



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that failure to submit revised plans/reports/information within 180 days will result in your application being formally withdrawn from consideration. Once withdrawn, any subsequent re-submittal will require the filing of a new application and payment of application fees.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.
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)
Regina A.G. Ames (games@coloradocollege.edu)
Stu Scruggs (stu.scruggs@gmail.com)
Tawny Palm (tawnynicole06@gmail.com)
Greg Ames (greg@bluelineengineering.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

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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

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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

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

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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

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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 too 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 too 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

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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