



**PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**  
**Land Use Review Division**

March 7, 2019

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

**RE: Administrative Decision for the Wahsatch Ave Transit Mix US-CO 5068 CMRS Plan**  
**File Number: AR CM2 18-00636**

Dear Ms. Cocca:

City Land Use Review has administratively denied the above-mentioned application for the Wahsatch Ave Transit Mix US-CO 5068 CMRS development plan on March 7, 2019. Based upon a review of the application and other written materials contained in the City file for the application, the application does not satisfy the applicable review criteria set forth in the Code of the City of Colorado Springs 2001, as amended (the "Code") at Part 6 (Commercial Mobile Radio Service (CMRS) Regulations) of Article 4 (Site Development Standards) of Chapter 7 (Planning Development and Building) and at Part 5 (Concept Plans and Development Plans) of Article 5 (Administration and Procedures) of Chapter 7 (Planning Development and Building).

This action is based on the following findings:

Section 7.4.607.A of the Code states in part:

- A. Site Selection: Carriers shall consider the following type of sites as they select specific locations for CMRS facilities:
1. On existing structures such as buildings, water tanks, existing towers, signs, etc.
  2. ...
  3. In locations where the existing topography, vegetation, buildings or other structures provide the greatest screening potential.

City Staff finds that the applicant has not provided evidence that the applicant has adequately considered or evaluated existing structures. Numerous buildings and structures exist in the area which could provide similar, or even better, service to the surrounding area. The applicant has not provided adequate justification for why the use of existing structures is not technically or legally feasible. Such information is typically included in the applicant's project statement and justification statement, however, the applicant's project statement (Figure 1 – Project Statement) did not address this issue.

Further, City Staff finds that the proposed location does not provide the greatest screening potential. In fact, the site is located at the top of a roughly fifteen foot (15') high retaining wall which results in the facility being prominently exposed from all directions. None of the land survey sheets within the proposed plan include topographic information documenting this fact. Figure 2 is a Staff produced exhibit illustrating the proposed location of the facility using Google's publically available 3D imagery; while the proposed monopine is not to scale on the figure it represents approximate location and height relative to the surrounding area.

Section 7.4.608.B of the Code states in part:

**B. Stealth Freestanding Facilities:**

1. "Stealth freestanding facilities" should be 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. . . .
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.

City staff finds that the proposed design does not meet the substantial concealment and camouflage requirements. Although "tree towers" are included as an example of a typical design, the use of a stealth facility does not automatically satisfy the criteria for concealment and camouflage. In this case the proposed structure does not substantially conceal nor camouflage the antennas or equipment due to the extraordinary height relative to the surrounding structures and the lack of other large trees within the area. The proposed tower would be eighty feet (80') tall in an industrial site with structures no taller than sixty feet (60'). As a result, the proposed facility will be prominently visible from multiple directions. Staff finds that the photo-simulations provided with the application (Figure 3) are inaccurate representations of the trees height and scale relative to the surrounding vegetation and structures. The facility is shown as being roughly the same height as the approximately 60' tall concrete batch plant structures on the site; the facility is shown as being significantly shorter than the 5-story office tower (with pyramid shaped tower top) just northwest of the site.

Further, the proposed mono-pine design and the location of the facility on the site are architecturally and visually incompatible with the surrounding area. Where Code requires integration, the proposed location and design are disconnected from the context of the area. The height and scale of the structure combined with the fact that it is located on the highest part of the site will create a conspicuous and glaring intrusion into the public viewsheds from both the east and the west. While Staff has emphasized the need for photo-simulations from the east looking west, Staff has consistently and repeatedly requested photo-simulations from all four directions (Figure 4 - Pre-application Notes dated 7/11/18 and Figure 5 - Review Letter dated October 9, 2018). Only photo-simulations looking west were ever provided.

Section 7.5.502.E of the Code states in part:

**E. Development Plan Review Criteria:** A development plan shall be reviewed using the criteria listed below. No development plan shall be approved unless the plan complies with all the requirements of the

zone district in which it is located, is consistent with the intent and purpose of this Zoning Code and is compatible with the land uses surrounding the site.

1. . . .

2. The development plan substantially complies with any City-adopted plans that are applicable to the site, such as master plans, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals.

In February of 2017 City Council approved Resolution 18-17 which adopted the Envision Shooks Run Facilities Master Plan (ESFMP). The ESFMP includes detailed maps, graphics and text describing the future of the Shooks Run segments. The subject property falls squarely within the Urban Waterway Segment described on pages 70-77 of the plan (Figure 6). Specifically, the Plan calls for future extension of Vermijo Ave. eastward towards the creek terminating in an "urban space entry" feature. The proposed site of the CMRS facility obstructs the proposed extension of Vermijo Ave. As such, Staff finds that the proposed facility does not substantially comply with the ESFMP. Further information on the ESFMP is available at [www.envisionshooksrun.com](http://www.envisionshooksrun.com) or through the City planning department.

Pursuant to Section 7.5.906.A of the Code, any person aggrieved by an appealable administrative decision may file a formal appeal application within ten (10) days from the date of the final decision. If you intend to appeal this decision, please review Section 7.5.906.A of the Code in detail. Appeals must be filed with the Office of the City Clerk. A filing fee applies.

If you have questions please contact me at (719)385-5382. If you have further questions please contact Katie Sunderlin, Neighborhood Outreach Specialist at [sunderka@springsgov.com](mailto:sunderka@springsgov.com) (719)726-1118.

Sincerely,



Ryan Tefertiller  
Urban Planning Manager

C: City Planning File No. AR CM2 18-00636  
Rachel Teixeira – Planner II and CMRS Lead  
Katie Sunderlin – Neighborhood Outreach Specialist  
Ben Bolinger – Senior Attorney, City Attorney's Office  
Chris Blaesing, Bryan Cave Leighton Paisner LLP  
Renee Congdon, Sparks Willson Borges Brandt & Johnson, P.C.

**CMRS Project Statement:**

**Proposed Project Location:** 444 East Costilla Street, Colorado Springs Co

**TSN:** 6418407082

**Zone:** M2/CR/SS

**Area:** Downtown/Urban

**CMRS No:** 2

**Applicant:**

Vertical Bridge - Represented by ATFAB Wireless Properties – Julie Cocca

2111 E. Baseline Road Suite A6

Tempe, AZ 85283

602-421-4885 Cell

**Property Owner:**

Trans Mix Concrete Co

444 E Costilla Street

Colorado Springs, CO 80901

Ryan O'Neal

[Ryan\\_Oneal@contmtl.com](mailto:Ryan_Oneal@contmtl.com)

This proposal is being submitted for your review and consideration of granting an Administrative Approval for a new concealed CMRS proposed to be located at 444 E Costilla Street. Our proposal is to install a new 80' mono-pine tree that is designed to accommodate up to 4 wireless communication companies antennas and equipment within the leased equipment area of 30' x 67' (2010sf). All utilities will be brought into the lease area for each of the carriers.

This site will provide a central location for multiple carriers and will provide vital services for the Colorado Springs downtown area. The proposed location will provide the ability for multiple carriers to fill in gaps in their networks and reduce the need for additional CMRS locations within the downtown area. With the planned growth in the downtown area wireless communications it as important as all other utilities that businesses rely on to run their businesses.

The 30' x 67' (2010 sf) compound will have a 8' chain link fence surrounding the equipment area with a double gate opening for access to the area, which will blend with other fencing on this property. The equipment area will not be visible to the general public. This is an unmanned facility the carrier's technician's may visit monthly to perform general maintenance or in the event of an emergency. This location will not add any additional traffic to the downtown area. The access to the location will be through an existing paved driveway.

