



June 14, 2019

Rachel Teixeira  
Planning and Community Development  
30 S. Nevada Ave #105  
Colorado Springs, CO 80903

**RE: *Neighborhood Comments – Vertical Bridge***

Dear Ms. Teixeira:

Thank you for providing the neighborhood comments for the above-mentioned project. In an effort to address the neighborhood comments concisely we have summarized the neighborhood comments and our responses below.

## **COMMENT RESPONSE LETTER: NEIGHBORHOOD COMMENTS**

### **Vertical Bridge**

1. Dan Adam's email from April 23, 2019 for the Vertical Bridge project indicated concerns with the condition of the property and easement, access to the property from the easement, and the speed of traffic on the easement. Concerns were also raised about the security of the property and the fence and gate directly adjacent to the property.
  - *Response: Vertical Bridge understands the issues related to the upkeep and condition of the easement and the property. Since Vertical Bridge has taken over management of the property, the property was "cleaned up" by removing overgrown vegetation and grading the road. Vertical Bridge proposes to provide a gravel road through the easement for access into the site to abate concerns of erosion and dust in the area. Vertical Bridge also proposes to provide a new fence around the immediate site and a new gate with a lock that can only be accessed by authorized personnel. A fence will also be provided along the north frontage of the site to provide separation from the trail and the open space. Thank you for your comments.*
  
2. Barb Reinhard's email from April 29, 2019 for the Vertical Bridge project indicated health concerns for the EMR frequency generated by the cell tower.
  - *Response: Vertical Bridge adheres to FCC regulations and abides by the rules set forth by the FCC for radio frequencies and emittance. The FCC published a rules and procedures document titled "A Local Government Official's Guide to Transmitting Antenna RF Emission Safety: Rules, Procedures, and Practical Guidance". This document provides the rules and regulations that applicants must adhere to in order to provide a safe environment for the surrounding areas in terms of RF emissions. The FCC also published a guideline for human exposure in relation to RF titled "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields". This document provides information on the distances of RF fields in relation to human exposure. A frequency analysis for this cell tower was also provided per request at the neighborhood meeting. Our hopes are the concerns for*

*human health risks will be alleviated with reviewing the FCC documents and the frequency analysis provided. Thank you for your comments.*

3. Barb Reinhard's email from April 24, 2019 for the Vertical Bridge project indicated concerns about the property value diminishing due to the cell tower.
  - *Response: Vertical Bridge has not encountered issues with property value decreasing due to the proximity of homes next to cell towers. However, Vertical Bridge understands your concerns about the property value diminishing. We believe that the property values will not decrease because the cell tower is existing and Vertical Bridge is simply proposing to add new users to the existing cell tower. There will be minor modifications to the base of the existing cell tower to increase the structural integrity of the tower. No new cell towers will be proposed and thus the home values shall not decrease with the updates to the existing cell tower which was in place prior to the construction of the homes. Thank you for your comment.*
  
4. Lucy Kutyna's email from April 25, 2019 for the Vertical Bridge project indicated concerns about the health risks due to radio frequency emissions and security of the site and the condition of the site.
  - *Response: Vertical Bridge adheres to FCC regulations and abides by the rules set forth by the FCC for radio frequencies and emittance. A frequency analysis was provided to help alleviate concerns to human health in the surrounding areas. Since Vertical Bridge has taken over management of the property, the property was "cleaned up" with the removal of overgrown vegetation and grading of the road. Vertical Bridge proposes to provide a fence with a locked gate directly adjacent to the site for access only by authorized personnel. Vertical Bridge also proposes to provide a gravel road within the easement to provide access into the site. A fence will also be provided on the north frontage adjacent to the trail and the open space to deter any motor vehicle traffic from entering the open space. Thank you for your comments.*
  
5. Jason Glenn's email from April 24, 2019 for the Vertical Bridge project indicated concerns about the construction of a new cell tower and storage facility due to the existing views of Pikes Peak and the open space and health risks due to radio frequencies.
  - *Response: Vertical Bridge is not proposing a new cell tower. Vertical Bridge is providing a cylindrical base around the existing cell tower base to improve the structural integrity of the cell tower. Vertical Bridge proposes to add new antennas to the existing cell tower, but these should not significantly impede views of Pikes Peak and the open space. The Development Plan provided at the neighborhood meeting shows a vertical view of the cell tower and the modifications for reference. Vertical Bridge also adheres to FCC regulations and abides by the rules set forth by the FCC for radio frequencies and emittance. A frequency analysis was provided to help alleviate concerns to human health in the surrounding areas. Thank you for your comments.*
  
6. Sally Maddocks email from March 29, 2019 for the Vertical Bridge project wanted clarification for the neighborhood meeting time and place.

