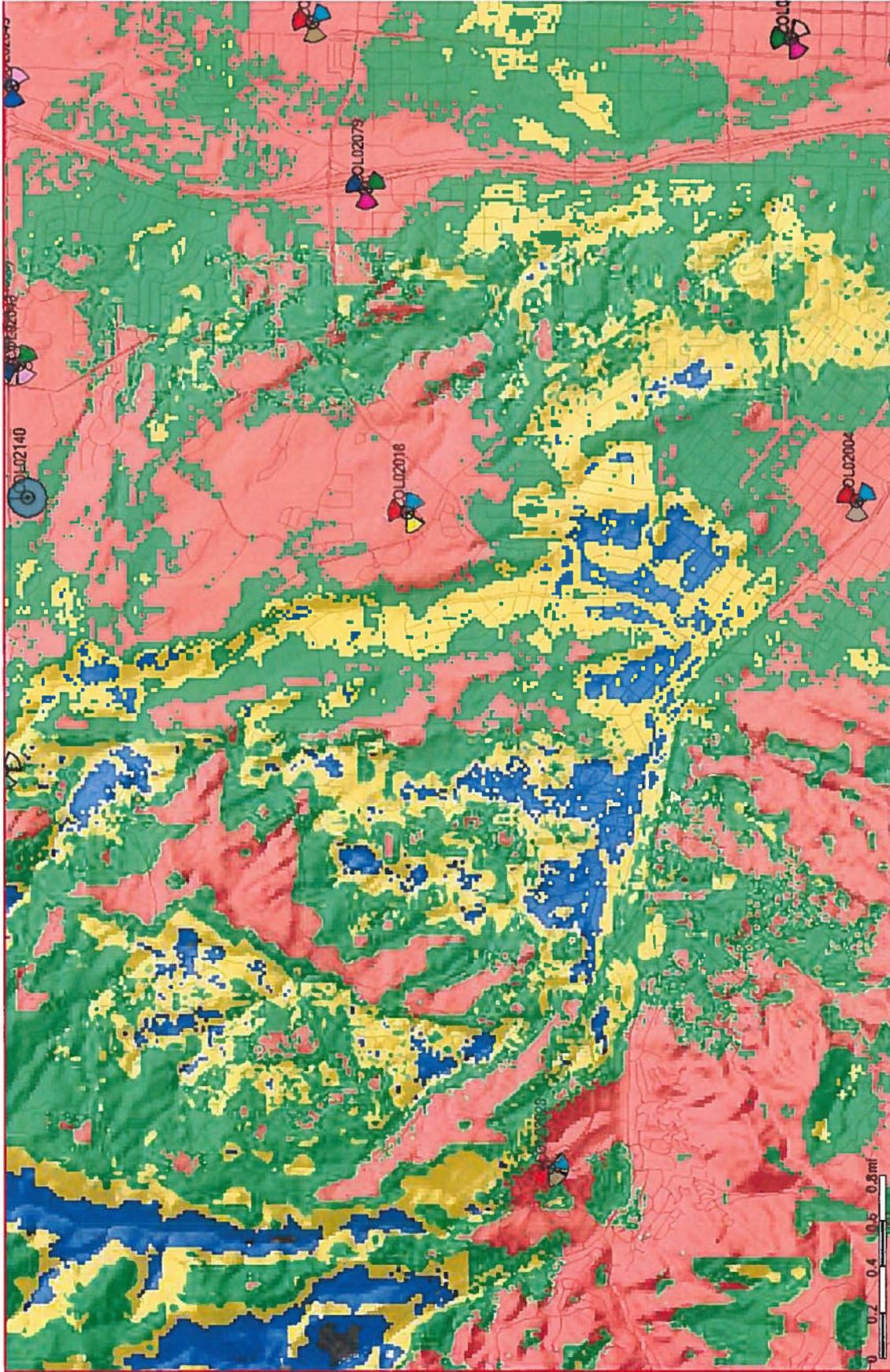
Proposed view of new tower from Fillmore Street

Learn More About New Cell Tower  
9 a.m. to 4:30 p.m. Monday-Friday  
May 29 through June 22  
Conservation & Environmental Center

