

## CAPITAL TELECOM HOLDINGS II LLC

### PROJECT STATEMENT

#### **Background – the Existing Monopine Stealth Tower**

Meadowbrook Development LLC ("Meadowbrook Development") as the "Lessor" and Capital Telecom Holdings II LLC ("Capital Telecom") as the "Lessee" have entered into a lease for the site identified in the submitted Site Plans/Development Plan and commonly referred to as 593 Airport Creek Point, Colorado Springs, Colorado (the "Stealth Tower Site").

On August 15, 2019, the City of Colorado Springs Planning Commission approved CPC CM1 18-00100 - DN01471G CMRS Conditional Use Development Plan for a 50 foot Monopine Stealth Tower (the "Existing Monopine Stealth Tower").

The Existing Monopine Stealth Tower is constructed on the Stealth Tower Site, and Capital Telecom has received the appropriate Certificate of Occupancy for the Existing Monopine Stealth Tower.

On March 17, 2022, the City Planning Commission approved Meadowbrook Development's "Airport Creek Apartment Conditional Use Development Plan" (CPC CU21-00097) for a 134 Unit multi-family apartment development (the "Apartment Development Plan").

On June 25, 2024, Building Permit No. C 169743 was administratively approved for the minor 2 foot adjustment to the location of the Existing Monopine Stealth Tower compound.

Capital Telecom has filed this application for a CM-1 Conditional Use Permit to allow a 30 foot height modification of the existing 50 foot Existing Monopine Stealth Tower (the "Modification Application").

The requested increase in height of the Existing Monopine Stealth Tower is necessary in order to prevent the potential blockage of wireless carrier signals due to the 49 foot height of the planned apartment building identified as "Building 2" on the Apartment Development Plan, which building is to be located directly north of the Existing Monopine Stealth Tower (see Apartment Development Plan Sheet 3 of 17).

The potential blockage of wireless carriers' signals due to the placement of Building 2 currently prevents wireless carriers from collocating on the 50 foot Existing Monopine Stealth Tower.

In order to resolve this issue, the requested 30 foot height modification will,

- facilitate the collocation of three (3) wireless carriers on the modified Existing Monopine Stealth Tower without the potential blockage of the

carriers' signals by the placement of Building 2; thereby becoming infrastructure which will allow three (3) wireless carriers to provide critical voice and data services (including Emergency E911 services) to the surrounding community – notably and importantly, including the future residents of Meadowbrook Development's Airport Creek development; and

- eliminate the need for three additional telecommunication towers in the immediate service area; thereby reducing the proliferation of telecommunication towers.

The Apartment Development Plan calls out and identifies the location of the Stealth Tower Site and the Existing Monopine Stealth Tower (see Apartment Development Plan Sheet 3 of 17) and, as a part of this Modification Application, the Meadowbrook Development representative has signed the submitted General Owner and Applicant Acknowledgment.

### **The 30 Foot Height Modification to the Existing Monopine Stealth Tower**

The submitted Site Plans/Development Plan (Sheets C-4 and C-5) and Photo Simulations confirm that (i) the requested height modification of the Existing Monopine Stealth Tower solely applies to the increase in the height of the Existing Monopine Stealth Tower, and (ii) the requested height modification will continue and maintain the monopine camouflaging of the Existing Monopine Stealth Tower.

Therefore, the proposed height modification of the Existing Monopine Stealth Tower will continue the stealth design techniques and concealment elements which were approved by the City of Colorado Springs Planning Commission on August 15, 2019 (which techniques and elements are now contained within UDC Section 7.303.H.1.f.2 "Stealth Design Techniques and Concealment Elements").

Further, the Existing Monopine Stealth Tower, as modified by a 30 foot increase in height,

- will continue the monopine camouflaging of the Existing Monopine Stealth Tower, thereby maintaining architectural compatibility with the surrounding area; and
- is the minimum "technologically feasible" height (i) necessary to prevent the blockage of wireless carrier signals due to the 49 foot height of the apartment building identified as "Building 2" on the Apartment Development Plan, and (ii) to accommodate the collocation of three (3) wireless carriers' antennas and equipment.

Because the modification of the height of the Existing Monopine Stealth Tower will neither alter the location of the Existing Monopine Stealth Tower nor the 12 foot non-exclusive

access easement, which were approved by the City Planning Commission on August 15, 2019, the modified Existing Monopine Stealth Tower will,

- continue to be “sited in a manner that evaluates the proximity of the facility to residential structures and residential zone district boundaries for aesthetic purposes;”
- continue to be “compatible with the surrounding topography;”
- continue to be “compatible with the surrounding tree coverage and foliage;”
- continue to be “compatible with the context and design of the site, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;” and
- continue to minimize impact on the surrounding area of the proposed ingress and egress, if any.”

Sheet C-2 of the submitted Site Plans/Development Plan detail the “Compound Plan.” Each Building Permit Application for the installation of the wireless carrier equipment within the Compound will comply with the “Related Accessory Equipment: Accessory Equipment” requirements set out in UDC Section 7.303.H.1.f.8.g.

As noted above, the 30 foot height modification to the Existing Monopine Stealth Tower (i) will accommodate three (3) wireless carriers’ antennas and equipment, and (ii) will not be “artificially lit.”

Upon the completion of the construction of the 30 foot extension of the Existing Monopole Stealth Tower, Capital Telecom will comply with the noise requirements and exception set out in UDC Section 7.303.H.1.f.5.

Sheet C-2 of the submitted Site Plans/Development Plan details the “Landscape Plans” for the height modified Existing Monopine Stealth Tower.

## **Summary**

Capital Telecom requests the City Planning Commission’s approval of its application for a CM-1 Conditional Use Permit to allow a 30 foot height modification of the existing 50 foot Existing Monopine Stealth Tower.

As detailed in this Project Statement,

- On August 15, 2019, the City Planning Commission, with Staff recommendation, approved CPC CM1 18-00100 - DN01471G CMRS Conditional Use Development Plan, permitting the 50 foot Existing Monopine Stealth Tower at the tower's current location.
- The Existing Monopine Stealth Tower is constructed on the Stealth Tower Site, and Capital Telecom has received the appropriate Certificate of Occupancy for the Existing Monopine Stealth Tower.
- The requested increase in height of the Existing Monopine Stealth Tower will eliminate the potential blockage of wireless carrier signals due to the 49 foot height of the planned apartment building identified as "Building 2" on the Apartment Development Plan ["Airport Creek Apartment Conditional Use Development Plan" (CPC CU21-00097)] which was approved by the City Planning Commission on March 17, 2022.
- The approval of Capital Telecom's requested CM-1 Conditional Use Permit for the 30 foot height modification of the existing 50 foot Existing Monopine Stealth Tower will (i) allow three wireless carriers to collocate on the height modified Existing Monopine Stealth Tower; (ii) provide critical voice and data services (including Emergency E911 services) to the surrounding community and the future residents of Meadowbrook Development's Airport Creek apartment project; and (iii) reduce the proliferation of telecommunication towers by eliminating the need for three additional telecommunication towers in the immediate service area.
- As depicted on the submitted Site Plans/Development Plan, the 30 foot height modification will not alter the location of the Existing Monopine Stealth Tower, previously approved by the City Planning Commission (CPC CM1 18-00100 - DN01471G CMRS Conditional Use Development Plan).
- The submitted photo simulations confirm that the 30 foot height modification will match and continue the monopine tower stealthing which was approved by the City Planning Commission (CPC CM1 18-00100 - DN01471G CMRS Conditional Use Development Plan).