- *Response: The neighborhood meeting was held April 22, 2019 at 7pm at Madison Elementary. We hope you were able to attend and hear the concerns of the neighbors but also Vertical Bridge's proposed improvements to the existing cell tower site. Thank you for your comment.*
7. Jonathan Whiteman's email from April 26, 2019 for the Vertical Bridge project indicated concerns about the location of the cell tower within the residential neighborhood, health risks of the surrounding neighbors, and studies related to the radio frequency emittance.
- *Response: Since the cell tower is existing in the residential neighborhood, it is allowed per the Colorado Springs Development Code to provide retrofitting of the existing cell tower to provide more implements. This project is normally reviewed administratively and Vertical Bridge is within the bounds and regulations set forth by the Colorado Springs Development Code to update the existing cell tower to provide more rentable space. If Vertical Bridge proposed to provide a new cell tower in the residential neighborhood, the process would be different per requirements in the Development Code. Vertical Bridge understands the concerns of the neighbors and proposes to make improvements to the site by maintaining the property, the easement, and providing security for the site. A frequency analysis for the cell tower was provided and will hopefully abate concerns about the health risks in relation to the radio frequencies. Thank you for your comments.*
8. Kris Darling's email from April 26, 2019 for the Vertical Bridge project indicated concerns about health risks of the surrounding neighbors and the integrity of the open space.
- *Response: Vertical Bridge adheres to FCC regulations and abides by the rules set forth by the FCC for radio frequencies and emittance. A frequency analysis was provided to help alleviate concerns to human health in the surrounding areas. Vertical Bridge proposes to keep the open space area as is and provide mowing operations directly adjacent to the cell tower and along the easement and access road. Vertical Bridge would also like to reiterate that no new cell towers are being proposed. The existing cell tower's base is being retrofitted with a new cylindrical base that will slide over the existing base to provide more structural integrity for the existing tower. Thank you for your comments.*
9. Kathleen Courter's email from April 24, 2019 for the Vertical Bridge project indicated concerns about wildlife on the site, architecture, property home values and health risks related to radio frequency.
- *Response: A wildlife assessment is not required by the City of Colorado Springs and this process of retrofitting the existing cell tower to provide more implements would normally be reviewed administratively. Vertical Bridge is adhering to all City of Colorado Springs requirements for this project type. The open space area and wildlife will not be adversely impacted since all of the construction will be confined to be directly adjacent to the existing cell tower to provide a more structurally sound base. The Development Plan which was provided at the neighborhood meeting but can be provided again shows an elevation view of what the cell tower will look like. This view shows more implements on the existing cell tower but does not significantly impact views. Vertical Bridge would like to reiterate that the existing cell tower is being retrofitted but a new cell tower is not being*

*proposed. Therefore, Vertical Bridge does not believe home values will decrease since the existing cell tower resided on the property prior to the development of the homes. Vertical Bridge also provided a frequency analysis for the radio frequencies and hopes this analysis will alleviate concerns of health risks to the surrounding neighbors and wildlife. Thank you for your comments.*

10. Lynne Noel's email from April 26, 2019 for the Vertical Bridge project indicated concerns about wildlife on the site and health risks related to radio frequency.
  - *Response: The open space area and wildlife will not be adversely impacted since all of the construction will be confined to be directly adjacent to the existing cell tower to provide a more structurally sound base. Vertical Bridge also provided a frequency analysis for the radio frequencies and hopes this analysis will alleviate concerns of health risks to the surrounding neighbors and wildlife. Thank you for your comments.*
  
11. Lynne Stefoniak's email from April 23, 2019 for the Vertical Bridge project indicated concerns about new technology and its implications on the surrounding areas and the need for new zoning in the area.
  - *Response: Vertical Bridge adheres to the City of Colorado Springs Development Code for this proposed project. The cell tower use was previously approved by the City of Colorado Springs in this residential zoning. Vertical Bridge does not propose to change this use of a cell tower and therefore, does not need to provide rezoning of the property. Vertical Bridge also provided a frequency analysis for the radio frequencies and hopes this analysis will alleviate concerns of health risks to the surrounding neighbors. Thank you for your comments.*
  
