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, 5119 Galley, Colorado Springs, CO 80915
CPC CMI 17-00119

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 known as a slick stick or unipole. Inside the structure, T-Mobile (TMO) 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 TMO equipment cabinets as well as other provider equipment, when additional providers wish to co-locate. The pole will be painted white *(Sherwin Williams SW 7008). The fence is designed to be 8 feet tall and match the existing fence design, on the property. Applicant will plant 2 or 3 trees to add additional screening. *A landscape plan is attached to the revised drawings.

Pre-application Conference Issues List
A pre-application conference was held and the following discussed:

1. Applicant proposed 75 feet, Staff encouraged 65 feet. After RF review Applicant agrees to 65 ft.
2. The structure design is planned as a unipole/slick stick, not a flagpole.
3. Applicant agrees to add landscaping 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).
Branch is known as a tower company, which builds telecommunication infrastructure for mobile and fixed wireless providers. The proposed facility is designed for TMO and other providers needing a location in this part of Colorado Springs.

FIGURE 2

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 8 acre property, owned by School District 11 and zoned PF/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), and is used for the parking and maintenance of District 11 school buses. The property is developed with an administrative office building, parking lot, outside storage and maintenance garages.

The site is known to the Applicant as the Transit Complex.

* Referral Agency comments have been addressed on the revised drawings. Specifically with addition of Avigation Easement, text regarding no antennas located outside pole, Colorado Springs Utilities action items, City Engineering items and addition of a landscape plan.

*Applicant notes comments from the Airport and has added Avigation Easement language.

*Colorado Springs Utilities – applicant had city conduct utility locates. Underground utilities (water, electric, gas) are marked on revised drawings.

*City Engineering – sidewalk width is noted on revised drawings

*Traffic Engineering and Water Resources had no comments

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

A. Justification for Height – See attached propagation plot maps. TMO has determined there is a significant coverage gap causing poor and low coverage service areas in this area of Colorado Springs. TMO RF 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 area of Colorado Springs is a mix of residential and commercial uses. Quality coverage is reduced significantly with each 10 foot reduction in height.

1. At 70 feet - Based on the prediction plots and propagation coverages it was concluded that 65 feet provides the best continuous quality coverage between existing sites to the north and south and fills in coverage gaps in residential and industrial areas north and south of Hwy 24 from Palmer Park Blvd to E Pikes Peak Ave, including housing along Hwy 21.

   *From Applicant's perspective, 65 feet also affords the most effective height for future co-locating providers. The 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 coverage is lost along Hwy 24 between Murray Blvd and Town Center Dr. and on Babcock Rd. Indoor residential coverage lost at 60' includes houses located north of Waddell Ave, south of Palmer Park Blvd, east of Wagon Wheel Ave in Indigo Ranch, along E Platte Ave.

FIGURE 2

3. At 50 feet Additional coverage is lost along Hwy 24, Murray Blvd, Galley Rd and Palmer Park Blvd. Indoor residential coverage lost at 50' includes 30% of houses located north of Waddell Ave, south of Palmer Park Blvd, east of Wagon Wheel Ave in Indigo Ranch, along E Platte Ave. TMO will have no continuous coverage between existing sites

Therefore, the requested height of 65 feet is the optimal height for TMO to meet its objectives to improve service, close the coverage gaps in the fully developed residential neighborhoods, commercial areas and along major streets. 65' also provides an effective and efficient height for co-locating providers and benefits the community at large.

B. Site Analysis – Branch made a good faith effort to identify and evaluate alternate sites, and designs. Specifically the following sites were considered:
    1. Thrifty Storage, 5470 Pikes Peak – property used as auto salvage and vehicle storage. Property was near search ring center but had restricted access, utilities were too far, and construction issues due to suspected high water table as significant fill land is present. Construction eliminated site
    2. Flea Market, 5175 E Platte. –could not resolve final location within property. Also had restricted access and utilities were over 1000 feet away which meant excessive boring costs. Construction Management eliminated site
    3. Chiddix Construction, 5565 Bijou. – Site had access issues as well as distance to utilities. RF determined location would not resolve coverage gaps to north.
    4. Trax Construction, 5575 Bijou – Similar issues to Chiddix. RF eliminated site.
    5. Transit Complex – subject site at 5240 Geiger (entry at 5119 Galley). Site selected as best option for TMO to close coverage gaps and serve weak coverage areas.

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 pole, 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 PF/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 PF/AO zone districts.
- The structure will be available to other providers for co-location.

FIGURE 2

- 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 landowner.
- 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.