This property location was chosen due to the underlying zoning of M2 and the current use of a concrete manufacturing company since 1936. This neighborhood has grown around this industrial property and we believe that our proposal for concealed mono-pine will blend well with other mature trees and vegetation in the area along with being tucked into the property and off the main street.

We believe that our proposal meets with underlying zoning requirements for M2/CR/SS and will add great benefit to the neighborhoods, businesses, emergency services, and hiking paths in the area.

In closing we look forward to working with The City of Colorado Springs Planning group on this project and would welcome any further questions you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read "Julie Cocca". The signature is fluid and cursive, with a large initial "J" and "C".

Julie Cocca  
Senior Project Manager

Figure 2 – Approximate location of monopine on top of large retaining wall (tree height approximate but not to scale)

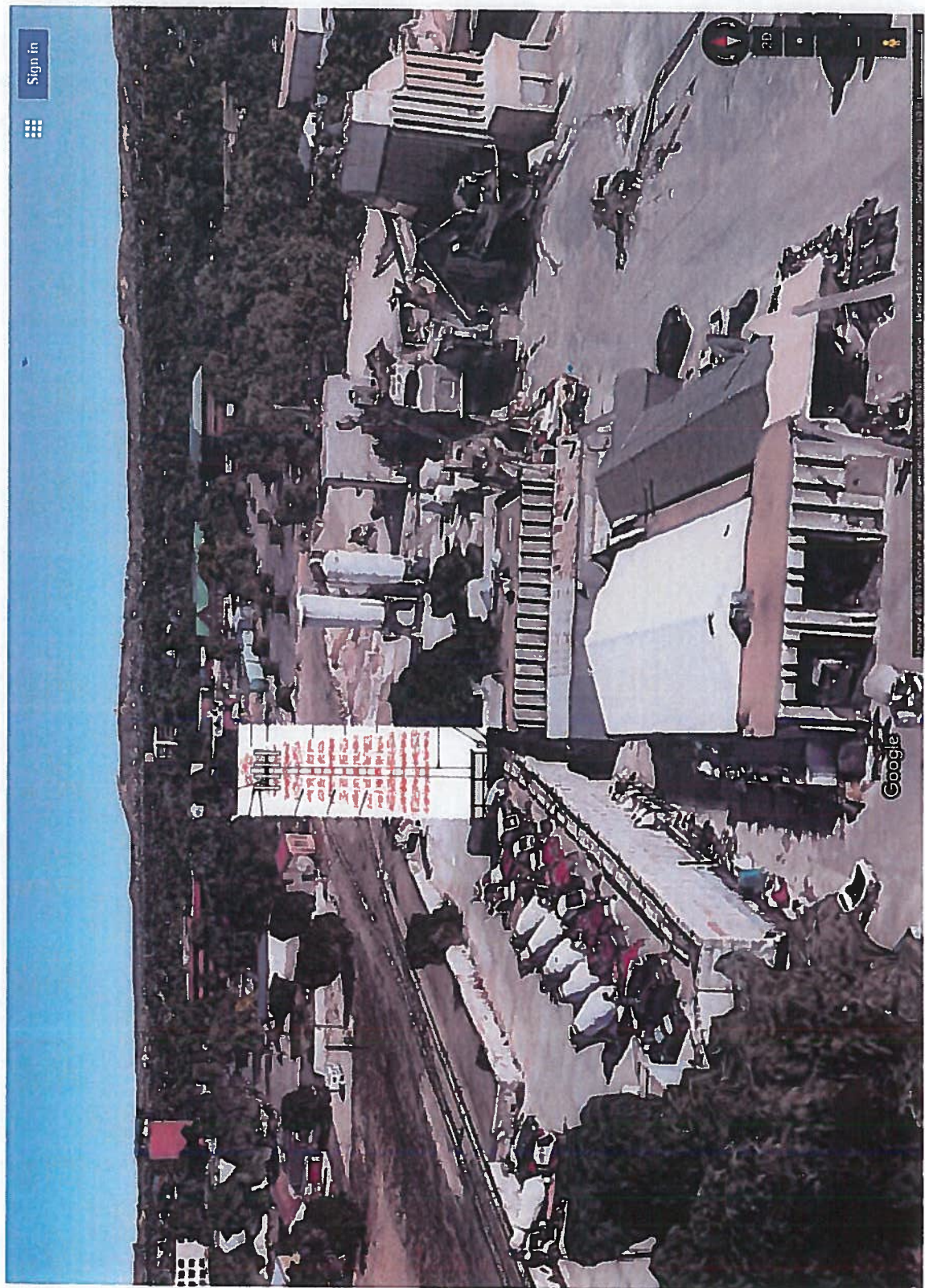
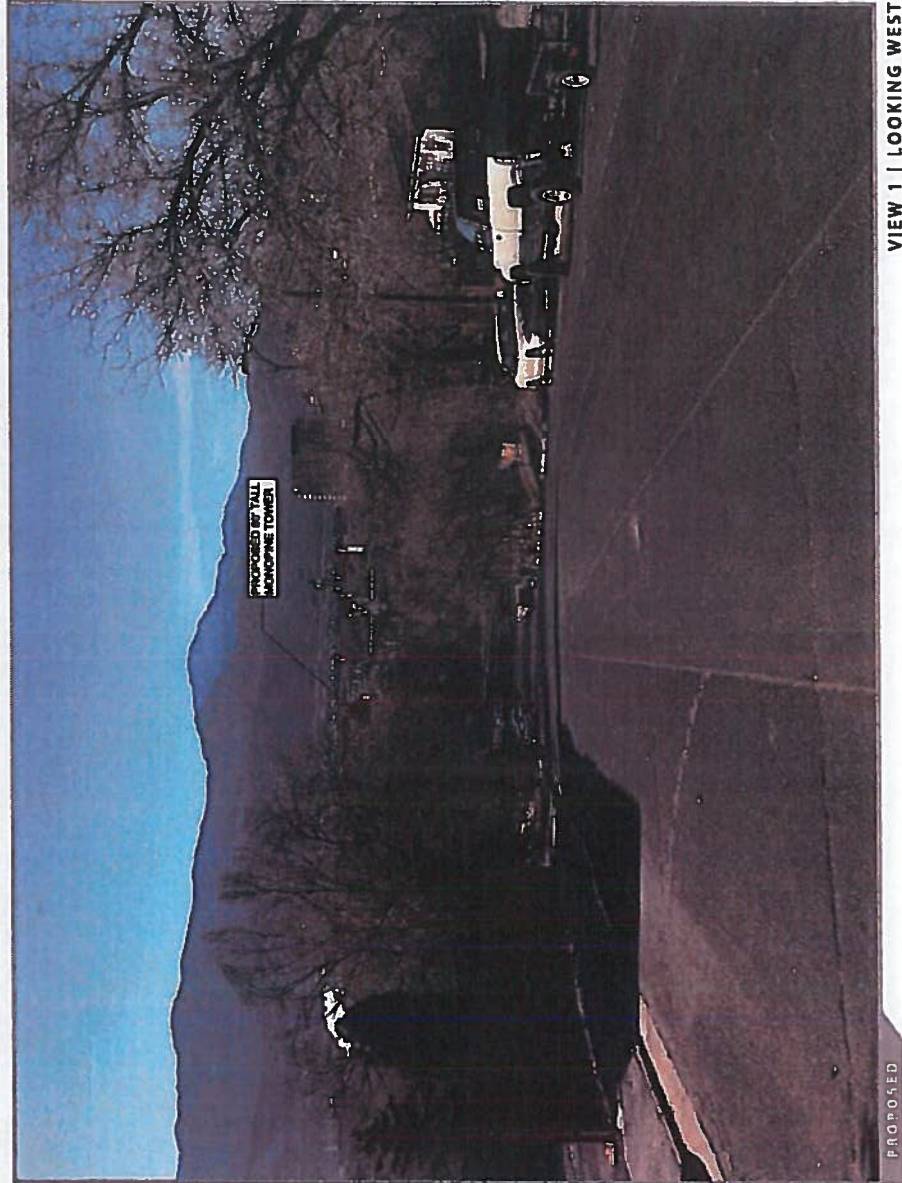