12. Richard Guarriello's email from April 25, 2019 for the Vertical Bridge project indicated concerns about health risks to the surrounding neighbors and wildlife and the below questions were posed:
  - a. We understand this to be a 5G installation. What will be the total RF energy output from this location when the tower is fully operational with four tenants.
    - *Response: Please reference and review the RF letter that was submitted to the planner. If questions still remain, please reach out to Rachel Texeira.*
  - b. What types of RF electronic interference can we expect from the tower transmitters? And what will be the ranges of the possible interference.
    - *Response: Please reference and review the RF letter that was submitted to the planner. If questions still remain, please reach out to Rachel Texeira.*
  - c. What will be the transmitting frequencies.
    - *Response: Please reference and review the RF letter that was submitted to the planner. If questions still remain, please reach out to Rachel Texeira.*
  - d. Will transmission be omni-directional and if not on what azimuths will the transmissions be directed?
    - *Response: The transmission will not be omni-directional. The azimuths are 50-170-290.*
  - e. What will be the effect on wildlife and pets to include dogs, cats, deer, and birds.
    - *Response: A frequency analysis was provided to alleviate concerns to wildlife and the surround neighbors. The open space will also remain as is and construction will occur directly adjacent to the cell tower and therefore not diminish the integrity of the surrounding wildlife.*

- f. If this development is approved how will you protect children from the RF affects who use the Homestead trail on a daily basis.
    - *Response: A frequency analysis was provided to alleviate concerns to wildlife and the surround neighbors.*
  - g. The parcel that the towers sits on appears to be Residential Zoning (R1-6 AO) – How can a commercial development be done in residential zoning?
    - *Response: The existing cell tower was approved and is in use today. Therefore, the use of the parcel is not being changed to modify the existing cell tower. At some point, the existing cell tower was approved by the City of Colorado Springs to be allowed in the residential zoning.*
  - h. At the neighborhood meeting, the developer of the tower took no responsibility for the intended use of the towers and its possible ill effects. How can we make good decisions without looking at the total function intended for the tower?
    - *Response: The Vertical Bridge representative does take into consideration the neighbors comments and their concerns. Vertical Bridge has proposed items and provided documentation for this Project to help alleviate concerns to the surrounding neighbors. A RF report was provided to the neighbors with information on the cell tower frequency. Vertical Bridge also proposes to increase security of the site to not allow unauthorized vehicular traffic to enter the open space area, maintain the access road entering the site, keep the integrity of the open space area, and provide a new fence along the Homestead Trail and the open space area.*
13. Sally Maddock’s email from April 24, 2019 for the Vertical Bridge project indicated concerns about health risks to the surrounding neighbors.
- *Response: Vertical Bridge understands your concerns. Vertical Bridge does adhere to the regulations set forth by the FCC. This is the regulating agency for these projects in the United States and thus Vertical Bridge abides by all rules and regulations set forth by the FCC. The FCC published a rules and procedures document titled “A Local Government Official’s Guide to Transmitting Antenna RF Emission Safety: Rules, Procedures, and Practical Guidance”. This document provides the rules and regulations that applicants must adhere to in order to provide a safe environment for the surrounding areas in terms of RF emissions. The FCC also published a guideline for human exposure in relation to RF titled “Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields”. This document provides information on the distances of RF fields in relation to human exposure. A frequency analysis for this cell tower was also provided. Our hopes are the concerns for human health risks will be eased with reviewing the FCC documents and the frequency analysis provided. Thank you for your comments.*
14. Sally Maddock’s email from April 24, 2019 for the Vertical Bridge project indicated concerns about the wildlife in the area and the integrity of the open space.
- *Response: Vertical Bridge proposes to keep the open space area as is and provide maintenance to the area directly adjacent to the cell tower. Maintenance directly adjacent to the cell tower is needed for safety concerns and access into the site. The open space area and wildlife will not be adversely impacted since all of the construction will be*



*confined to be directly adjacent to the existing cell tower. No wildlife communities will be harmed during this construction and the open space area will not be destroyed or developed. The City of Colorado Springs does not require that a wildlife assessment be provided for this type of project and Vertical Bridge is adhering to all City requirements. Since construction will not occur on the 5-acre open space parcel an archaeological study will not be required. This type of study is very rarely required for any redevelopment or new development in any area of the City. Vertical Bridge is adhering to all City requirements for this type of application. Vertical Bridge would also like to reiterate that this project would normally be reviewed and approved administratively but understands the concerns of the surrounding neighbors and wants to propose improvements to help ease concerns of the neighbors. Thank you for your comments.*

