

June 14, 2019

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## 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.

Responses to Neighborhood Comments:

1. Maintenance and mitigation of the 30' access easement. Erosion occurring.
  - Maintenance and mitigation of the 30' access easement will be completed by Vertical Bridge. Vertical Bridge proposes to upgrade the existing access with a gravel road to help with erosion control problem. Vertical Bridge will also take over routine maintenance of the easement.
2. Provide RFF frequency analysis.
  - An RF study was provided with the Development Plan package.
3. Health implications.
  - 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.
4. Additional heavy traffic.
  - 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.
5. Design of 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. The Development Plan provided at the neighborhood meeting shows a vertical view of the cell tower and the modifications for reference.
6. Is there another access onto the site?
  - Vertical Bridge proposes to upgrade the access road off of Constitution to a gravel road and this will be the only access into the Site for vehicular traffic. A gate will be provided at this access point that allows only authorized personnel to enter. 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 that were previously entering the Site from this location.

7. Replace the existing split rail fence.
  - The split rail fence will be repaired or replaced along the north frontage between the trail and the open space.
8. Don't want a cellular tower in the neighborhood.
  - 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.
9. Limit the footprint of construction for wildlife preservation.
  - Construction will be confined to be directly adjacent to the existing cell tower and will not impact the open space area.
10. Plant landscaping in the disturbed areas.
  - Vertical Bridge will provide native vegetation in the disturbed areas from construction. Vertical Bridge does not propose to provide landscaping in the open space area.
11. Maintenance of the cell tower to be well-kept over time.
  - Vertical Bridge is now managing the site and will maintain the site to ensure that security is being maintained, safety is being upheld, and the upkeep of the access road will happen regularly.
12. Any impacts on the adjacent streets?
  - The access road from Constitution Avenue will be updated to a gravel road and a locked gate will be provided at the access to the site that can only be access by authorized personnel. This ensures that unauthorized motor vehicle traffic from Constitution Avenue into the site will not be allowed anymore due to the locked gate. Therefore, traffic should decrease in this area.
13. Possible relocation of the cell tower?
  - 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. The cell tower cannot be moved because this would be a different process through the City.
14. Provide contact information of the easement owner.
  - The easement will be maintained by Vertical Bridge.
15. Project construction timeframe.
  - The anticipated construction timeframe is August 2019 to January 2020.

If you have any questions, please contact me at 813-635-5528 or [carrie.reinhart@kimley-horn.com](mailto:carrie.reinhart@kimley-horn.com).

Sincerely,  
**KIMLEY-HORN AND ASSOCIATES, INC.**

*Carrie Reinhart*

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