

**LETTER OF INTENT / PROJECT NARRATIVE  
CITY OF AURORA MINOR AMENDMENT – SITE PLAN REVIEW (9/12/19)  
Verizon Wireless – New CMRS Facility – DEN Jamaica**

**Property Owner:**  
Planning & Development  
15151 E Alameda Pkwy  
Aurora CO 80012  
Attn: Dan Osoba  
303-739-7121  
[dosoba@auroragov.org](mailto:dosoba@auroragov.org)

**Applicant:**  
Verizon Wireless  
3131 S. Vaughn Way, Ste 550  
Aurora, CO 80014  
Attn : Maureen Lopez  
303-873-2668  
[Maureen.lopez@verizonwireless.com](mailto:Maureen.lopez@verizonwireless.com)

**Applicant Representative:**  
Retherford Enterprises  
7093 Silverhorn Drive  
Evergreen, CO 80439  
Attn: Pam Goss  
303-884-1179  
[pam.goss@retherfordenterprises.com](mailto:pam.goss@retherfordenterprises.com)

**Project/Site Name:** DEN Jamaica

**Site Address:** 1030 Havana Street

**Lease Area:** 14' x 18', +- 252.0 Sq. Ft

**Parcel / Account:** 1973-02-3-09-002

**Legal Description:** ALL OF LOT 2, BLOCK 7, HAVANA PARK, AND PART OF LOT 1, BLOCK 7, HAVANA PARK

**Current Zoning:** OA-MS

**Request:** Approval of a Minor Amendment Application for the construction a new Verizon Wireless telecommunications facility including a stealth tower and equipment structure.

**Project Description:** Installation of a new 50' structure containing up to nine (9) antennas, nine (9) radio units and associated equipment at ground level. All antennas and equipment will be concealed within the new structure which will be finished to match the existing building. Run new fiber and power service from the nearest supply.

## **Request and Justification**

Verizon Wireless, the nation's largest wireless telecommunication provider with over 109 million subscribers, has determined that wireless coverage and capacity in and around this area of Aurora is not reliable. Demand for wireless data from smartphones, tablets, laptops, household appliance interfaces and residential traffic at this location, has increased and put additional demands on the wireless communications network. To address the issue, Verizon Wireless is proposing a new Commercial Mobile Radio Service (CMRS), or telecommunications, facility be constructed at this location.

The need for this site was determined by Verizon Wireless Radio Frequency Engineers as network coverage and capacity gaps were identified within this area of Aurora as evidenced by customer complaints and engineering testing. Given that Verizon Wireless' digital technology operates at extremely low power, it is critical that key network sites, like this one, be maintained at precise locations and height. This site will become critical to the Verizon Wireless network and will handle a significant amount of call and data traffic once it is operational.

The provision of personal wireless services is only possible through the installation of numerous overlapping and interconnected wireless facilities that, when combined, create a wireless network, which then serve individuals, businesses, and emergency services providers. Facilities are comprised of radio antennas together with other necessary equipment that receive and transmit low-power radio signals to and from mobile wireless handsets, thereby facilitating wireless communications. Each wireless facility services a specific geographic area, the exact radius of which is dependent upon the details of corresponding "hand-off" sites. In order to accommodate the newest technologies and the newer high-speed data requirements, Verizon Wireless must construct a wireless facility in this area to fill a gap in network coverage for voice and data demands.