15. Carmen Mestas' email from May 1, 2019 for the Vertical Bridge project indicated concerns about the wildlife in the area, the integrity of the open space, and the property values.
  - *Response: Vertical Bridge proposes to retrofit the existing cell tower and therefore no new cell towers are being proposed. Vertical Bridge proposes to keep the open space area as is and no construction will occur in the open space area which will negatively impact the wildlife in the area and the integrity of the open space. Construction will occur directly adjacent to the existing cell tower pad site. The City of Colorado Springs does not require that a wildlife assessment be provided for this type of project and Vertical Bridge is adhering to all City requirements. Since construction will not occur on the 5-acre open space parcel an archaeological study will not be required. This type of study is very rarely required for any redevelopment or new development in any area of the City. Vertical Bridge is adhering to all City requirements for this type of application. Vertical Bridge would also like to reiterate that this project would normally be reviewed and approved administratively but understands the concerns of the surrounding neighbors and wants to propose improvements to help ease concerns of the neighbors. Thank you for your comments.*
  
16. Cynthia Lillard's email from May 1, 2019 for the Vertical Bridge project indicated concerns about the access into the Site and safety and the integrity of the open space.
  - *Response: Vertical Bridge proposes to keep the open space area as is and no construction will occur in the open space area which will negatively impact the integrity of the open space. Vertical Bridge proposes to upgrade the access road off of Constitution to a gravel road to help with the erosion. Vertical Bridge also proposes to provide a fence and a locked security gate directly adjacent to the cell tower to only allow authorized personnel into the existing cell tower area. A fence is also being proposed on the north frontage between the trail and the open space to take away access of motorized vehicles into the site. Thank you for your comments.*
  
17. Douglas Clark's email from April 30, 2019 for the Vertical Bridge project indicated concerns about health risks to the surrounding neighbors.
  - *Response: Vertical Bridge adheres to FCC regulations and abides by the rules set forth by the FCC for radio frequencies and emittance. The FCC published a rules and procedures document titled "A Local Government Official's Guide to Transmitting*

*Antenna RF Emission Safety: Rules, Procedures, and Practical Guidance". This document provides the rules and regulations that applicants must adhere to in order to provide a safe environment for the surrounding areas in terms of RF emissions. The FCC also published a guideline for human exposure in relation to RF titled "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields". This document provides information on the distances of RF fields in relation to human exposure. A frequency analysis for this cell tower was also provided. Our hopes are the concerns for human health risks will be eased with reviewing the FCC documents and the frequency analysis provided. Thank you for your comments.*

18. Eric Underhill's email from April 25, 2019 for the Vertical Bridge project indicated concerns about health risks to the surrounding neighbors.
  - *Response: Vertical Bridge proposes to retrofit the existing cell tower to provide a more structurally sound base to provide more implements on the existing cell tower. Vertical Bridge does not propose a new cell tower. A frequency analysis for this cell tower was also provided. Our hopes are the concerns for human health risks will be eased with reviewing the FCC documents and the frequency analysis provided.*
  
19. Steve Tindell's email from April 25, 2019 for the Vertical Bridge project indicated concerns that are listed below.
  - a. AT&T and CenturyLink, Vertical Bridge's Clients, should have been present as the major issues fall under their purview.
    - *Response: Noted. A frequency analysis was provided per the neighbors' concerns of the RF emittance. We hope that this frequency analysis will alleviate health concerns for the surrounding neighbors.*
  - b. Vertical Bridge's presenter was not familiar with the proposed site: He had not done the proper research or surveyed the proposed property; he spoke only from a business case perspective. He also did not know the current use or history of the site.
    - *Response: The Vertical Bridge presenter works on a number of similar projects for Vertical Bridge across the state and is very familiar with the project type and processes. Vertical Bridge along with Kimley-Horn have done their due diligence for this site specifically and have worked hard to provide the answers that were brought up during the neighborhood meeting. We hope the improvements we are proposing will alleviate concerns of the neighbors.*
  - c. Also, we understand that the Air Force / DoD also leases a facility at the proposed site. What are their thoughts on interference to their facility on the same property. Does the proposal impact the one tower rule.
    - *Response: The existing tower does not negatively impact the Air Force facility and the proposed upgrade to the cell tower does not anticipate negatively impacting this facility. The one tower rule is not impacted because the existing cell tower is being upgraded and no new cell towers are being proposed.*
  - d. Request study asking, is this the best location on the proposed property for the tower.
    - *Response: The project proposes to retrofit the existing cell tower. There is no new cell towers being proposed and therefore the cell tower will remain in its existing location.*
  - e. Before final consideration, require health, wildlife, and archaeological studies with findings released to the public.

- *Response: Vertical Bridge is adhering to the City of Colorado Springs requirements for this type of application. Vertical Bridge would like to reiterate that this type of application is normally reviewed and approved administratively, and the following documents are not required with this application.*
  - f. The contract should include a stipulation that public comment / consideration must take place for each additional client requesting space from Vertical Bridge. This inclusion is especially important for clients considering 5G service.
  - *Response: Vertical Bridge is following the regulations and procedures as set forth by the City of Colorado Springs. If the City of Colorado Springs requires a meeting with the collocators then we can provide a meeting at that time.*
  - g. Vertical Bridge and their clients should be participants and comply with adjacent neighborhood associations guidelines / covenants.
  - *Response: Vertical Bridge will adhere to any neighborhood guidelines and covenants as required. Thank you for your comments.*
20. Barb Reinhard's email from March 24, 2019 for the Vertical Bridge project indicated concerns about the integrity of the open space area.
- *Response: Vertical Bridge proposes to upgrade the existing tower by providing a more structurally sound base and the addition of implements on the existing tower for new users. Construction will be limited to the area directly adjacent to the existing tower and will not impede onto the existing open space. The area directly adjacent to the existing tower and within the smaller fenced in area will require regular mowing operations and maintenance due to safety concerns but the open space area will remain as is with the native vegetation. Thank you for your comments.*
21. Horace Benbow's email from March 13, 2019 for the Vertical Bridge project indicated concerns about the integrity and maintenance of the 30' easement.
- *Response: Vertical Bridge proposes to upgrade the existing 30' maintenance road by providing a gravel road which will abate erosion concerns. Routine maintenance of the roadway will be completed by Vertical Bridge as well. Thank you for your comments.*
22. William Mager's email from March 21, 2019 for the Vertical Bridge project indicated concerns about the health risks for neighbors adjacent to the cell tower.
- *Response: Vertical Bridge adheres to FCC regulations and abides by the rules set forth by the FCC for radio frequencies and emittance. The FCC published a rules and procedures document titled "A Local Government Official's Guide to Transmitting Antenna RF Emission Safety: Rules, Procedures, and Practical Guidance". This document provides the rules and regulations that applicants must adhere to in order to provide a safe environment for the surrounding areas in terms of RF emissions. The FCC also published a guideline for human exposure in relation to RF titled "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields". This document provides information on the distances of RF fields in relation to human exposure. A frequency analysis for this cell tower was also provided per request at the neighborhood meeting. Our hopes are the concerns for human health risks will be alleviated with reviewing the FCC documents and the frequency analysis provided. Thank you for your comments.*



23. Bruce's email from March 20, 2019 for the Vertical Bridge project indicated concerns about the health risks for neighbors adjacent to the cell tower and providing a frequency analysis.
  - *Response: A frequency analysis for this cell tower was provided per request at the neighborhood meeting. Thank you for your comments.*
  
24. Clayton's email from March 20, 2019 for the Vertical Bridge project indicates he is in support of the tower.
  - *Response: Noted. Thank you.*
  
25. Douglas Clark's email from March 5, 2019 for the Vertical Bridge project indicates concerns with additional traffic and the platting of the lot.
  - *Response: Vertical Bridge proposes to provide a locked gate at the south entrance of the property from the access road. This locked gate will ensure that traffic onto the open space site reduces since only authorized vehicles will be able to enter the site from this access. Vertical Bridge also proposes to provide a fence along the northern frontage of the site along the Homestead trail to keep motorized vehicles from entering the open space and thus reducing traffic in the area. The area is no longer proposed to be subdivided and platted since the proposed equipment shelter is only 64 square feet, much smaller than the existing equipment shelter out there today. Thank you for your comments.*
  