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

1. The subject land is platted improved land zoned PF/AO, and is known in the El Paso County public records as lot 3, Block 1 Rustic Hills Sub No. 6, Filing 5, Phase 2, with the Schedule Number 6412305003, and street address 5240 Geiger. The subject site is accessed off Galley. The project is known to applicant as Transit Complex. Improvements are office building, parking lot, outside storage and maintenance garages
2. The request is for approval to construct a 65 foot stealth telecommunications unipole, 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 there would be no impact to the values and qualities of surrounding neighborhoods; 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 PF/AO zone district with a Conditional Use permit. An 8 foot tall solid fence resembling the existing fence will be built around the perimeter of the lease area. The fence will be painted to match the existing fence.
10. The proposed use is an unmanned wireless communication facility that will fully comply with all FCC regulations. Photo sims are attached.
11. 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.
12. Coverage maps supporting the location and height are attached
13. Branch has leased a parcel of ground, within the subject property, measuring 40 ft. x 40 ft., plus access and utility easements.
14. The leased parcel will be enclosed with an 8 foot tall solid fence matching the existing fence and a security gate installed.
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:

FIGURE 2

- 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

FIGURE 2

T-Mobile Site DN01557B Transit Complex - RF Justification

T-Mobile is requesting to build a stealth unipole at 5119 Galley Rd, Colorado Springs, CO 80915 with a height of 65' AGL in order to provide new coverage and improved existing service coverage and quality in the residential and industrial areas north and south of Hwy 24 from Palmer Park Blvd to E Pikes Peak Ave, including housing along Hwy 21, and have continuous coverage between existing surrounding sites.

Industrial and commercial areas

- Along Edison Ave
- Along Galley Rd
- Along Murray Blvd

Official and Public buildings

- Wilson Park and ES
- Henry Park and ES
- General Mitchell HS
- Roosevelt Park
- US Social Security Administration
- National Guard