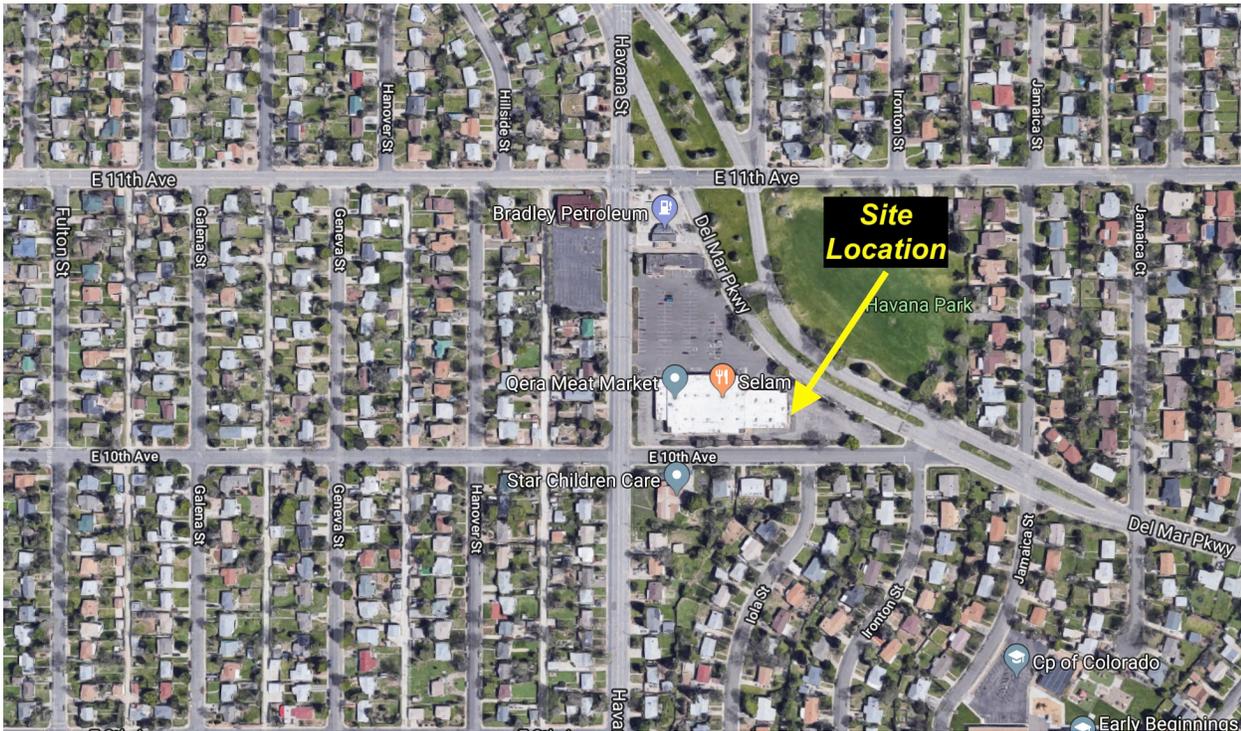
The significance of providing adequate wireless and data service (i.e., coverage and capacity) is important considering the increased reliance on mobile devices for access to emergency services. Many emergency personnel and first responders depend upon wireless networks for both secure encrypted wireless communications as well as for the use of mobile first response equipment that is common place in emergency vehicles. The proposed site will support LTE/4G/AWS technologies, as well as the latest 5G technology, for the surrounding community. E911, speed, precision, and public safety will all improve with greater reliability. This proposed site will become a critical component for seamless service that Verizon Wireless strives to provide its customers.

This proposed facility will conform to all Aurora standards and requirements. Furthermore, this facility will comply with all FCC rules governing construction requirements, technical standards, interference protection, emissions, power and height limitations and radio frequency standards as well as FAA rules of location and operation. All permits necessary for the development of the site shall be obtained prior to construction.

In reviewing the options for the expansion of the Verizon Wireless network in this area, all feasible locations were evaluated for possible collocation on existing telecommunications towers in the vicinity before the proposed location for the concealed facility was determined. The search area for this new facility was limited to a very specific geographic area in order to fit within Verizon's existing network. There were a limited number of non-residential properties in the search area. This site was found to be the best option, offering the ideal location, allowable height and an interested property owner.

This facility is the least intrusive site and design for the community as a disguised structure that is architecturally integrated with the existing building. The concealed antenna arrays will be located near the top of the structure and not visible to the public. Base station cabinets for the necessary electronics will be housed inside the base of the structure. The structure will be finished with materials and paint colors to match the existing building and provide a seamless transition. Access to the equipment area will be secured and restricted to authorized personnel only.

## Site Location and Description



The subject property is a 3.348 acre parcel in the Hoffman Heights neighborhood more particularly described in the legal description above. The current and future land use for this parcel is commercial and the property is zoned OA-MS (Original Aurora – Main Street). Uses surrounding this property are predominately commercial and residential.

The location of the facility will be on the east side of the commercial building. This location was chosen to be least intrusive to the operations of the commercial businesses which are accessed via the north, south and west sides of the property. It will also be positioned adjacent to an existing parking lot area with ample parking for vehicle and equipment during construction as well as routine maintenance visits by technicians.

The proposed facility will consist of antennas and radio units mounted inside the structure at a maximum antenna tip height of 50'. Supporting base station electronic equipment will be placed inside the structure at ground level below the antennas. The exterior of the structure will be finished with materials and paint colors to match the existing building and designed to provide the appearance of a seamless transition between the existing building and the new facility structure. The finished structure will have a height of 50 feet and footprint area of 10'x14', or 140 sq. ft. The total lease area for the new facility will be 14'x18', or 252 sq. ft.

After construction of this site, this will be an unmanned facility requiring no water or sewer provisions. Routine testing, maintenance of equipment and lease space shall occur monthly with 1-2 technicians visiting the site for approximately one hour each visit, unless an emergency outage requires immediate attention.

## **Summary**

The proposed Verizon Wireless CMRS Facility shall comply with all Aurora standards and requirements.

E911 services, public safety and residents of the area will all benefit from the additional technologies requested for this site by enhancing speed, accuracy in locating mobile 911 callers, increased capacity for current and future users, and off-loading neighboring sites to prevent blocked calls, busy signals or no service at all.

The integrity of the Verizon Wireless network continues to rely on sites such as this to fill in areas where current coverage is lacking or where current capacity has been reached.

The construction of this facility shall not cause any unsightly visual or other negative impacts on the area while at the same time, offering the residents, businesses and general public with better, faster voice and data technologies.

Thank you for your time and consideration in this matter.

*Pam Goss*

Pam Goss  
Site Acquisition Consultant  
Retherford Enterprises Inc.  
*Consultant to Verizon Wireless VAW LLC d/b/a Verizon Wireless*