26. George Fiedler's email from March 20, 2019 for the Vertical Bridge project indicates concerns with the installation of a cell tower and the health risks associated with RF.
  - *Response: Vertical Bridge would like to reiterate that we are proposing to provide upgrades to the existing cell tower by providing a more structurally sound base to provide more implements on the cell tower. A new cell tower is not being proposed with this project. Vertical Bridge adheres to FCC regulations and abides by the rules set forth by the FCC for radio frequencies and emittance. The FCC published a rules and procedures document titled "A Local Government Official's Guide to Transmitting Antenna RF Emission Safety: Rules, Procedures, and Practical Guidance". This document provides the rules and regulations that applicants must adhere to in order to provide a safe environment for the surrounding areas in terms of RF emissions. The FCC also published a guideline for human exposure in relation to RF titled "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields". This document provides information on the distances of RF fields in relation to human exposure. A frequency analysis for this cell tower was also provided per request at the neighborhood meeting. Our hopes are the concerns for human health risks will be alleviated with reviewing the FCC documents and the frequency analysis provided. Thank you for your comments.*
  
27. Jenna Johnson's email from March 20, 2019 for the Vertical Bridge project indicates concerns with the installation of a cell tower and the health risks of the adjacent neighbors.
  - *Response: Vertical Bridge would like to reiterate that we are proposing to provide upgrades to the existing cell tower by providing a more structurally sound base to provide*

more implements on the cell tower. A new cell tower is not being proposed with this project and the use of the existing cell tower is not being changed. The land is zoned residential, but the City of Colorado Springs approved the installation of the existing cell tower and thus Vertical Bridge is within their jurisdictional boundaries to provide updates to this existing cell tower in terms of the use of the site. Vertical Bridge adheres to FCC regulations and abides by the rules set forth by the FCC for radio frequencies and emittance. The FCC published a rules and procedures document titled “A Local Government Official’s Guide to Transmitting Antenna RF Emission Safety: Rules, Procedures, and Practical Guidance”. This document provides the rules and regulations that applicants must adhere to in order to provide a safe environment for the surrounding areas in terms of RF emissions. The FCC also published a guideline for human exposure in relation to RF titled “Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields”. This document provides information on the distances of RF fields in relation to human exposure. A frequency analysis for this cell tower was also provided per request at the neighborhood meeting. Our hopes are the concerns for human health risks will be alleviated with reviewing the FCC documents and the frequency analysis provided. Thank you for your comments.

**28. Joe Lillard’s email from March 6, 2019 for the Vertical Bridge project indicates concerns with access to the site and the condition of the easement.**

- *Response: Vertical Bridge proposes a new fence on the northern frontage of the site between the Homestead trail and the open space to keep vehicular traffic from entering the site through the trail. The easement road will be updated to a gravel road and the gate will be updated to have a lock at the south access to allow only authorized personnel into the site from this access. The split rail fence will not be updated around the perimeter of the site but the additional fence on the northern frontage should help with the condition of the open space and the damage done by vehicles in the area. Routine maintenance will be provided as needed for the site to help with safety concerns. Thank you for your comments.*

**29. John Stefanik’s email from March 20, 2019 for the Vertical Bridge project indicates concerns with health risks to the adjacent neighbors.**

- *Response: Vertical Bridge adheres to FCC regulations and abides by the rules set forth by the FCC for radio frequencies and emittance. The FCC published a rules and procedures document titled “A Local Government Official’s Guide to Transmitting Antenna RF Emission Safety: Rules, Procedures, and Practical Guidance”. This document provides the rules and regulations that applicants must adhere to in order to provide a safe environment for the surrounding areas in terms of RF emissions. The FCC also published a guideline for human exposure in relation to RF titled “Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields”. This document provides information on the distances of RF fields in relation to human exposure. A frequency analysis for this cell tower was also provided per request at the neighborhood meeting. Our hopes are the concerns for human health risks will be alleviated with reviewing the FCC documents and the frequency analysis provided. Thank you for your comments.*