FIGURE 8  
Figure 2



VIEW 1 | LOOKING WEST

FIGURE 8  
Figure 3

01/2017

INFINIGY8  
THE SOLUTIONS ARE ENDLESS

US-CO-5068

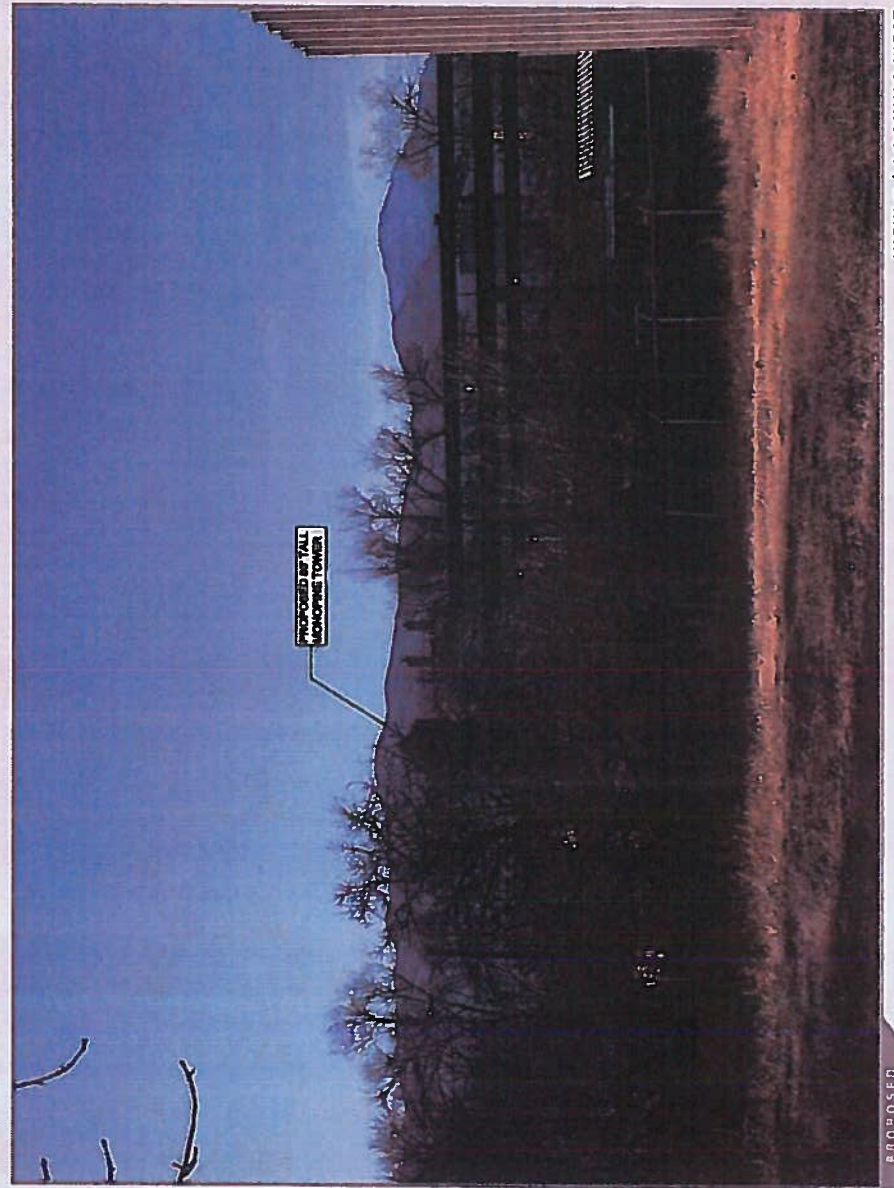
CSP MADRE

verticalbridge

444 E COSTILLA STREET COLORADO SPRINGS, CO 80901



©2016 Google Maps



VIEW 2 | LOOKING WEST

FIGURE 8



## PRE-APPLICATION MEETING SUMMARY

### GENERAL INFORMATION

Applicant(s) Present: JULIE COCCA Date: 07/11/2018 Area: DOWNTOWN/URBAN  
Site Location: 444 EAST COSTILLA STREET Lot Size: 12.80 A  
Project Description: NEW CELL SITE TSN: 6418407082  
Zone: M2/ce/SS

### APPLICATIONS REQUIRED:

- |                                                            |                                                           |                                                              |
|------------------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------------------|
| <input type="checkbox"/> 2020 Land Use Map Amendment       | <input type="checkbox"/> Conditional Use CMU CMN CMM      | <input type="checkbox"/> Subdivision Plat CPP CFP CFPF       |
| <input type="checkbox"/> Administrative Relief             | <input type="checkbox"/> Development Agreement (PUD Zone) | <input type="checkbox"/> Subdivision Waiver (Design/Process) |
| <input type="checkbox"/> Amendment to Plat Restriction     | <input type="checkbox"/> Development Plan CMU CMN CMM     | <input type="checkbox"/> Use Variance CMU CMN CMM            |
| <input type="checkbox"/> Annexation                        | <input type="checkbox"/> Master Plan CMU CMN CMM          | <input type="checkbox"/> Vacation of Plat                    |
| <input type="checkbox"/> Building Permit to Unplatted Land | <input type="checkbox"/> Nonuse Variance                  | <input type="checkbox"/> Vacation of Public Right-of-Way     |
| <input type="checkbox"/> Building Permit Prior to Platting | <input type="checkbox"/> Preservation Easement Adjustment | <input type="checkbox"/> Waiver of Replat                    |
| <input checked="" type="checkbox"/> CMRS No. <u>2</u>      | <input type="checkbox"/> Property Boundary Adjustment     | <input type="checkbox"/> Zone Change                         |
| <input type="checkbox"/> Concept Plan CMU CMN CMM          | <input type="checkbox"/> Street Name Change               |                                                              |

Visit the Land Use Review Division website at [www.springsgov.com/SectionIndex.aspx?NavID=795](http://www.springsgov.com/SectionIndex.aspx?NavID=795) for application form and checklists

Note: MU = Major Amendment, MN = Minor Amendment, and MM = Minor Modification

### NEIGHBORHOOD ISSUES:

Name of Neighborhood Association: #75 Hillside Neigh. Assoc.  
Contact person(s) and information: Bette Stedman  
Possible issues that might be raised with the neighborhood: 926 E. Cucharas St.  
# 520 - 9041 80903

### ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

- |                                                                                                                  |                                                                                                |                                                           |
|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <input checked="" type="checkbox"/> Elevation Drawings <u>4 views (exist. &amp; proposed) and equip. shelter</u> | <input type="checkbox"/> Land Suitability Analysis                                             | <input type="checkbox"/> Drainage Report                  |
| <input type="checkbox"/> Geo-Hazard Report or Exemption (Contact a geologist to determine which)                 | <input type="checkbox"/> Wastewater Master Facility Report                                     | <input type="checkbox"/> Traffic Study <u>Color</u>       |
| <input type="checkbox"/> Mineral Estate Owner Notification                                                       | <input type="checkbox"/> Other: <u>Photo Sims. of 4 views/elevations (exist. and proposed)</u> | <input checked="" type="checkbox"/> Internal Review Stage |
|                                                                                                                  |                                                                                                | <input type="checkbox"/> Public Hearing Stage             |
|                                                                                                                  |                                                                                                | <input type="checkbox"/> No Public Notice Required        |

### PUBLIC NOTIFICATION REQUIREMENTS:

- |                                                                                                                                  |                                                |
|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| <input checked="" type="checkbox"/> Postcard                                                                                     | <input type="checkbox"/> Pre-Application Stage |
| Buffer Distance: <input type="checkbox"/> 150 ft. <input type="checkbox"/> 500 ft. <input checked="" type="checkbox"/> 1,000 ft. | <input checked="" type="checkbox"/> Poster     |

Note: Applicant will be required to pay for postage at time of poster pick-up.