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

FIGURE 2

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Existing Coverage

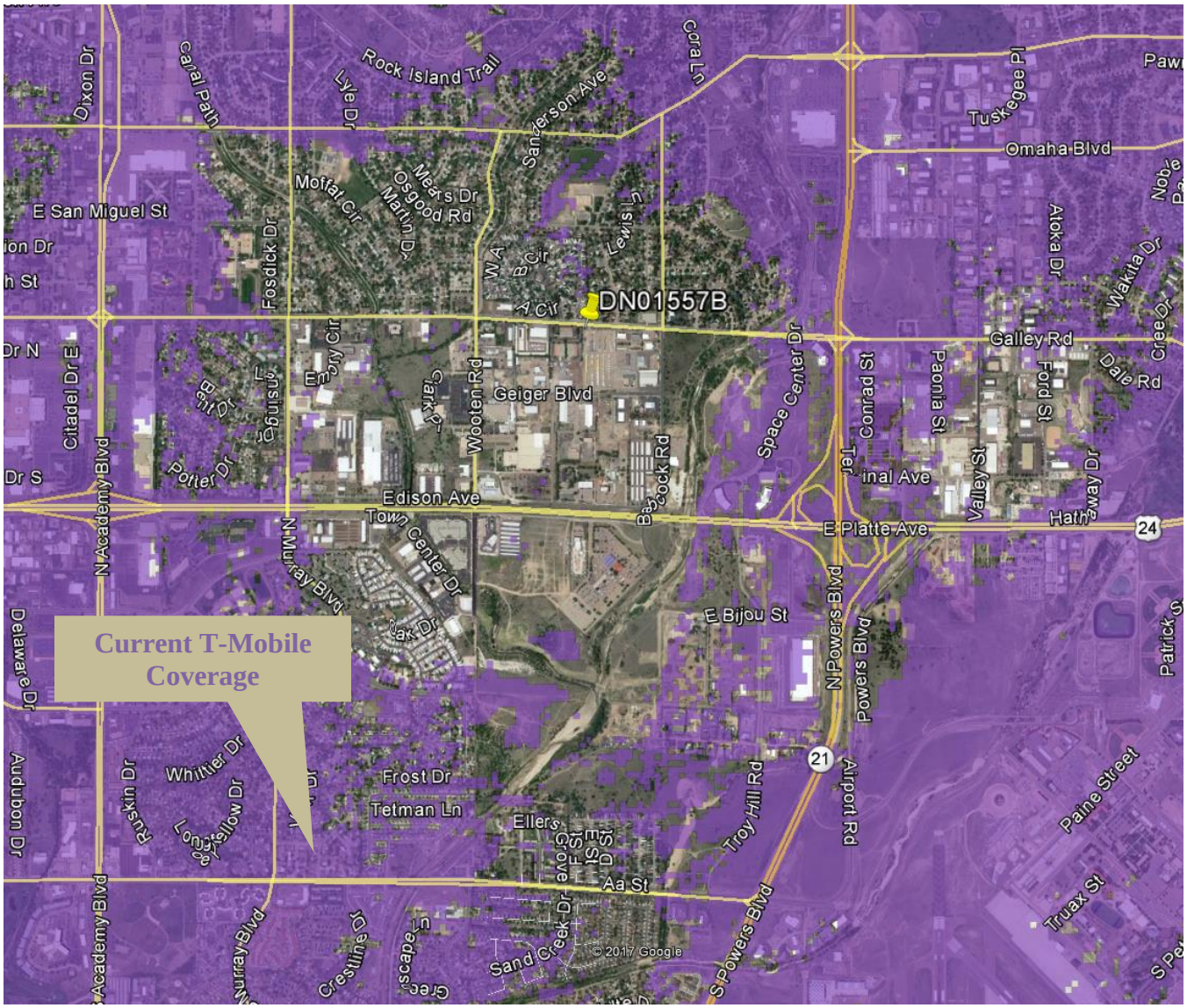
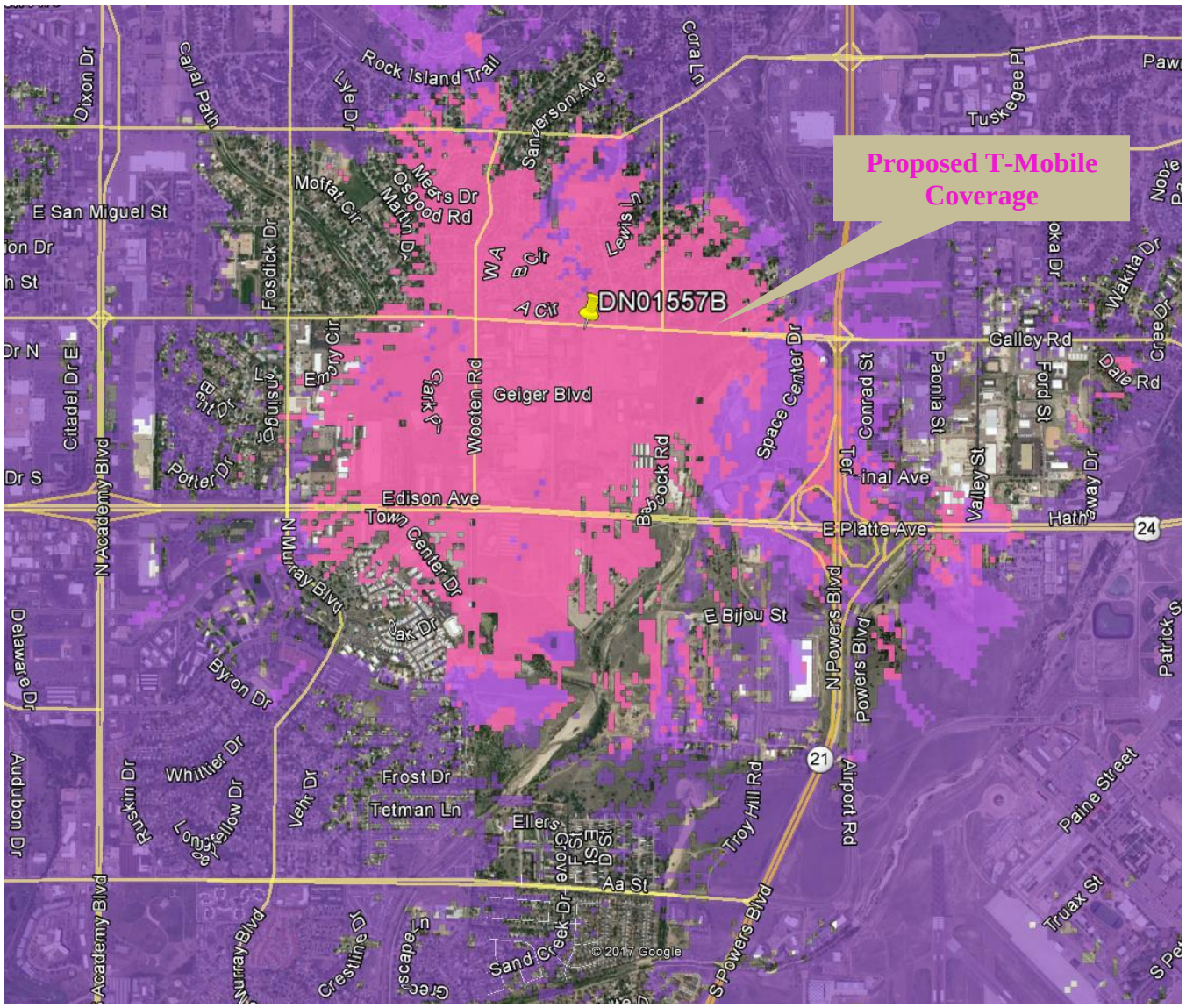


FIGURE 2

Coverage with DN01557B 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.

FIGURE 2


Branch
COMMUNICATIONS
A SOLUTIONS PROVIDER
Parkway
Gir
Gilfin Cir
Lehmberg Blvd
Doyle Pl
PROPOSED TOWER LOCATION

FIGURE 2

FIGURE 2

FIGURE 2

FIGURE 2

FIGURE 2

FIGURE 2

FIGURE 2

FIGURE 2

FIGURE 2

FIGURE 2

FIGURE 2

FIGURE 2


Branch
COMMUNICATIONS
A SOLUTIONS PROVIDER
VIEW LOOKING SE
65' Slick Stick

FIGURE 2