30. Jeremiah Johnson’s email from March 20, 2019 for the Vertical Bridge project indicates concerns about extending the time period for neighbors to provide comments and providing a neighborhood meeting.
- *Response: The neighborhood meeting occurred on April 22, 2019 at 7pm at Madison Elementary. We hope you were able to attend the neighborhood meeting and listen to the concerns of the neighborhood but also the proposed improvements Vertical Bridge would like to provide to help alleviate some of these concerns. Thank you for your comments.*
31. Jonathan Whiteman’s email from March 10, 2019 for the Vertical Bridge project indicates concerns with the surrounding wildlife, landscaping, and appearance of the pole.
- *Response: Vertical Bridge proposes to keep the construction of the upgrades of the existing tower to a minimal area so as to not disturb the open space area. We understand that the open space area and wildlife is very important to this neighborhood and the conditions are to remain the same and construction to be limited to be directly adjacent to the existing cell tower. The Project does not propose to provide any landscaping in the general vicinity due to the large amount of land (5-acres) and the existing native vegetation. Regular landscaping maintenance will be provided within the smaller fenced area due to safety concerns and access into the site. The cell tower is proposed to be galvanized or grey in color but the color of the pole has the possibility to be updated as long as it meets federal and local regulations. Thank you for your comments.*
32. Larry Giddings’ email from March 5, 2019 for the Vertical Bridge project indicates a few concerns as outlined below:
- a. Who currently owns this property and what is its current use designation (zoning category).
    - *Response: Mountain States Telephone & Telegraph Company owns the site. The site is currently zoned R1-6 AO which means Residential with an Airport Overlay. The existing cell tower was approved by the City of Colorado Springs and therefore the upgrades to the existing cell tower do not change the use of the site even though the site is zoned Residential.*
  - b. What are the intended short range and long term purposes of platting this property into a single lot and upgrading the monopole tower.
    - *Response: Vertical Bridge does not propose to subdivide the plat since the proposed equipment shelter is less than 120 square feet and does not require the site to be platted. Vertical Bridge does propose to upgrade the existing cell tower by providing a more structurally sound base and providing more implements on the tower.*
  - c. If this is for commercial or even for residential development, what are the potential or proposed access lanes to this property.
    - *Response: There is an existing easement which extends from Constitution Avenue into the site. Vertical Bridge proposes to upgrade this road to a gravel road and provide a new gate with a lock so only authorized personnel can access the site through this south entrance. Vertical Bridge also proposes to add a fence along the northern frontage of the site adjacent to Homestead trail to help remove vehicular traffic entering the site from this trail.*
  - d. What are the anticipated impacts to the Homestead Trail, traffic on Constitution, and traffic on Oro Blanco.

- *Response: Vertical Bridge proposes to add a fence along the northern frontage of the site adjacent to Homestead Trail to help remove vehicular traffic entering the site from this trail and help the condition of this trail. Traffic from Constitution Avenue will only consist of authorized personnel which will infrequently access the site. Traffic is anticipated to be reduced since access into this open space will only be allowed by authorized personnel and not used by other vehicular traffic. Thank you for your comments.*
33. Lynne Stefonik's email from March 20, 2019 for the Vertical Bridge project indicates support of Sally Maddock's email with concerns of health risks to the adjacent neighbors.
- *Response: Vertical Bridge adheres to FCC regulations and abides by the rules set forth by the FCC for radio frequencies and emittance. The FCC published a rules and procedures document titled "A Local Government Official's Guide to Transmitting Antenna RF Emission Safety: Rules, Procedures, and Practical Guidance". This document provides the rules and regulations that applicants must adhere to in order to provide a safe environment for the surrounding areas in terms of RF emissions. The FCC also published a guideline for human exposure in relation to RF titled "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields". This document provides information on the distances of RF fields in relation to human exposure. A frequency analysis for this cell tower was also provided per request at the neighborhood meeting. Our hopes are the concerns for human health risks will be alleviated with reviewing the FCC documents and the frequency analysis provided. Thank you for your comments.*
34. Matthew Hood's email from March 21, 2019 for the Vertical Bridge project indicates concerns with health risks to the adjacent neighbors and the location of the cell tower.
- *Response: Vertical Bridge adheres to FCC regulations and abides by the rules set forth by the FCC for radio frequencies and emittance. The FCC published a rules and procedures document titled "A Local Government Official's Guide to Transmitting Antenna RF Emission Safety: Rules, Procedures, and Practical Guidance". This document provides the rules and regulations that applicants must adhere to in order to provide a safe environment for the surrounding areas in terms of RF emissions. The FCC also published a guideline for human exposure in relation to RF titled "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields". This document provides information on the distances of RF fields in relation to human exposure. A frequency analysis for this cell tower was also provided per request at the neighborhood meeting. Our hopes are the concerns for human health risks will be alleviated with reviewing the FCC documents and the frequency analysis provided. Vertical Bridge would also like to reiterate that this project proposes to upgrade the existing cell tower and does not propose a new cell tower. Thank you for your comments.*
35. Michael McAdams' email from March 16, 2019 for the Vertical Bridge project indicates concerns of the integrity of the existing 30' easement.
- *Response: Vertical Bridge proposed to upgrade the 30' easement access road to be a gravel road to help with the erosion and potholes that occur during storm events. Thank you for your comments.*