### LDTC MEETING:

☐ Yes ☒ No Date: \_\_\_\_\_ Time: \_\_\_\_\_

Development issues which need to be addressed with application (Note: This is a preliminary listing of development issues; additional issues will likely surface as the application proceeds through the development review process.):

Max. Height is 80 FT IN M2 ZONE Main concern: Full green branches like an 'A' (looks like a real tree)  
Main concern is the view to the west  
Reviewed by LUR, CSU, EDR and Downtown Urban Planning  
PROVIDE THE DISTANCE(S) FROM THE FRONT, SIDES, AND REAR PROPERTY  
Development History: LOT 1 BLK 1 TRANSMIX SUB. FIL. NO. 2 TOG WITH TR CONU BY BK 6335-81 DP 87-250

NOTE: The above information is intended to assist in the preparation of an application. This sheet is not a complete list of submittal requirements. Refer to the Zoning and Subdivision Ordinances and the appropriate application checklists for further information and details.

This form and the information contained herein is valid for 6 months.

FEE ESTIMATE: \$1,489.00  
NUMBER OF PLANS: Contact Planner when ready to submit project.

Rachel Tebeira  
Planner II  
Land Use Review Division  
Planning & Community Development  
30 S. Nevada Avenue, Suite 105  
P.O. Box 1575, MC 155  
Colorado Springs, CO 80901-1575  
Phone: (719) 385-5368  
Fax: (719) 385-5167  
rtebeira@springsgov.com



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT  
Land Use Review Division

October 19, 2018

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 initial 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. Provide the file number 'AR CM2 18-00636' in the lower right corner of all submitted sheets.
2. Note and address the comments received from Colorado Springs Utilities.

3. Note and address the comments received from Urban Planning Division.
4. Note the comments from Engineering Development Review, Water Resources and Traffic Engineering.
5. Received comments from the neighborhood. Please provide a response along with the existing project statement.

**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 #385-5396)**

- Please include specifications on tree – quality, longevity, materials, proportions, photos of existing examples.
- Is this the actual location of the project?
- Vermijo
- Include renderings (photo simulations) of location with tree superimposed into the image. These phot
  - Many angles - at least 4 views.
  - Most Important view is from the east looking west.
- Is this on a retaining wall from the Railroad? If so, should the height be determined from the bottom of the retaining wall.
- Include satellite image of site to show where the mono pine would be located in relation to other structures.
- Does this site line up with Vermijo Avenue? How much will that block their view of Pikes Peak?
- Will the railroad be reviewing this location?
- 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.
- Is there a maintenance agreement to ensure the monopine does not look beaten by the weather? Will esthetic parts be replaced on a schedule and without demanding it?

**Colorado Springs Utilities (Al Juvera #668-8769)**

**Action Items:**

1. On sheet 2 of 9 Overall Site Plan you call out a proposed Vertical Bridge, however there is an existing public 8" VCP wastewater main in the area this will need to be shown on the plan to make sure that the bridge doesn't have any direct impact to the existing public wastewater main.
2. Show the utility easement on the plan for the existing public wastewater main that runs through this site with the reception number on the plan set.
3. There is also a 12/500 U/G electric line in the area that you will need to show on the plan set.
4. Because I have some concerns with existing public utilities being shown on the drawing I need you to call out a new sheet as a Preliminary Utility and Public Facilities Plan sheet and add the Preliminary Utility Plan Notes to this sheet.

**Information Items:**

1. Please click [here](#) for 2018 Development Charges or contact Utilities Development Services (UDS) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement charges or other utility related costs that may apply to this development. In instances where metered water and/or wastewater connections existed on the property, please contact UDS to discuss distribution of Water and/or Wastewater Development Charges to eligible lots.

2. Please contact Utilities Development Services (UDS) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility related costs that may apply to this development.
  - o In instances where metered water and/or wastewater connections existed on the property, please contact UDS to discuss distribution of Water and/or Wastewater Development Charges to eligible lots.
3. When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing form will be required to be submitted to CSU prior to Service Contract Issuance and building permit approval.
4. CSU requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the CSU Line Extension and Service Standards or contact Field Engineering at 719-668-4985.
5. CSU may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. Regarding natural gas extensions, CSU may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.
6. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or Colorado Springs Utilities' policies.
7. Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities.
8. Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.
9. Colorado Springs Utilities requires wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to UDS via [www.csu.org](http://www.csu.org).
10. The water distribution system facilities must meet the Colorado Springs Utilities' criteria for fire flow, water quality, service interruption and pressure. To meet service interruption criteria, no more than fifty (50) homes on a dead-end water main line are permitted. The static pressure of the water distribution system shall be a minimum of 60 psi. CSU will assess the need for a Water Quality Plan based on information presented in the Development Plan. CSU may require a new or updated Water Quality Plan where construction phasing or the water system design differ from the approved Development Plan.

**Engineering Development Review (Patrick Morris #385-5075)**

Engineering Development Review has no comments on this item.

**Traffic Engineering (Zaker Alazzeah #385-5468)**

Traffic Engineering has no comments on this item.

**Water Resources Engineering (Jonathan Scherer #385-5546)**

WRED has no comment on this item.

**Neighborhood Comment(s):**

Written correspondence was received from the property owners based on the public notification from mailing of postcards and the posting of the poster. Provide a response to the emails received from several property owners, pertaining to the monopine cellular tower project. Please incorporate these comments into the project statement.

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@bluellneengineering.com](mailto:greg@bluellneengineering.com))

enclosure(s)

**Teixeira, Rachel**

---

**From:** Gaylord Smith <gaysmithracing@yahoo.com>  
**Sent:** Monday, October 1, 2018 3:56 PM  
**To:** Teixeira, Rachel  
**Subject:** Transit Mix Concrete proposed expansion

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Rachel Teixeira,

I own two properties very near to Transit Mix and have no objection at all to their proposed expansion.

Real Estate and Management LLC C/O AA construction Co

Thank you,  
Gay Smith

Gay Smith Racing  
312 S Weber Street, Suite 101  
Colorado Springs, CO 80903  
719-448-0202(Office)

**Teixeira, Rachel**

---

**From:** Gypsy Ames <games@coloradocollege.edu>  
**Sent:** Sunday, October 14, 2018 5:53 PM  
**To:** Teixeira, Rachel  
**Cc:** Greg Ames  
**Subject:** File # AR CM2 18-000636

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Dear Ms. Teixeira,

My name is Regina A.G. Ames, and I am writing in regards to the development proposal submitted by Wasatch Ave. Transit Mix, file # AR CM2 18-00636. My husband and I own the old C and S Freight House and dock, registered under Greg and Gypsy LLC, which is adjacent on the north and west side of the property outlined as the project site for Transit Mix. We have some very serious concerns and objections to the development as described in the proposal. These are outlined below.