With questions, please call Margaret at (719) 668-4805 or visit <https://www.csu.org/Pages/facilityupgrade.aspx>



# COL02018 Existing Site Coverage

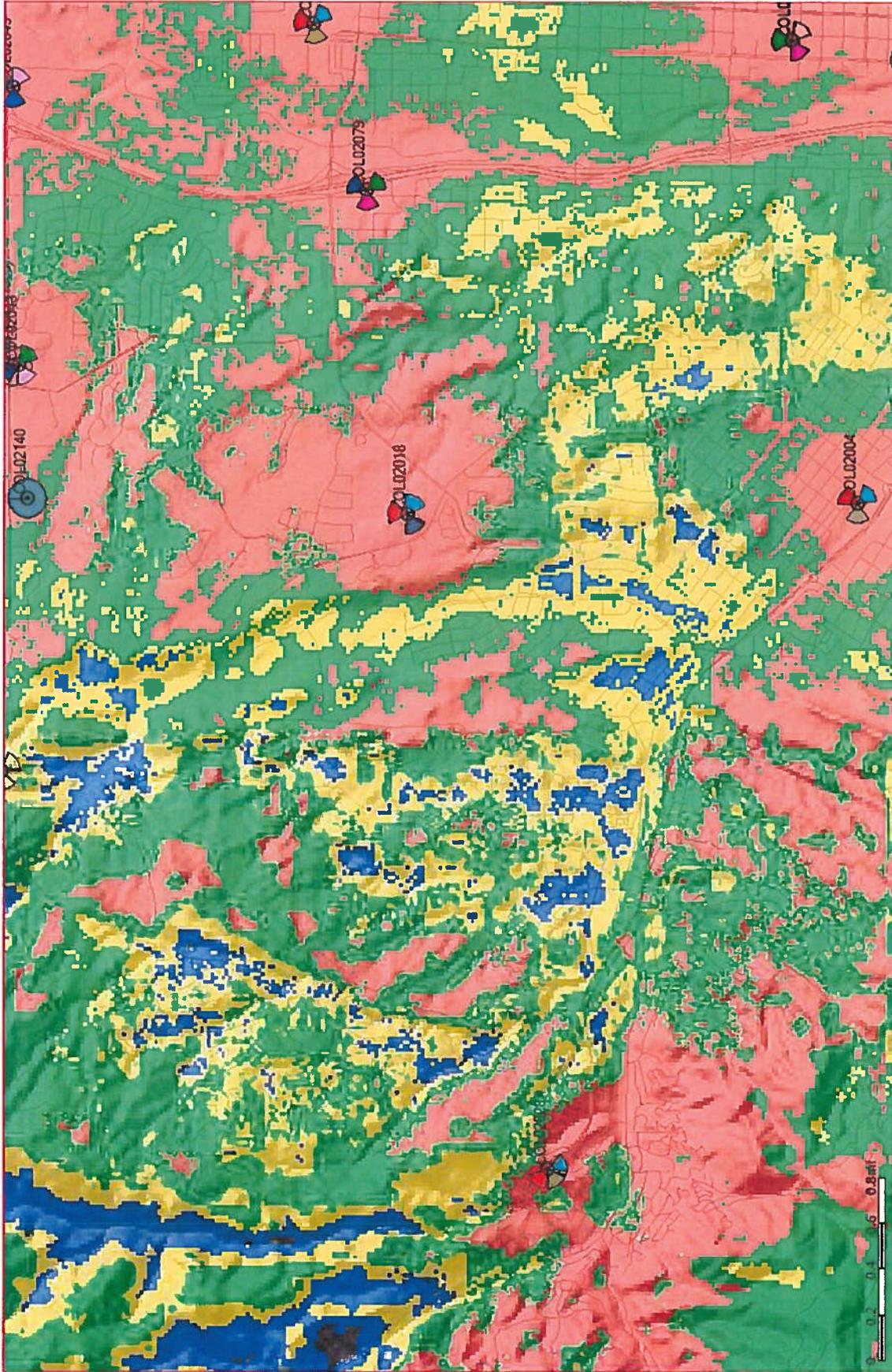


RED - Best Coverage  
GREEN - Good  
YELLOW - FAIR (almost no coverage)  
BLUE - No Coverage