36. Mary Wolcott's email from March 4, 2019 for the Vertical Bridge project indicates concerns of increased traffic at the intersection of Constitution and Oro Blanco.
- *Response: The Vertical Bridge project will take approximately 6 months and is anticipated to start August 2019 and end January 2020. Vertical Bridge proposes to upgrade the existing cell tower. There will be minimal construction traffic during this time. After construction is complete, it is anticipated that traffic will reduce at this intersection due to Vertical Bridge providing a gate with a lock at the easement access that will only allow authorized personnel to enter the site from this location. Other vehicular traffic will not be able to have access into the open space. Thank you for your comments.*
37. Mike Danforth's email from March 6, 2019 for the Vertical Bridge project indicates concerns of the platting of the lot and the length of construction.
- *Response: The Vertical Bridge project will take approximately 6 months and is anticipated to start August 2019 and end January 2020. Vertical Bridge proposes to upgrade the existing cell tower on the site. The project does not propose to plat the site anymore due to the proposed equipment shelter being smaller than 120 square feet. Thank you for your comments.*
38. Nancy Tindell's email from March 20, 2019 for the Vertical Bridge project indicates concerns of the platting of the lot and the length of construction.
- *Response: Vertical Bridge is not proposing a new cell tower but rather is upgrading the existing cell tower to provide a structurally sound base and new implements on the tower for new users. Vertical Bridge adheres to FCC regulations and abides by the rules set forth by the FCC for radio frequencies and emittance. The FCC published a rules and procedures document titled "A Local Government Official's Guide to Transmitting Antenna RF Emission Safety: Rules, Procedures, and Practical Guidance". This document provides the rules and regulations that applicants must adhere to in order to provide a safe environment for the surrounding areas in terms of RF emissions. The FCC also published a guideline for human exposure in relation to RF titled "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields". This document provides information on the distances of RF fields in relation to human exposure. A frequency analysis for this cell tower was also provided per request at the neighborhood meeting. Our hopes are the concerns for human health risks will be alleviated with reviewing the FCC documents and the frequency analysis provided. Vertical Bridge would also like to reiterate that this project proposes to upgrade the existing cell tower and does not propose a new cell tower. Thank you for your comments.*
39. Richard Edington's email from March 21, 2019 for the Vertical Bridge project indicates that Sprint cell service is fine in this area and the cell tower does not need to be modified.
- *Response: Vertical Bridge is proposing upgrading the existing cell tower to provide a more structurally sound base to provide more implements for new users. Sprint may or may not be one of these users on the cell tower and that is to be determined. At this time AT&T is proposed on this cell tower. Vertical Bridge is within its jurisdictional bounds of the City of Colorado Springs to provide updates to the existing cell tower. Thank you for your comments.*
40. Robert Dunaway's email from March 15, 2019 for the Vertical Bridge project indicates concerns with the maintenance of the 30' easement.



- *Response: Vertical Bridge proposes to upgrade the 30' access easement to a gravel road to help with erosion concerns during storm events. Routine maintenance of the roadway will be completed by Vertical Bridge as well. Thank you for your comments.*
41. Robin Steven's email from March 10, 2019 for the Vertical Bridge project indicates concerns the platting of the property.
- *Response: Vertical Bridge is no longer platting the lot since the proposed equipment shelter is less than 120 square feet in area. Thank you for your comments.*
42. Sally Maddock's email from March 20, 2019 for the Vertical Bridge project indicates concerns with health risks to the adjacent neighbors.
- *Response: Vertical Bridge adheres to FCC regulations and abides by the rules set forth by the FCC for radio frequencies and emittance. The FCC published a rules and procedures document titled "A Local Government Official's Guide to Transmitting Antenna RF Emission Safety: Rules, Procedures, and Practical Guidance". This document provides the rules and regulations that applicants must adhere to in order to provide a safe environment for the surrounding areas in terms of RF emissions. The FCC also published a guideline for human exposure in relation to RF titled "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields". This document provides information on the distances of RF fields in relation to human exposure. A frequency analysis for this cell tower was also provided per request at the neighborhood meeting. Our hopes are the concerns for human health risks will be alleviated with reviewing the FCC documents and the frequency analysis provided. Vertical Bridge would also like to reiterate that this project proposes to upgrade the existing cell tower and does not propose a new cell tower. Thank you for your comments.*

With Kimley-Horn, you should expect more and will experience better.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



John R. Heiberger, P.E.  
Project Manager / Associate