1. The long term mission of the city and inhabitants is to create the Legacy Loop and the greenway/park area linking trails and park lands around the city. Included in the mission statement of the city is the vision to create an arts district in the downtown to attract more people to our city and enhance the character of Colorado Springs as an artistic, desirable place to live. There are already a number of apartment complexes getting established downtown to support this urban lifestyle.. The Transit Mix development is smack in the middle of this area, and entirely contrary to the vision of the city.
2. The proposed site might be zoned as heavy industrial, but the location is not appropriate considering the high density living around the area, particularly Hillside and the downtown residences.
3. Transit Mix operations generate a great deal of particulates and dust in the air. Has there been an environmental study done on all this? In addition, there is a considerable amount of spillage of rocks and other detritus outside the boundaries of the business retaining walls, and onto the railroad property. This is not a very clean business to be located in this area.
4. How will the large Transit Mix trucks and other vehicles access the site? Greg and Gypsy LLC own the section of the track immediately to the east of Cucharrus Street. This is private property and not open as a public thoroughfare. We have a verbal agreement with Transit Mix that they can cross our property with their trucks if Costilla Street is closed for some reason and as long as they let us know they need to do this. They have not always honored this agreement with informing us of their needs. And then there is the exacerbated situation of more particulates and noise in an area of the city that is currently occupied by several arts and high tech organizations.

Thank you for taking the time to read this letter and giving some consideration to the concerns that I have noted.

Best regards,

Regina A. G. Ames  
311 N. Prospect  
Colorado Springs, CO 80903

**Teixeira, Rachel**

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**From:** Stu Scruggs <stu.scruggs@gmail.com>  
**Sent:** Thursday, October 11, 2018 10:05 AM  
**To:** Teixeira, Rachel  
**Subject:** Question on file # AR CM2 18-00636

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Hi,

I was looking through the documentation around the planned cell tower on the nearby Transit Mix lot, and saw there was mention of a potential simulated photo of what the 80 foot tower would look like in place. Is that something that exists and can be made available?

I live in the Hillside neighborhood and will certainly have the tower in my view and it would be helpful to get a clearer idea of how tall it will appear.

Stu Scruggs  
333 S El Paso St, Colorado Springs, CO 80903

**Teixeira, Rachel**

---

**From:** Tawny Palm <tawnynicole06@gmail.com>  
**Sent:** Tuesday, October 2, 2018 12:21 PM  
**To:** Teixeira, Rachel  
**Subject:** Wahsatch Ave. Transit Mix Project

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Hi Rachel!

My name is Tawny Palm and I live off of South Prospect street just east of the Transit Mix company. I got the letter in the mail about the proposal for an 80ft tower. I would like to say that I think that that is way to high for a residential area. I do not support it. We bought in this area because of the beautiful views of the city and mountains. It would be quite devastating for this neighborhood to have an 80ft tower blocking those great views. Transit Mix is way to close to this neighborhood to be building something that large. Thanks so much for asking for and listening to everyone's comments and opinions! Have a lovely day!

Kind Regards,  
Tawny Palm  
Shear Elegance  
720-338-4708

## **Teixeira, Rachel**

---

**From:** Greg Ames <greg@bluelineengineering.com>  
**Sent:** Tuesday, October 16, 2018 3:12 PM  
**To:** Teixeira, Rachel  
**Cc:** Greg Ames; games@coloradocollege.edu  
**Subject:** File # AR CM2 18-000636

**CAUTION! - External Email.** Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Ms. Teixeira,

This letter is being sent to you in response to a notice of a potential development project near our business which is located at 525 E. Colorado Ave.

The notice references a planning review file AR CM2 18-00636. The link to the application presents the plans to place an 80' high cell tower on property that is currently owned by Transit Mix which will grant a lease to Comcast, Verizon, T-Mobile, or others to construct and operate the cell tower and adjacent support facilities.

Our firm, Blue Line Engineering, produces very high resolution sensors that are used on spacecraft that are vital to our national defense and several critical programs at NASA. I would be happy to provide a list of the programs we have supported and points of contact if necessary. We design, build and test these sensors at our office here in Colorado Springs. The sensors themselves are very immune to electromagnetic interference (EMI/EMC) but the instrumentation that we must use to measure their performance are likely to be strongly affected.

If the Transit Mix project goes forward and we start having problems during final performance tests of our products then it will quickly get the attention of certain offices in Washington. Our customers at firms like Lockheed, Raytheon, Ball Aerospace, Northrop Grumman, General Dynamics, BAE and others will be affected as well. We will try to get some support from the FCC, but most likely we will end up with some big lawsuit—IF we have problems that cannot be quickly resolved.

We also request that this application be denied by the City on the grounds that it will be a huge eyesore in an area that is just beginning to emerge as a very desirable mixed use commercial and residential neighborhood. We have seen the rendering of the tower with its puny attempt to masquerade as a large conifer of some sort. We've all seen them around town and they always stand out and look awful. It will certainly lower the property values for several blocks around it in every direction.

If the city planners find that they cannot stop the project then perhaps the city can apply pressure on the applicant(s) to hire an artist and/or architect to come up with a much more sculptural design that doesn't attempt to look like a tree.

Thank you,  
Greg Ames  
CEO  
Blue Line Engineering

## C. URBAN WATERWAY SEGMENT: OPTION 1

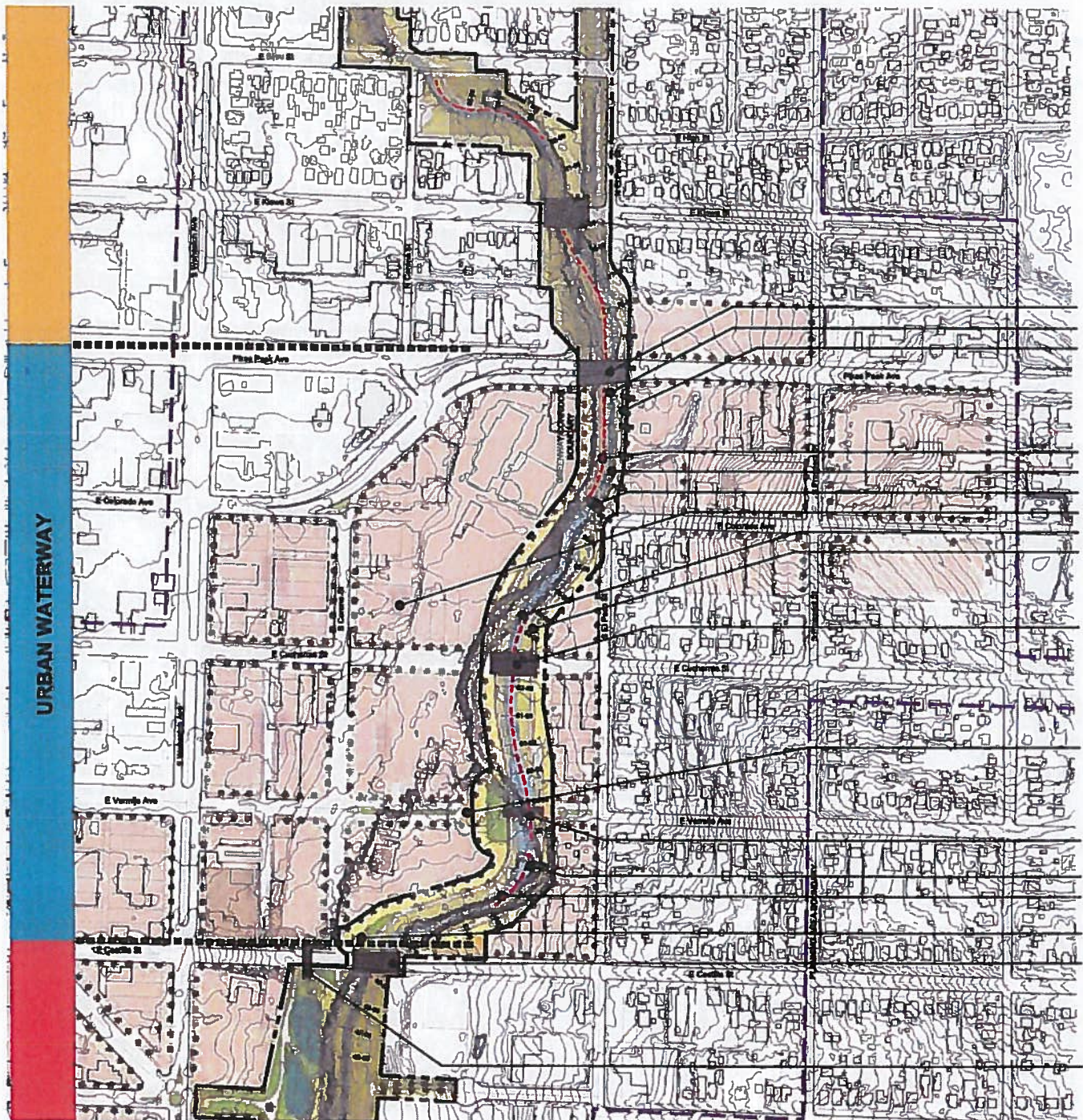
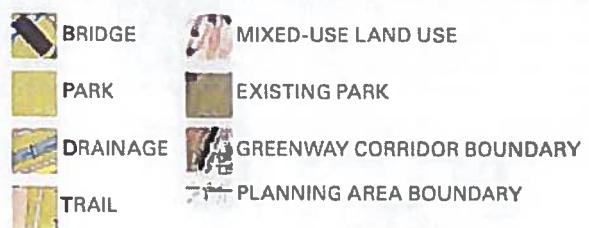


Figure 29: Detailed Segment #3 - Urban Waterway  
(Option 1 this page, Option 2 next page)



— Existing Pikes Peak Bridge to Remain  
 — Re-Circulating Water System  
 — Stream Level Pedestrian Path

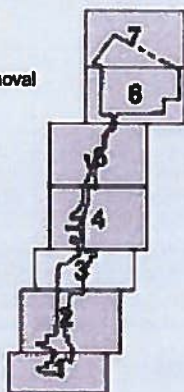
— Relocated Channel  
 — Low Flow Channel  
 — E. Colorado Bike & Pedestrian Bridge  
 — On Site Water Quality  
 — Water Containment with Re-Circulation  
 — Urban Promenade:  
 1. Lower Level Pedestrian Path - 12' Wide  
 2. Retaining Walls  
 3. Upper Level Pedestrian Promenade - 30' Wide  
 — Cucharas Street Bridge  
 119' Span  
 Bridge Level 5972'  
 Path Level 5953'  
 Stream Profile 5951'

— Vermijo Urban Space Entry:  
 1. West Side Entry Plaza with Programing  
 2. Upper Promenade & Green Area Overlook  
 3. Upper Level Connection  
 4. East Side Entry  
 — Landmark Promenade Level Bike & Pedestrian Bridge  
 Bridge Level 5958'  
 — Relocated Channel  
 — Shooks Run Centerline

— Street Level Connection to Main Trail

— Costilla Street Bridge  
 118' Span  
 Bridge Level 5957'  
 Path Level 5941'  
 Stream Profile 5939'

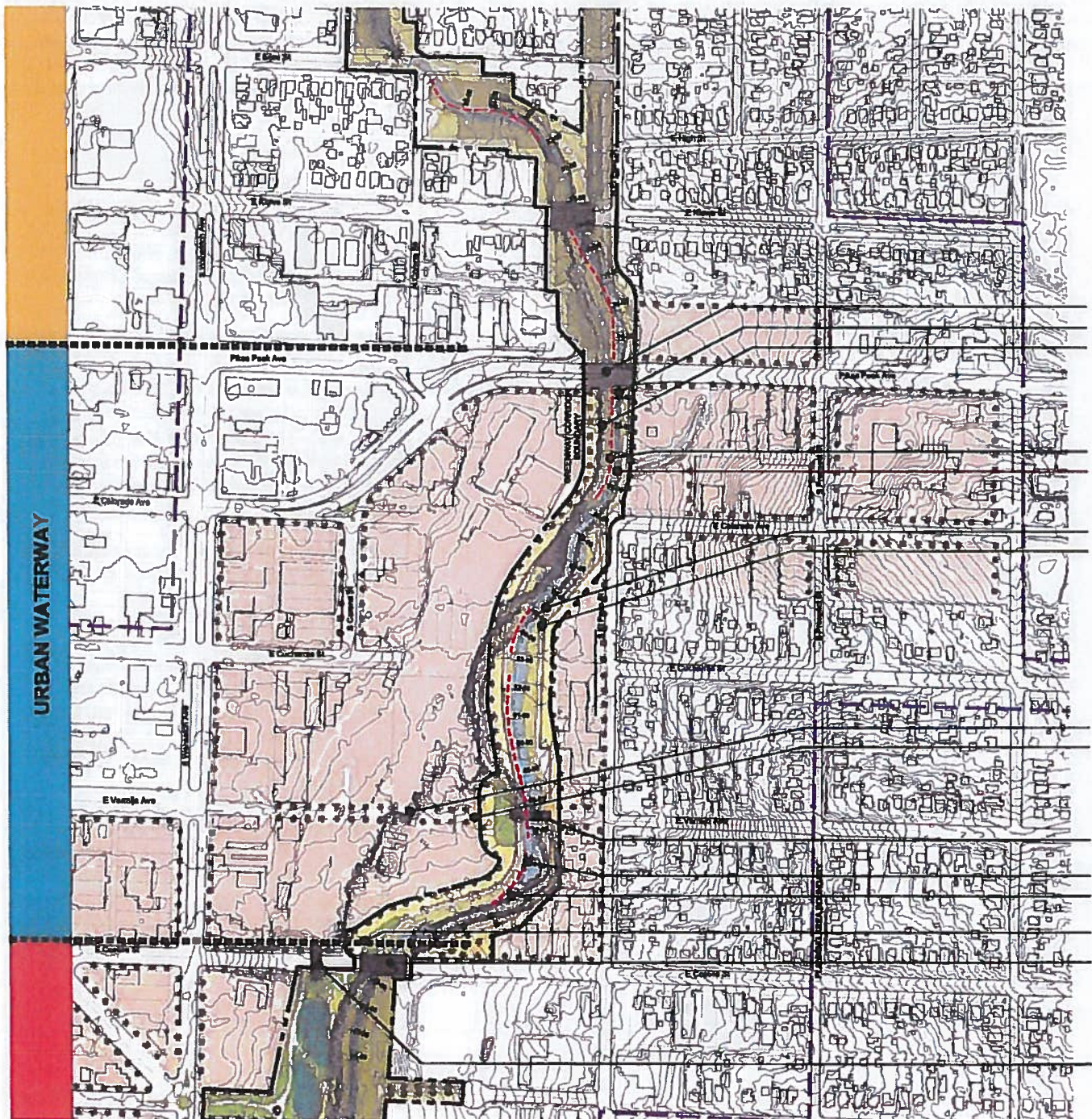
— Costilla Street Railroad Bridge Removal



## INFRASTRUCTURE IMPROVEMENTS

- Costilla Street bridge replacement.
- New landmark bicycle and pedestrian bridge south of Vermijo Avenue connected with the urban park that terminates at Vermijo Avenue.
- New Cucharas Street bridge.
- Removal of Costilla Street Railroad bridge.
- Colorado Avenue pedestrian/bicycle bridge.
- Retain existing Pikes Peak Avenue bridge.
- Create a feature that recirculates water in the Urban Waterway Promenade portion of the channel, in order to increase the level of water in Shooks Run.
- Continuous stream level multi-use trail with grade separated crossings.
- Street level promenade.
- Urban waterfront park.
- Landmark pedestrian bridge on E. Vermijo Avenue at street level, completing the east-west connection.
- Extension of park areas to locations of nearby mixed-use development.
- Expanded park programs and activities.
- Park trails connecting from the Shooks Run channel to surrounding neighborhoods and the downtown area.
- Shooks Run low flow channel improvements.
- Channel side-slope grading, stabilization and retaining.
- Channel realignment, including a meandering of the channel to enhance the qualities of the greenway.
- Reconstruction of the channel gradient and profile.
- Installation of various drop structures within the channel.
- Maintenance access to the Shooks Run channel.

## C. URBAN WATERWAY SEGMENT: OPTION 2



## URBAN WATERWAY OPTIONS

For the portion of the segment associated with the Catalyst Campus and Transit Mix sites, two alternative options are depicted (Option 1, p. 70; Option 2, facing page).

The primary option maximizes multimodal public access through and across the existing Transit Mix site, including a public street crossing at Cucharras Street and the extension of South Corona Street, to fully develop the street grid west of Shooks Run and south of Pikes Peak Avenue.

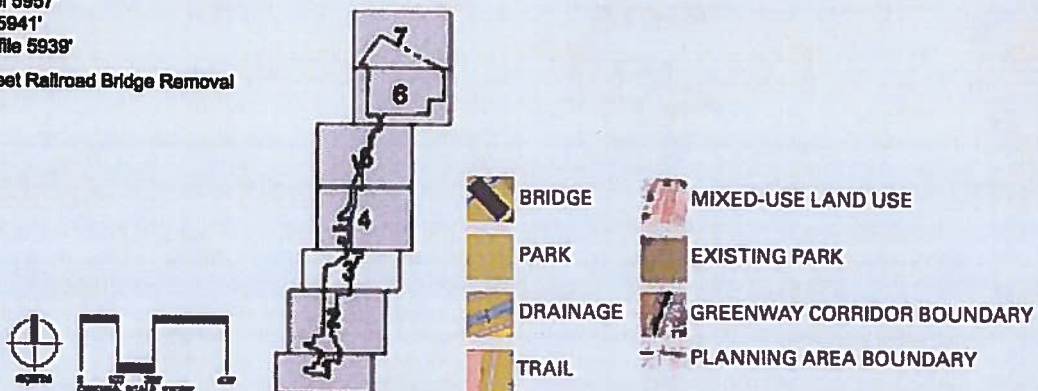
The second option (depicted on the facing page) does not include the crossing at Cucharras Street and allows for less of a public urban street grid west of the creek in this area. The purpose of this alternative is to accommodate redevelopment of the larger site as an integrated "campus style" project.

The treatment of the creek and channel area is the same in either of the depicted options.

Depending on the nature of the redevelopment, a hybrid of these two options may be most desirable. In all cases, high quality public access to the creek corridor should be maintained. Visual and physical connectivity with the creek and surrounding greenway area should be encouraged.

Public access to the greenway area is essential to the future redevelopment of the corridor, as bike and pedestrian routes are needed to create east-west connections and provide prominent access points to the greenway.

- Existing Pikes Peak Bridge to Remain
- Re-Circulating Water System
- Stream Level Pedestrian Path
- Relocated Channel
- Low Flow Channel
- Water Containment with Re-Circulation
- Urban Promenade:
  1. Lower Level Pedestrian Path - 12' Wide
  2. Retaining Walls
  3. Upper Level Pedestrian Promenade - 30' WI
- Bike & Pedestrian Connection to Downtown
- Vermijo Urban Space Entry:
  1. West Side Entry Plaza with Programing
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  3. Upper Level Connection
  4. East Side Entry
- Landmark Promenade Level Bike & Pedestrian
- Bridge Level 5958'
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- Shooks Run Centerline
- Street Level Connection to Main Trail
- Costilla Street Bridge
  - 118' Span
  - Bridge Level 5957'
  - Path Level 5941'
  - Stream Profile 5939'
- Costilla Street Railroad Bridge Removal



## TRANSPORTATION

As redevelopment moves forward, the plan recommends the eventual reconnection of Cucharras Street across the Transit Mix property, from Corona Street to El Paso Street. This street corridor would logically serve as a key bike and pedestrian corridor, linking downtown with areas to the east. It provides a direct connection from Memorial Park to important downtown destinations and can also serve as a connection across the Shooks Run Corridor between different areas of mixed-use development.

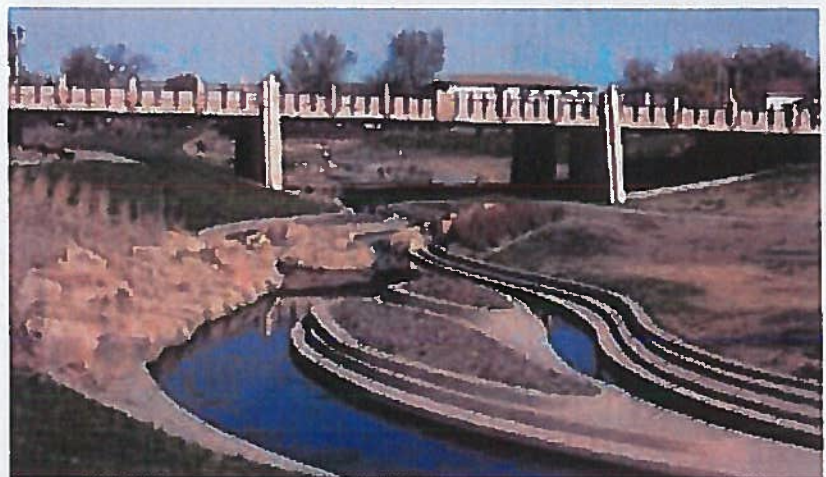
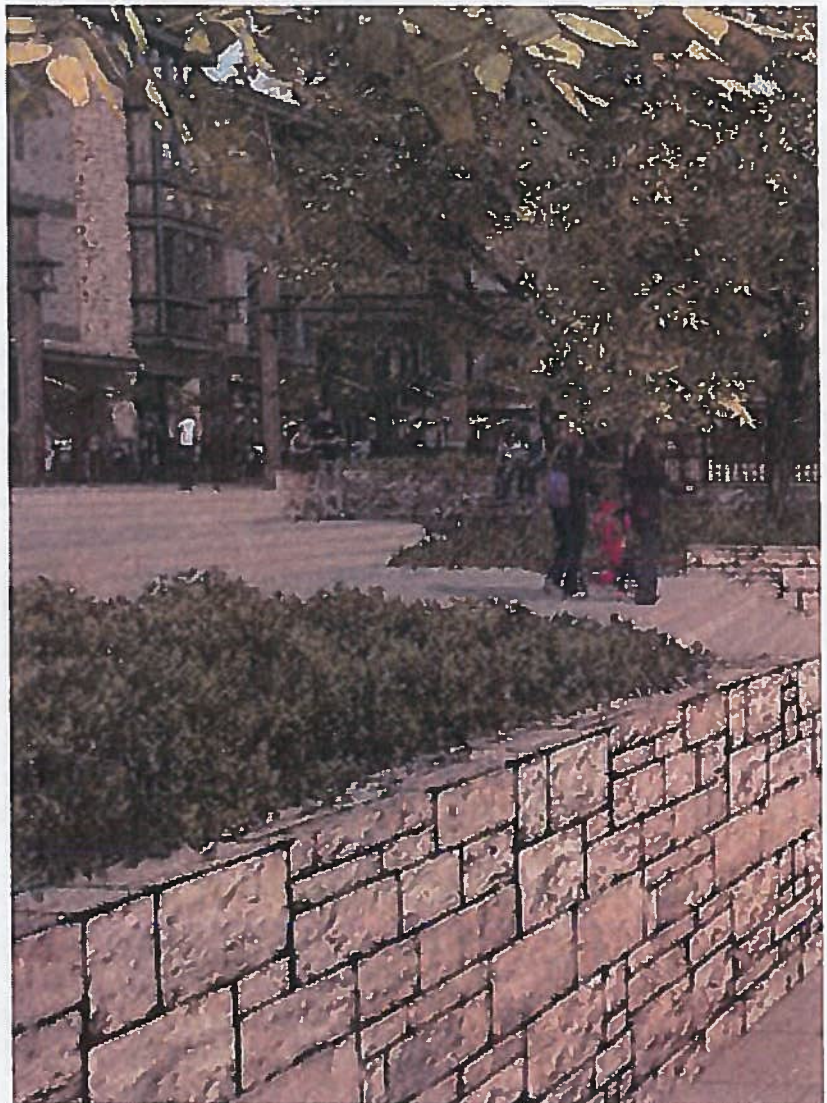
Enhancements to Vermijo Street in the vicinity of the Transit Mix site are detailed on page 70. These include attractive streetscapes to facilitate redevelopment of this area.