FIGURE 2



# Coverage with Replacement Monopine @ 96'

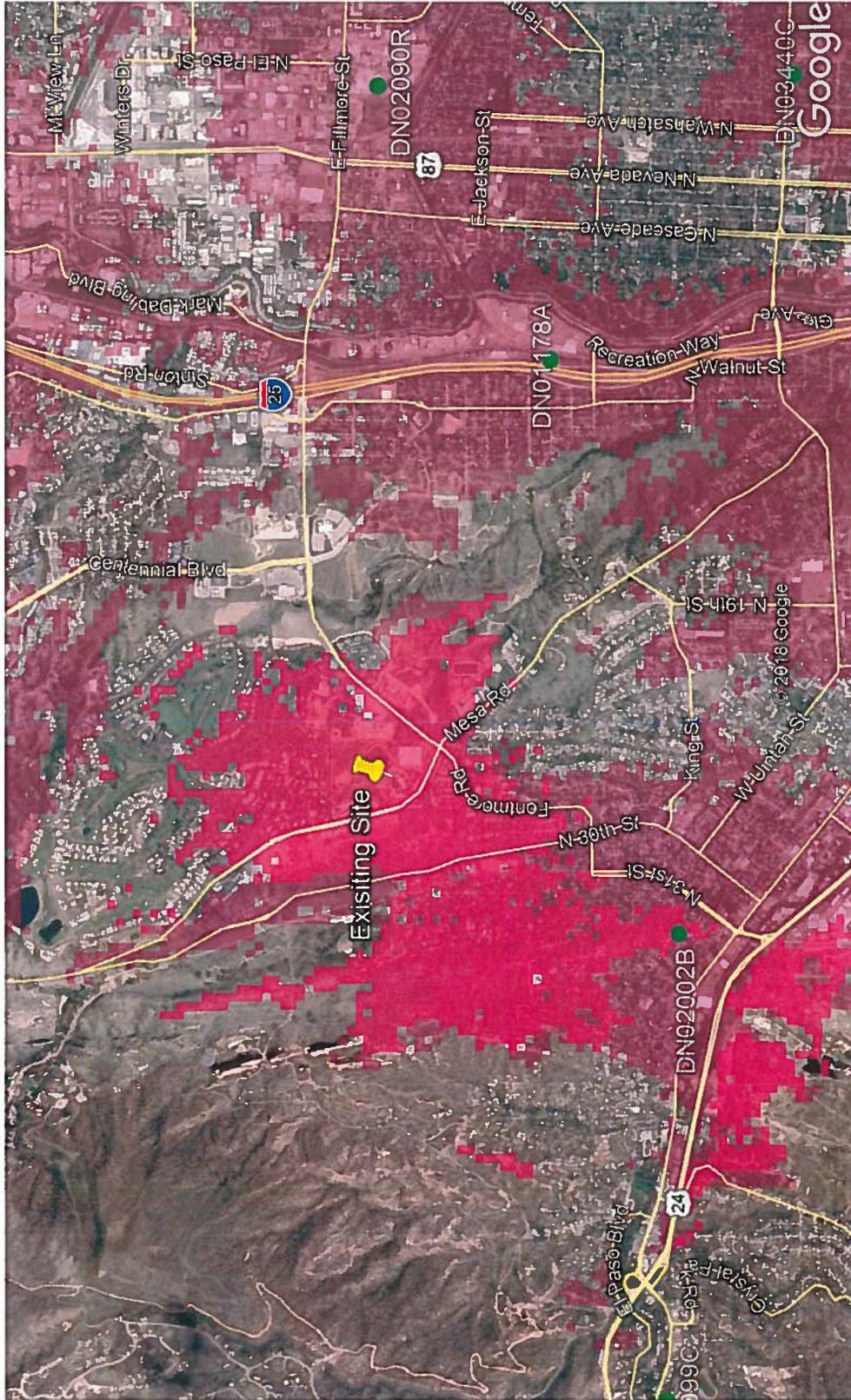


RED - Best Coverage  
GREEN - Good  
YELLOW - FAIR (almost no coverage)  
BLUE - No Coverage

FIGURE 2



Existing T-Mobile Coverage

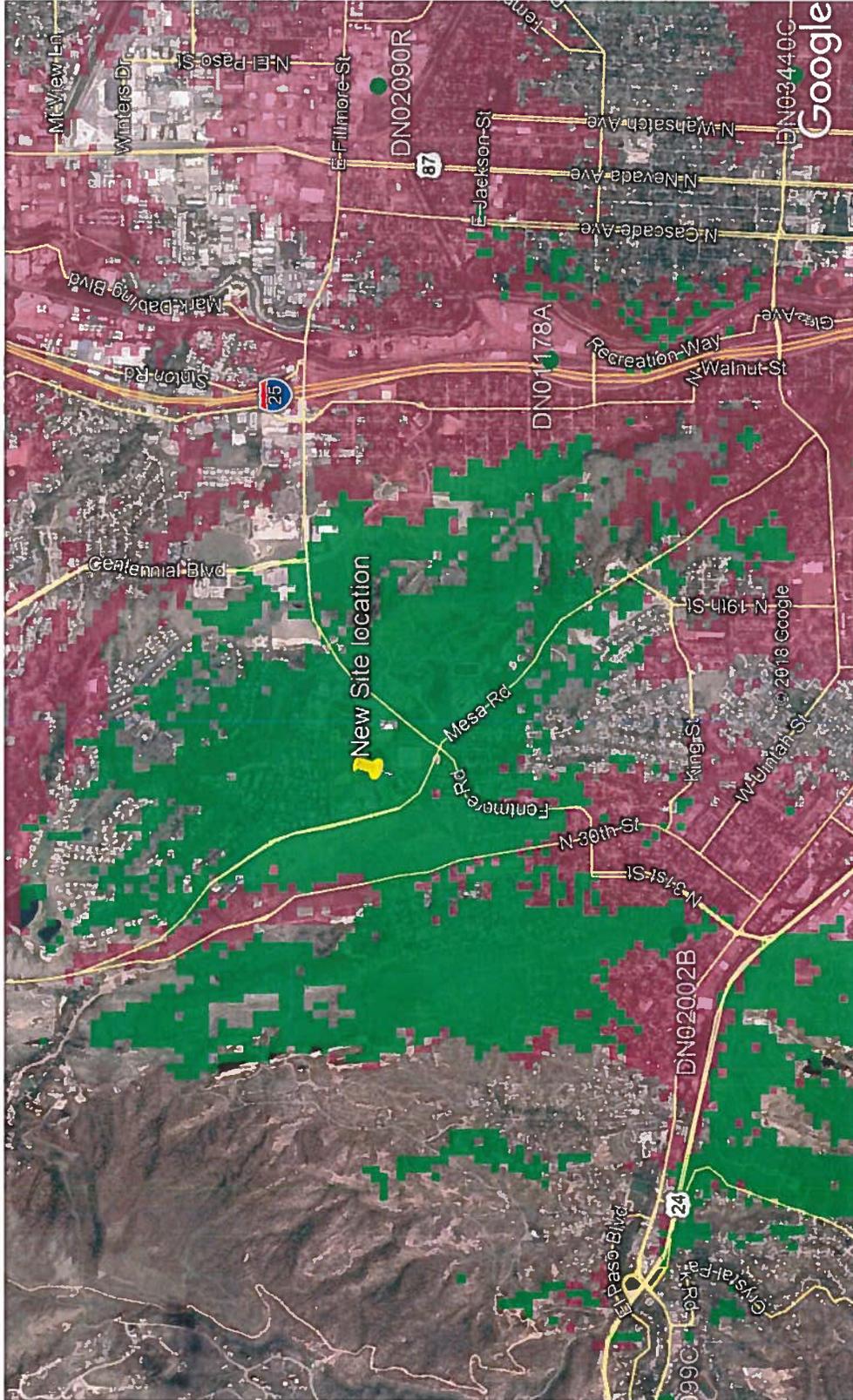


The colored pink shade shows "In-Building Residential" quality coverage.

FIGURE 2



Coverage with new site DN01724A @ 90°



The colored pink shade shows "In-Building Residential" quality coverage. The green colored shade shows additional "In-Building Residential" quality coverage.

FIGURE 2