



July 15, 2020

City of Aurora Planning and Development
15151 W. Alameda Parkway, 2nd Floor
Aurora, CO 80012

RE: AT&T Rooftop Telecommunication Facility Modification – Minor Amendment Design
& Site Selection
Site Address: 1501 S. Potomac, Aurora, CO 80045

Dear Planner,

On behalf of AT&T enclosed please find a written response to the design and site selection criteria related to a Minor Amendment application.

Site Selection Criteria:

- a. Potential for screening by existing vegetation, structures, topographic features.
 - *This proposed rooftop telecommunication facility will be designed stealth by enclosing all the rooftop equipment within screened walls that will mimic the buildings brick design.*
 - *The existing equipment shelter located on the ground adjacent to the building is enclosed within a brick enclosure that matches the building and no changes are being proposed with this application.*
- b. Compatibility with adjacent land uses.
 - *This existing and proposed rooftop facility is located on the hospital rooftop and will be compatible with rooftop mechanical equipment.*
- c. Opportunities to mitigate visual impacts.
 - *AT&T will be placing all rooftop equipment behind stealth screen walls that will be designed to match the brick building.*
- 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
 - *N/A - This is an existing approved telecommunication facility where at least one other telecommunication carrier is located.*



Design Criteria All Telecom Facilities shall comply with the following criteria:

- a. Telecom 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.
 - *This proposed rooftop telecommunication facility will be designed stealth by enclosing all the rooftop equipment within screened walls that will mimic the buildings brick design.*
- b. Telecom Facilities shall preserve or enhance the existing character of the topography and vegetation, and existing compatible vegetation shall be preserved or improved, to the maximum extent practicable.
 - *The ground equipment associated with this facility is enclosed within a brick building adjacent to the primary structure and is completely hidden from view.*
- c. Roof and building-mounted antennae shall be screened and/or colored to match the building to which they are attached.
 - *This proposed rooftop design will be stealth. All rooftop equipment will be located behind screened walls that will mimic the buildings brick design.*
- d. A variety of techniques shall be used to screen Telecom Facilities and their associated structures including but not limited to landscaping, berming, and fencing or combinations of those tools that comply with Section 146-4.7 (Landscape, Water Conservation, Stormwater Management)) including but not limited to Section 146- 4.7.8 (Screening of Service Areas and Equipment).
 - *This rooftop facility is being proposed behind stealth screen walls that will be designed to match the brick of the primary structure.*
 - *The ground equipment associated with this facility is enclosed within a brick building adjacent to the primary structure and is completely hidden from view.*
- e. Every new freestanding and Tower Telecom Facility shall be designed and constructed to accommodate two Telecom providers.
 - *N/A – This is a rooftop facility, however, at least one other carrier already collocates on this roof.*
- f. No Telecom Facilities are permitted on any single-family residential lot or structure.
 - *N/A - The property where this telecommunication facility is located is MU-OI.*
- g. Maximum Height
 - i. The height of any freestanding or stealth Telecom Facility shall comply with the height limit of the zone district in which the property is located, unless a Hardship Variance is approved pursuant to Section 146-5.4.4.A or a Major Adjustment is approved pursuant to Section 146-5.4.4.D, or unless the structure is to be located within a height overlay district that permits the additional height.
 - *The max height of the MU-OI district in this area is 38-feet; however, a height of 84-feet was approved on the original vested site plan. The top of the proposed screen walls will be 77 feet tall, well below the 84-foot height limit.*



- ii. Whenever an antenna is attached to a building roof, the height of the antenna shall not be more than 15 feet above the height of the building. If the building is constructed to the height limit of the zone district in which the property is located, an additional 15 feet of antenna height is permissible.
 - *The proposed screen wall is 12 feet above the height of the building rooftop.*
- iii. The height of a stealth Telecom Facility in the POS zone district shall not exceed 50 feet, unless a Hardship Variance is approved pursuant to Section 146-5.4.4.A or a Major Adjustment is approved pursuant to Section 146-5.4.4.D.
 - *N/A*
- h. Minimum Setbacks
 - i. Freestanding and stealth Telecom Facilities located adjacent to any property zoned for residential use shall be set back from each property zoned for residential use at least one foot for every foot of tower height.
 - *This facility meets these criteria as it is located 137 feet from the adjacent residential zone located to the west of the hospital.*
 - ii. Freestanding and stealth Telecom Facilities not located adjacent to property zoned for residential use shall comply with the minimum setbacks for buildings or structures in the zone district where the property is located.
 - *This facility meets these criteria as it is located 137 feet from the adjacent residential zone located to the west of the hospital.*
 - iii. Freestanding and stealth Telecom Facilities located adjacent to any existing or planned public right-of-way shall be set back from the public right-of-way at least one foot for every foot of tower height.
 - *This facility meets these criteria as it is located at least 90 feet from the adjacent right-of-way to the west and 197 feet from the right-of-way to the east.*

Should you have any questions, please don't hesitate to reach out to me.

Thank you.

Valerie Cardenas
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