



Letter of Intent

October 17, 2024

City of Aurora Planning & Development Services
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

Re: AT&T New Telecom Facility Installation

Property Tax Schedule Number: 1975-04-1-08-001

Owner: HR Acquisition Partners LLC
17700 E Colfax Ave, Aurora, CO 80011
Ralph Walker ralph@walkercommercial.com

Applicant: Eric Polden, Smartlink Group on behalf of AT&T
(562) 522-8350
Eric.Polden@SmartlinkGroup.com

Site Information:

The property is situated in the Arapahoe County and State of Colorado. This project will be a new installation of a freestanding monopine. The property is presently zoned as Accident Protection Zone district (APZ) with an existing storage facility located on the property. AT&T's proposed lease space will take up approximately 2500 square feet of the parcel.

Site Selection Criteria per section 146-3.3.5.JJ:

a. Potential for screening by existing vegetation, structures, and topographic features.

- AT&T intends to screen the new freestanding structure, by having it concealed to appear as part of the surrounding vegetation, a monopine, by matching the existing trees located on and around the property. AT&T's lease space and equipment will also be located next to existing trees in the northeast corner of the property to further help screen AT&T's equipment from public view.

b. Compatibility with adjacent land uses.

- The property AT&T is installing this new telecom facility is zoned Accident Protection Zone (APZ), which allows for the use/installation of Telecommunication facilities within this zone district. Due to the nature of the APZ zone district, I have received approval from Buckley Space Force Base to apply for this project with the City.



c. *Opportunities to mitigate visual impacts.*

- AT&T will be installing a monopine, designed to mimic the surrounding trees on the property and area. A monopine is designed to greatly reduce the visual impact of AT&Ts equipment. AT&Ts lease space and equipment is also located next to existing trees in the northeast corner of the property to further help screen AT&Ts equipment from public view.

d. *Availability of suitable existing structures for antenna mounting. An applicant for a new freestanding Telecom Facility shall demonstrate that a good faith effort has been made to locate its Telecom Facility on existing Towers or buildings including, but not limited to, existing freestanding Telecom Facilities. Evidence of good faith must include copies of correspondence with owners or operators of existing freestanding Telecom Facilities. The applicant shall demonstrate that due to physical constraints, or economic or technological infeasibility, no such location or co-location is available. The applicant shall demonstrate that contact has been made with the owners of all suitable structures within the search area of the proposed site and was denied permission to locate its Telecom Facility on those structures.*

- AT&T reached out to the property owners within the search area ring shown in section e. Below is a map of the candidates that were contacted, as well as other existing towers within the greater area.





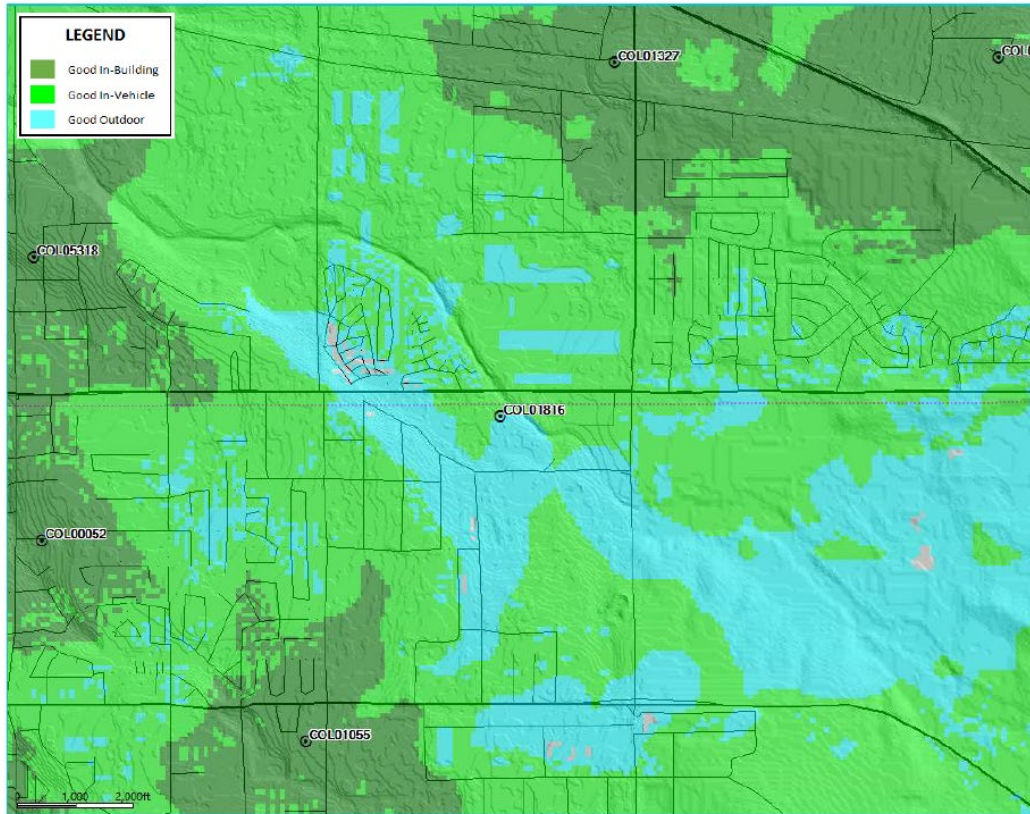
- The Colorado Department of Highways telecommunication lattice tower was AT&T's first candidate pursued. Due to experience with this landlord AT&T found this landlord is not AT&T's best interest as business partners. AT&T did not want to proceed with this candidate due to the high possibility this project would be very costly and potentially not move forward.
- Another candidate pursued within this area (not shown on the candidate search map) was a Vertical Bridge monopole located at 39.748070, -104.774007. AT&T's RF engineer determined this tower is over .5 mi away from our search ring and will not meet AT&T's coverage objectives. Additionally, AT&T has a site to the north that already serves the area where the existing Vertical Bridge tower is located. Placing a cell site there would only create interference and degrade our existing coverage.
- Another candidate pursued within this area (not shown on the candidate search map) was a Crown Castle monopole located at 39.748639, -104.778096. AT&T's RF engineer determined this tower is over .75 mi away from our search ring and will not meet our coverage objectives. Additionally, we have a site to the north that already serves the area where the existing Crown Castle tower is located. Placing a cell site there would only create interference and degrade our existing coverage.
- To the remaining candidates within the search ring that have buildings located on their property, AT&T's RF engineer determined that there was no infrastructure and/or building that offered the height required to meet the coverage objective to serve the area.