The critical elements of the improved Vermijo, Cucharras, and Costilla Street corridors will create east-west connections and tie new development to the features of the Legacy Loop. Together, these streets will link the Midland Trail, America the Beautiful Park, the Olympic Museum and the Shooks Run Corridor to the Olympic Velodrome in Memorial Park, creating an energetic series of east-west connections to the downtown area.

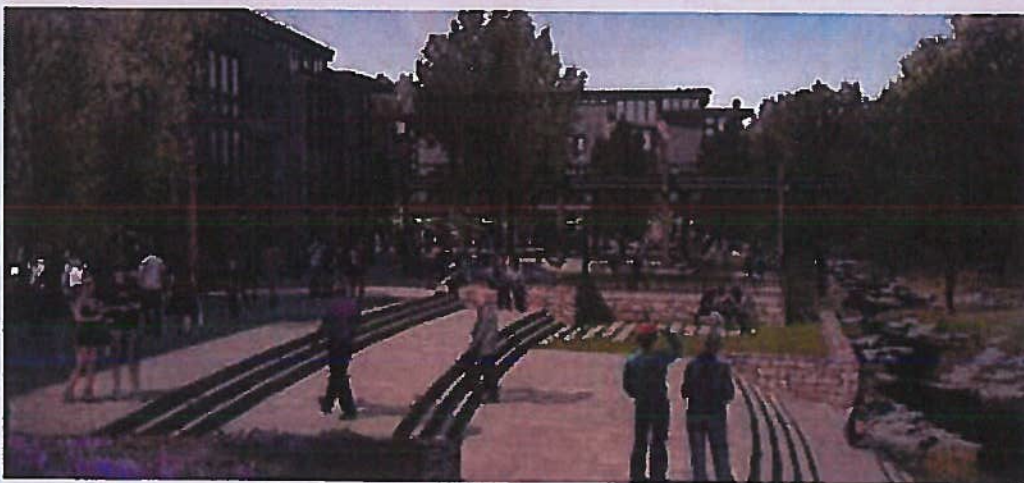
The establishment of a bicycle and pedestrian connection from the Catalyst Campus to the Shooks Run channel to the south and east is also anticipated.

## INTERACTION WITH NEW DEVELOPMENT

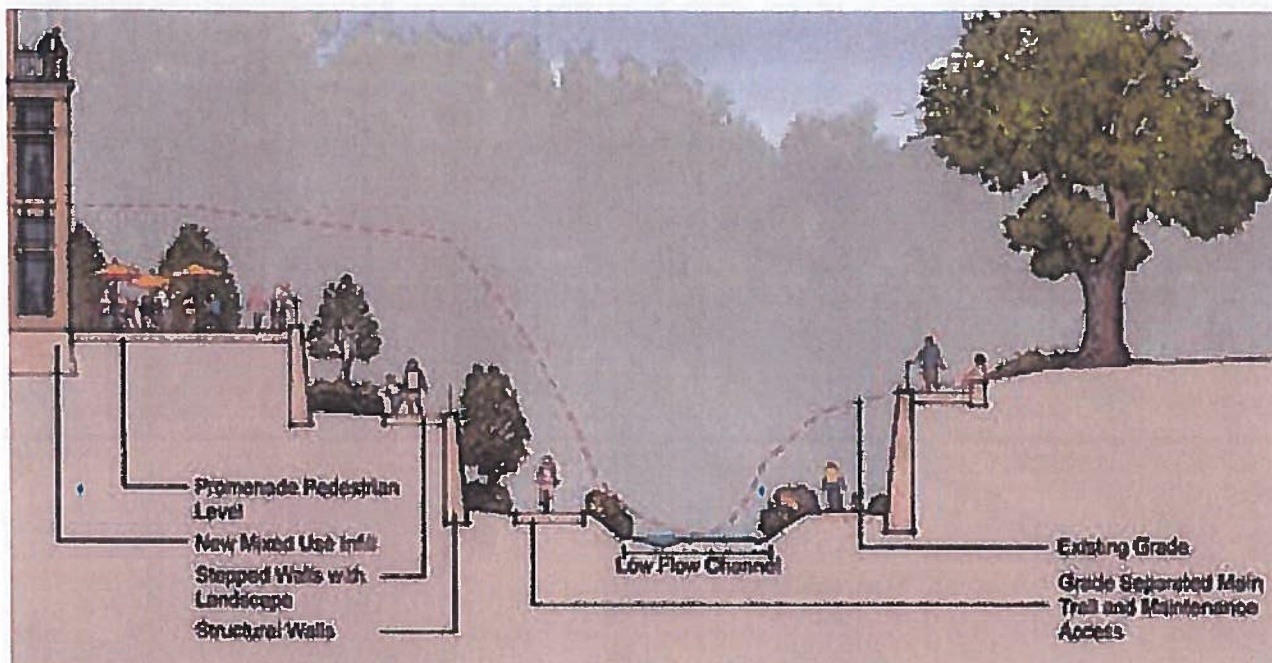
This section of the corridor provides the greatest opportunities for engagement and interaction between the channel and surrounding areas of new development. The plan anticipates that the Transit Mix property will be redeveloped into a variety of mixed-use development types. In addition, the construction of the Catalyst Campus and potential mixed-use development on the Gazette/St. Francis Campus will provide opportunities to tie the features of the Shooks Run Greenway with surrounding areas of new development.



Urban waterways have been successful generators of activity, vibrancy and attraction and offer a multitude of recreation activities.



An urban promenade along the water course will connect downtown immediately with the Shooks Run Channel.



## PROTOTYPICAL CHANNEL FROM COSTILLA STREET TO PIKES PEAK AVENUE

- Recirculation of channel water
- Drop structures to establish desired gradient
- Structural walls to retain urban channel
- Promenade pedestrian circulation with new mixed-use
- Main trail at stream level

### URBAN STREET GRID EXTENSION

In addition to the reconnection of Cucharras Street, the completion of an urban grid of streets to the west of the Shooks Run channel, to provide a more cohesive framework for mixed-use development, is anticipated. Corona Street would connect to the south, intersecting Costilla Street, and would be classified as a Significant Residential Street. Vermijo Street would extend to the east, serving mixed-use developments in the area.

### URBAN PROMENADE

Creating an urban promenade that includes a narrower greenway through the Urban Waterway area will help accommodate surrounding mixed-use development.

The plan envisions a series of promenades along both sides of the channel, along with public gathering plazas, that would connect directly to the water and surrounding areas of mixed-use development.

A shift of the Shooks Run channel to the west, within the Transit Mix area is proposed, in order to provide sufficient areas of land for redevelopment to the east, between the channel and El Paso Street.



Urban promenades, like the Pier in Philadelphia, define city district edges and reconnect people with the natural drainages of the places they inhabit.



An urban promenade is the nexus between the natural environment of the stream and the downtown area. It becomes a catalyst to encourage new land uses along this edge downtown Colorado Springs.