



Planning and Development Services Department
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Responses to Site Selection and Design Criteria

Below are responses to the site selection and design criteria as required for the Minor Site Plan Amendment application for a light pole replacement on Adams-Arapahoe public school property, specifically, Hinkley High School, located at 1200 Chambers Rd., PIN # 031319463

(B) Site Selection Criteria. An application for a commercial mobile radio service facility (CMRS) shall address each of the following site selection elements:

1. Potential for screening by existing vegetation, structures, and topographic features. **We are placing the ground equipment in the current location of the trash dumpsters, adjacent to the existing Verizon equipment area, and fencing our equipment with chain link in the same manner as Verizon. We are replacing an existing light pole with one of equal height. There are no existing features that provide screening.**

2. Compatibility with adjacent land uses. **We are replacing an existing light pole with one of equal height so there is no change in land use, in addition, Verizon also exists on a different light pole on the property.**

3. Opportunities to mitigate visual impacts. **We are replacing an existing light pole with one of equal height to minimize the change in appearance. We are also painting the antennas and all tower-mounted equipment to match the existing color of the light poles. See the attached photo sims.**

4. Availability of suitable existing structures for antenna mounting. An applicant for a new freestanding CMRS facility shall demonstrate that a good faith effort has been made to locate its CMRS facility on existing structures including, but not limited to, existing freestanding CMRS 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 CMRS facility on those structures. **ATT has been trying to better serve the residential areas along this stretch of road since 2014. We searched for existing structures to use and ATT considered the SBA stealth tower located in the parking lot of 791 Chambers, but they were too close to an existing ATT site. We also approached the medical office building at 791 for a rooftop installation, but again, it was too close to an existing ATT site. ATT worked with the Church of**

God in Christ located at 750 Chambers, to place a stealth tower on the property but there was significant opposition from residents in the area that caused ATT to abandon this location. We found that Verizon was already leasing a light pole structure at Hinkley High School football field, so we approached the school district about leasing another pole and they agreed.

5. Search area description. AT&T's search area is along Chambers Ave. between 6th Ave. and Colfax.

(C) Design Criteria. All commercial mobile radio service facilities shall comply with the following criteria:

1. CMRS facilities shall be designed to be compatible with surrounding buildings and existing or planned uses in the area. This may be accomplished by using compatible architectural elements in the design, such as color, texture, scale, and character. **We are replacing an existing light pole with one of equal height to minimize the change in the light pole appearance. We are also painting the antennas and all tower mounted equipment to match the existing color of the light poles. See the attached photo sims.**
2. CMRS facilities shall preserve or enhance the existing character of the topography and vegetation. Existing vegetation should be preserved or improved if it is compatible. **There is no existing vegetation to preserve, the existing locations are concrete and asphalt pavement. Any addition of vegetative landscaping would not be in character with the existing surroundings of the parking lot and football stadium.**
3. Roof and building mount antennae shall be screened and/or colored to match the building to which they are attached. **We are not attaching to a building.**
4. Structures sheltering accessory equipment shall be compatible with the surrounding built or natural environments. **We are placing the ground equipment in the current location of the trash dumpsters, adjacent to the existing Verizon equipment area, and fencing our equipment with chain link in the same manner as Verizon.**
5. A variety of techniques should be considered to screen CMRS facilities, including, but not limited to, landscaping, berming, and fencing or combinations thereof. **We are placing the ground equipment in the current location of the trash dumpsters, adjacent to the existing Verizon equipment area, and fencing our equipment with chain link in the same manner as Verizon. The chain link is the preferred method of security by the school district so that students can't congregate behind a screened compound.**
6. Maximum height for CMRS facilities:
 - a. The height of any freestanding or stealth CMRS facility shall conform to the height limit of the subject zone district, unless a height waiver is granted by planning commission or city council, or the structure is to be located within a

height overlay district. **We are replacing an existing light pole with one of equal height.**

b. Whenever an antenna is attached to a building roof, the height of the antenna shall not be more than 15 feet beyond the height of the building. If the building is constructed to the height limit of the applicable zone district, an additional 15 feet of antenna height is permissible. **We are not attaching to a building.**

c. The height of a stealth CMRS facility in an open zone shall not exceed fifty (50) feet, unless a waiver is granted by planning commission or city council. **We are not in an open zone.**

7. Minimum setbacks for freestanding and stealth CMRS facilities:

a. Freestanding and stealth facilities located adjacent to any property zoned for residential use: one foot for every foot of tower height. **Our structure is a 95' tall light pole and it's proposed location is more than 300' from the nearest property line.**

b. Freestanding and stealth facilities not located adjacent to property zoned for residential use: minimum setback in the underlying zone district for buildings or structures. **Our structure is a 95' tall light pole and it's proposed location is more than 300' from the nearest property line.**

c. Freestanding and stealth facilities located adjacent to any existing or planned public right-of-way: one foot for every foot of tower height. **Our structure is a 95' tall light pole and it's proposed location is more than 300' from the nearest property line.**