e. Search area description.

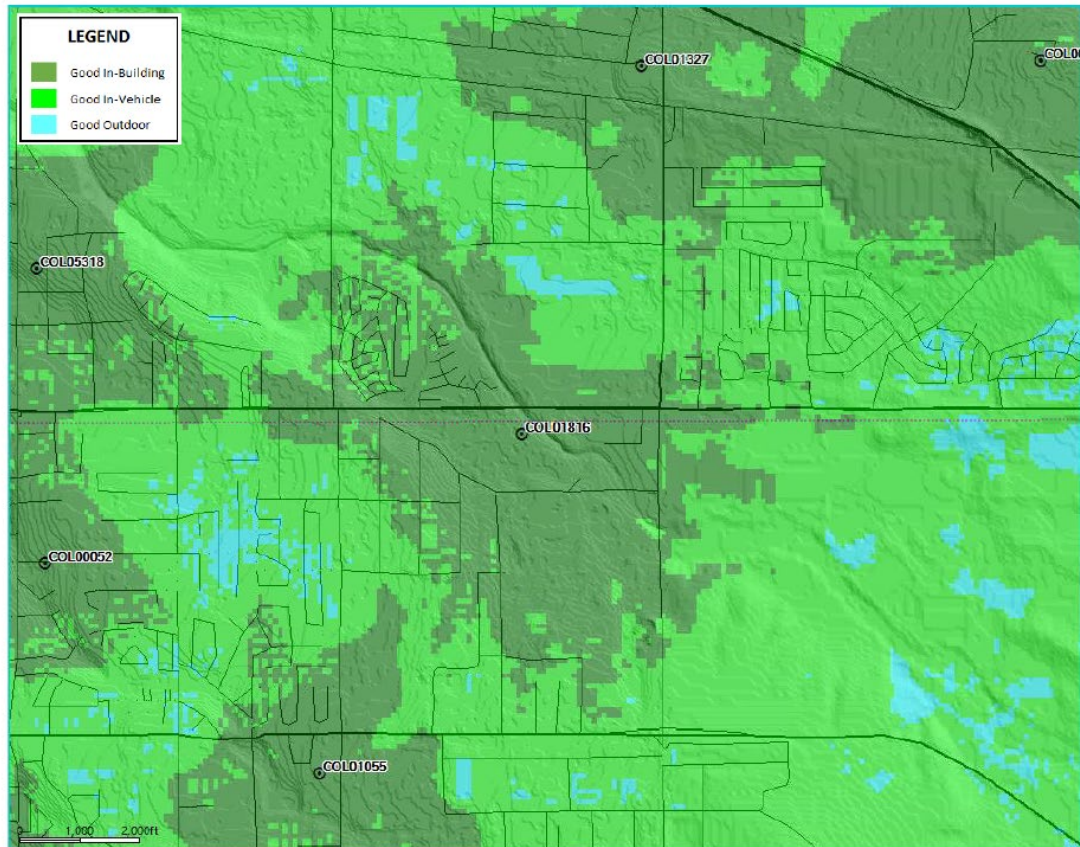
- Below is the coverage plot of AT&T's service with a site not on air in this location:

Current LTE 700 Coverage With NSB COL01816 Off



- Below is the coverage plot of AT&T's service with a site on air in this location:

Future LTE 700 Coverage With NSB COL01816 On





- Based off the coverage area data, below is the search ring that AT&T calculated would gain the most amount of coverage for AT&T within this area:

