

Kimley»Horn

January 18, 2019

Rachel Teixeira
Planner II
Land Use Review Division
30 S. Nevada Ave., Suite 105
Colorado Springs, CO 80901

PROJECT STATEMENT

The proposed development is a modification of an existing monopole tower to bring the tower up to current code to handle more loading. Location of the existing communications facility is at the Villa Loma Park area of Colorado Springs, Colorado, County of El Paso, Colorado. The development will also include the installation of an equipment shelter to house the carrier equipment and a generator for power backup.

Development of the monopole tower modification will involve wrapping the existing monopole tower with new steel and the pouring of more concrete on top of the existing foundation to create a new, sturdier foundation for the addition tower steel. The height of the monopole tower will not increase. The color of the monopole tower will remain the same grey steel color of the existing monopole tower. Existing fencing and equipment may need to be temporarily located to accommodate constructing the tower modification and the additional concrete foundation.

Development Plan Review Criteria:

1. Will the project design be harmonious with the surrounding land uses and neighborhood?
 - Yes, as the tower is existing and will not be unharmonious.
2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?
 - Yes, as the tower is existing. The proposed development will not overburden the existing street capacities or other public facilities.
3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?
 - Yes, Vertical Bridge decided to modify the existing monopole tower to minimize the impact of the surrounding neighborhoods by not increasing height and keeping to the same look of the existing tower.
4. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off-site negative influences and to buffer adjacent properties from the negative influences that may be created by the proposed development?
 - Yes, the proposed fencing will match the existing fencing currently on site.
5. Will vehicular access from the project to the streets outside the project be combined, limited, located, designed, and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption?
 - Yes. The access drive is existing.

6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?
 - Yes. The access drive is existing.

Issues Identified During the Pre-Application Meeting and Addressed with this DP Submittal:

1. The color of the monopole tower will remain the same grey steel color of the existing monopole tower.
2. Grading, Erosion and Control Plan to be completed.

If you have any questions, please contact me at 813-635-5528 or carrie.reinhart@kimley-horn.com.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Carrie Reinhart

Carrie Reinhart
Project Manager



at&t

verticalbridge

PHOTO SIMULATION

VERTICAL BRIDGE CELL TOWER

Site Name: COLORADO SPRINGS

Site Number: US-CO-8093

Site Type: TOWER MODIFICATION

Site Location: 2501 Avondale, Colorado Springs, CO 80917
38-52-13.8, -104-44-18.5

Date: 01/14/2019

Applicant: Vertical Bridge Holdings, LLC
750 Park of Commerce Drive
Boca Raton, FL 33487

Contact: Matt Grugan
(678) 488-1866



FIGURE 6



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PHOTO SIMULATION

VERTICAL BRIDGE CELL TOWER

Site Name:

US-CO-8093 Colorado Springs

Date: 01/14/19

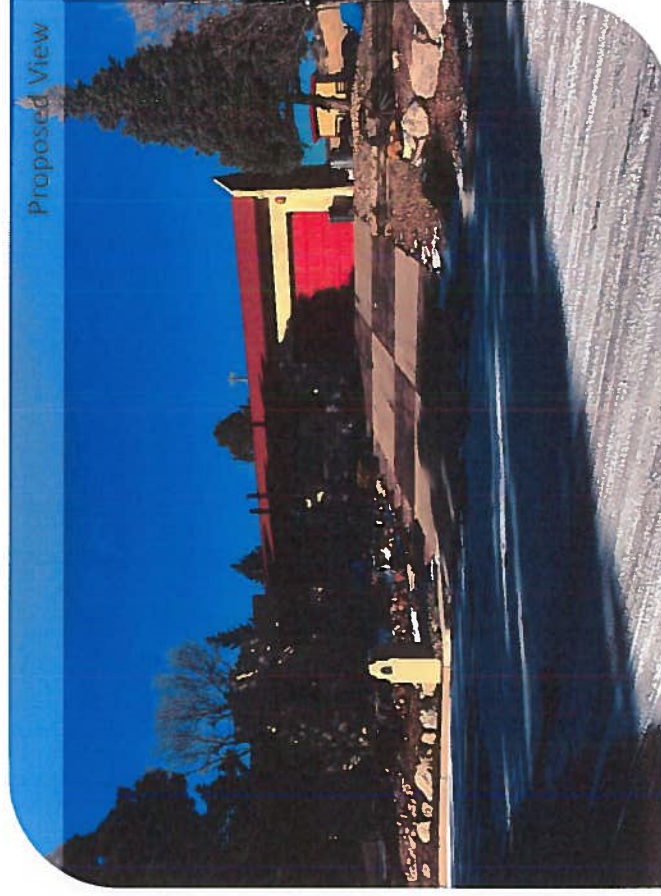
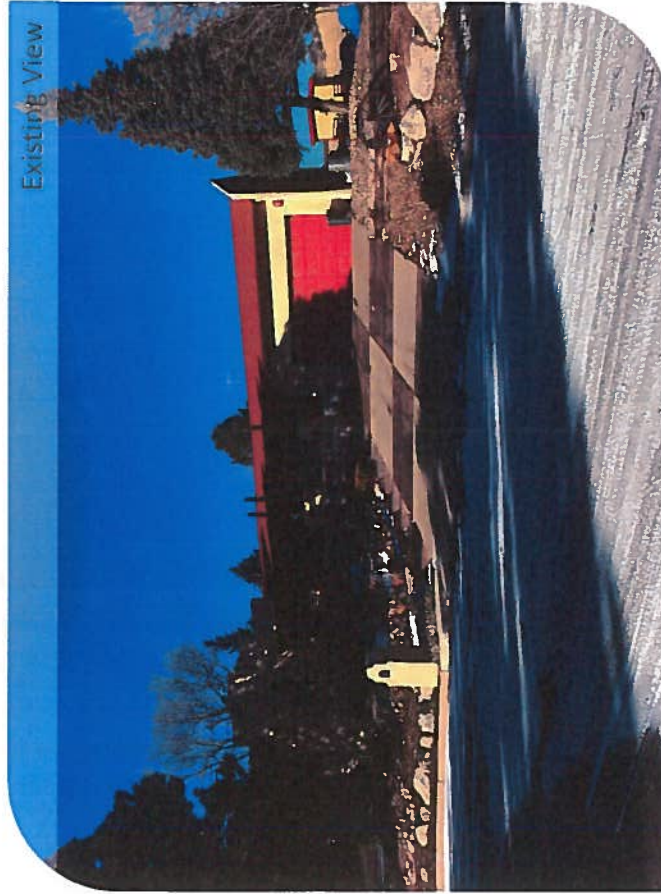


FIGURE 3

PHOTO LOCATION 1:
FROM ALTEZA DRIVE, SOUTH OF EXISTING TOWER



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PHOTO SIMULATION

VERTICAL BRIDGE CELL TOWER

Site Name:

US-CO-8093 Colorado Springs

Date: 01/14/19

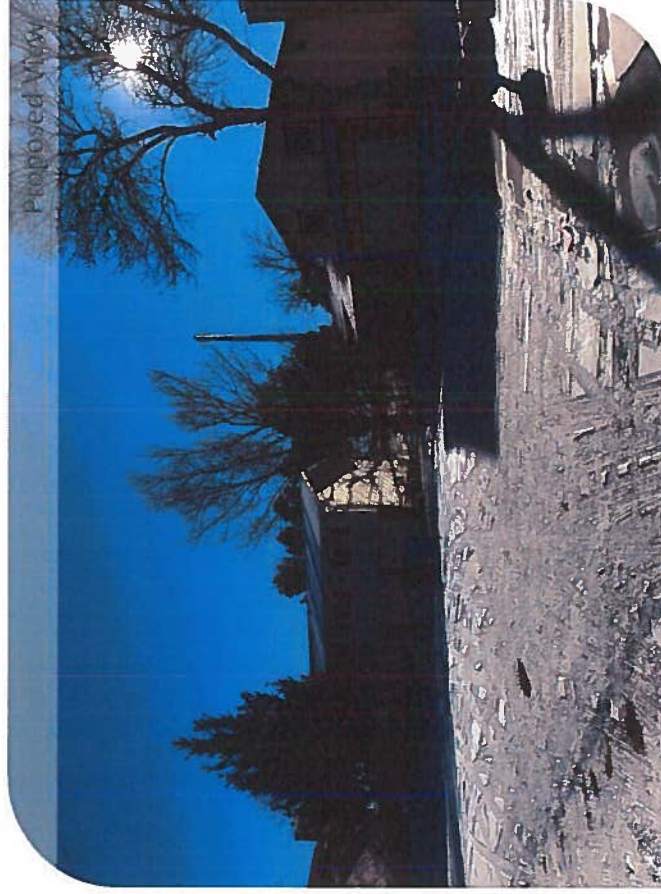
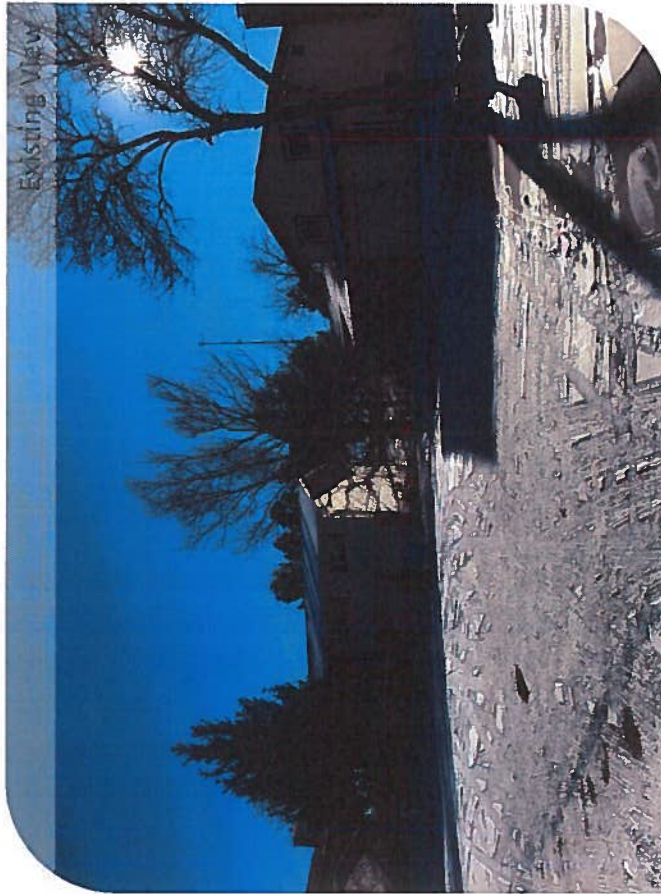


FIGURE 3

PHOTO LOCATION 2:
FROM ESCAPARDO WAY, NORTH OF EXISTING TOWER



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PHOTO SIMULATION

VERTICAL BRIDGE CELL TOWER

Site Name:

US-CO-8093 Colorado Springs

Date: 01/14/19

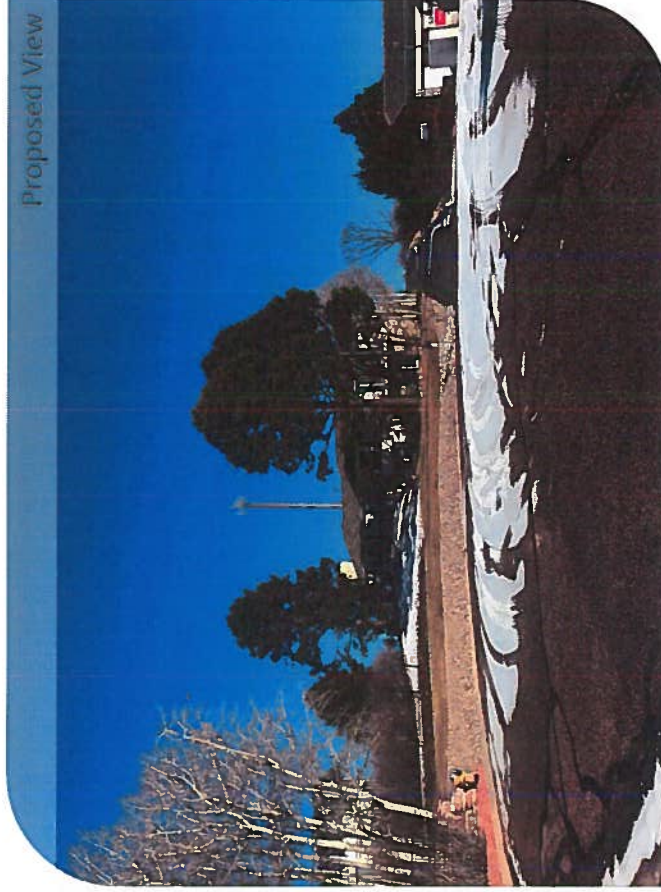
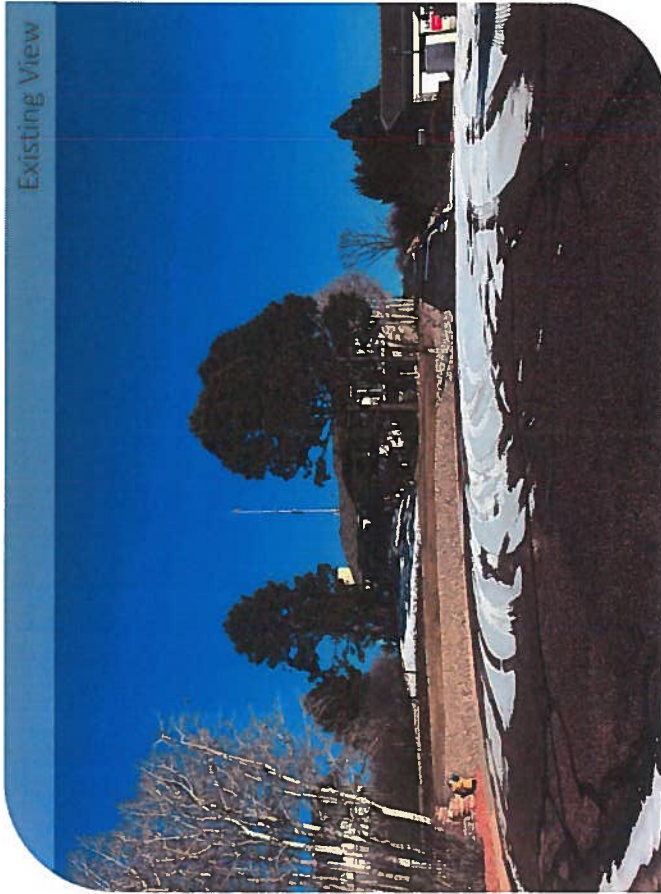


FIGURE 3

PHOTO LOCATION 3:
FROM KENYON COURT, WEST OF EXISTING TOWER



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PHOTO SIMULATION

VERTICAL BRIDGE CELL TOWER

Site Name:

US-CO-8093 Colorado Springs

Date: 01/14/19

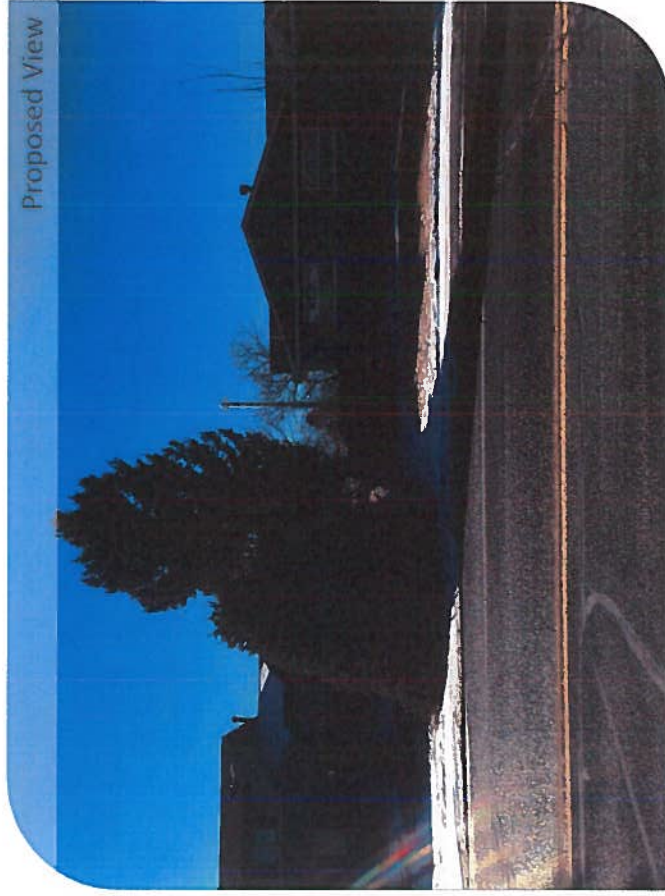
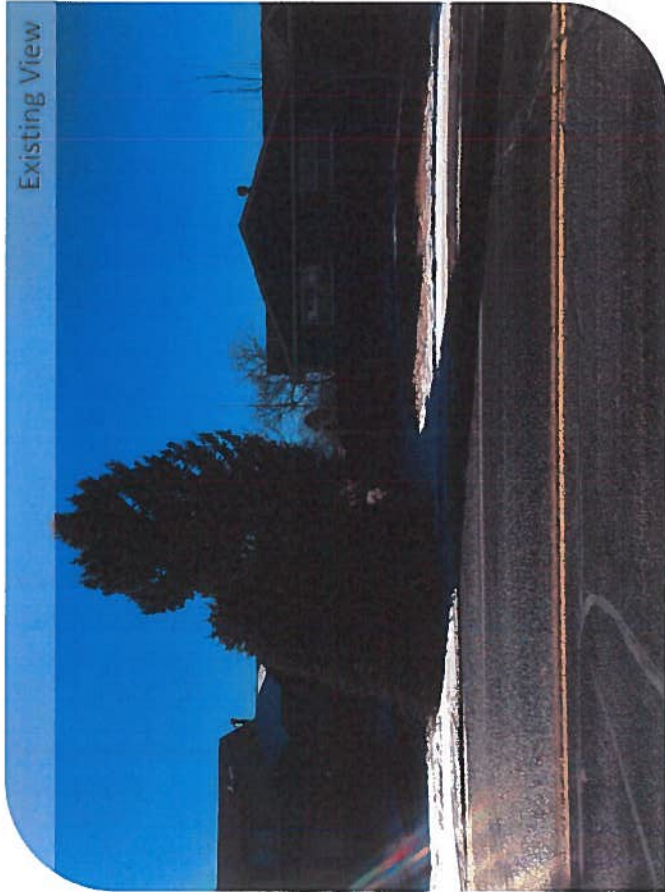


FIGURE 3

PHOTO LOCATION 4:
FROM ORO BLANCO DRIVE, EAST OF EXISTING TOWER