

# Verizon Wireless Proposal

## GRE Erie East Telecommunications Facility

SRU-001011-2018 & SP-001012-2018

Mtn View Fire Protection District - Station 6  
50 Bonanza Dr, Erie, CO 80516

# Proposed Location

(Aerial Map)



# Proposed Design

- Antennas will be concealed inside new rooftop cupola
- Base station equipment to be located on ground level concealed and secured
- Designed to match existing fire station architecture, materials and colors

# Photosimulation – North



**Existing View**

**Proposed View**



# Photosimulation - South



**Existing View**

**Proposed View**



# Photosimulation - East



**Existing View**

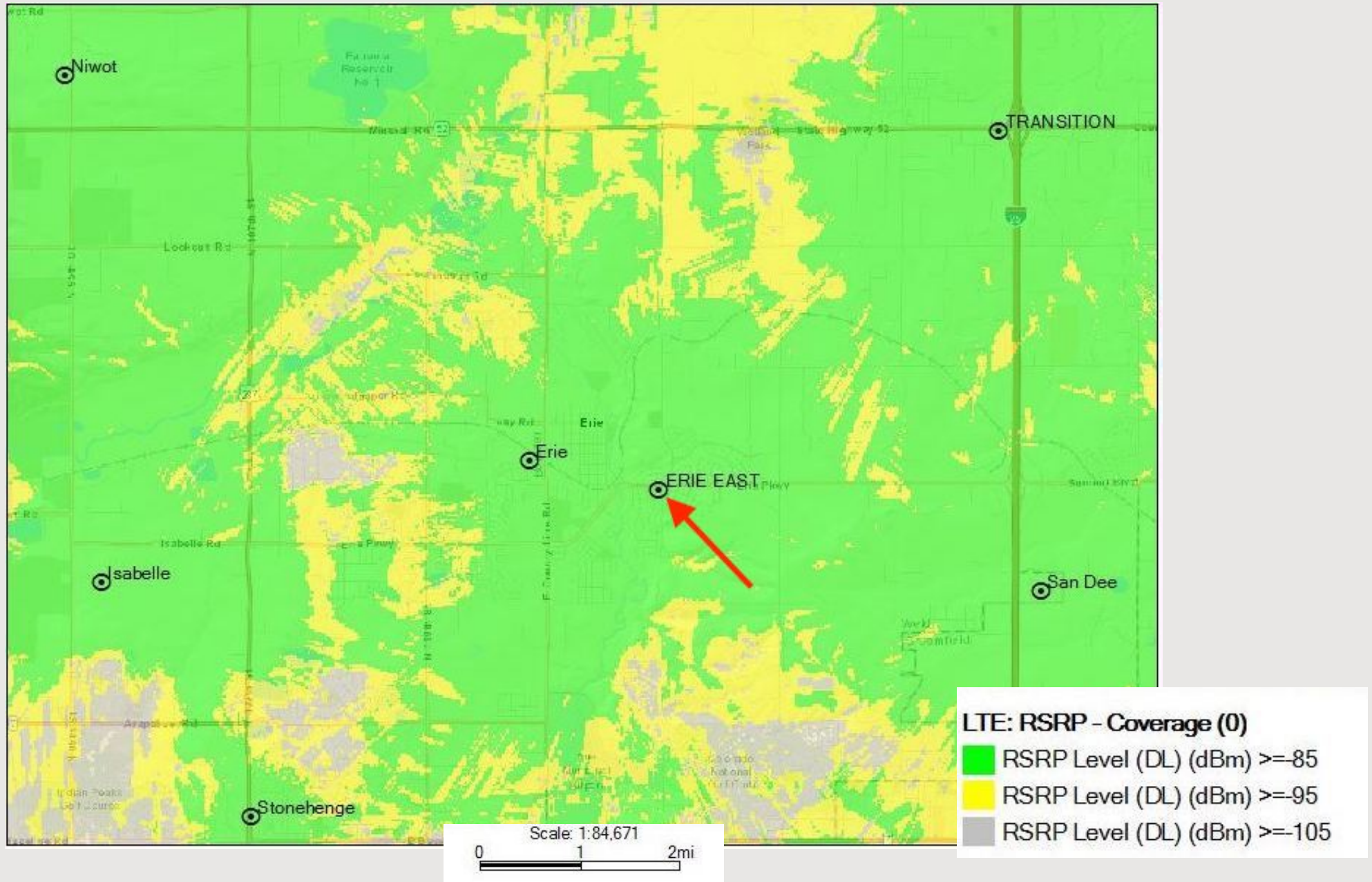
**Proposed View**



# Why this location?

- Network Coverage and Capacity Gap
- Alternative Locations not Feasible
- Least Intrusive Design Option

# Wireless Coverage with New Site



# Search Area



# Search Area Objectives

- Provide enhanced coverage for the increased demand due to the residential growth
- Cover as much as possible without interfering with neighboring sites to north, south, east and west
- With respect to area topography, ideal location will cover neighborhoods surrounding intersection of Bonanza Dr and Erie Pkwy

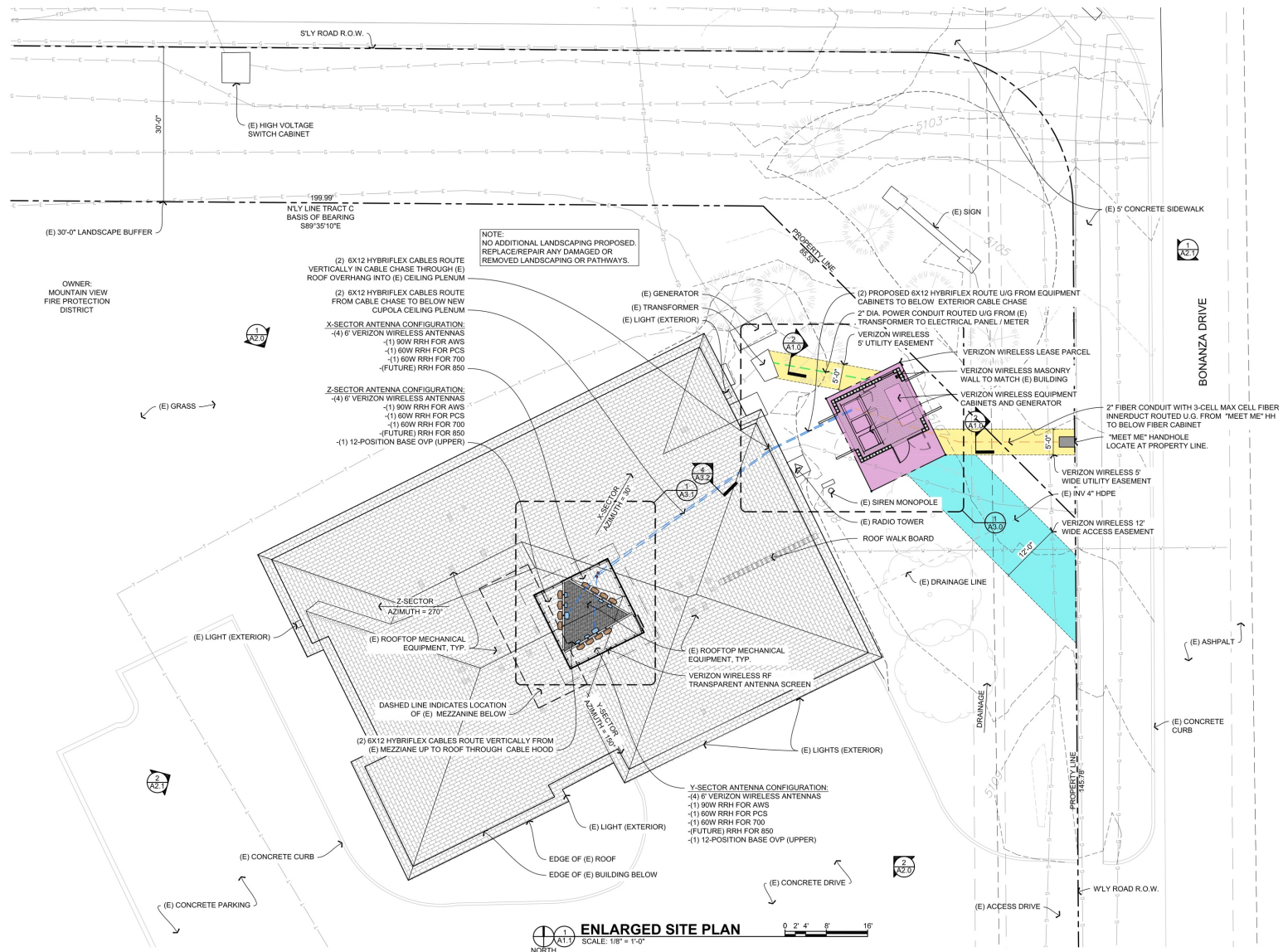
# Alternative Candidate Analysis



# Fire Station Property Best Option

- Technically Feasible
  - Leasable
  - Buildable

# Least Intrusive Design



STAMP

**T\*REX  
ARCHITEX**  
3570 EAST 12TH AVE, SUITE 201  
Denver, CO 80206  
303.388.2918

DRAWINGS

Drawings and Specifications as instruments of service are and shall remain the property of the Architect whether the Project for which they are made is executed or not. The Owner shall be permitted to retain copies, including reproductions copies of Drawings and Specifications for informational and reference in connection with the Owner's use and occupancy of the Project. The Drawings and Specifications shall not be used by the Owner or other projects, for additions to this Project or for the completion of this Project by others provided the Architect is not in default under this Agreement, except by agreement in writing and with appropriate compensation to the Architect.

PROJECT FOR

**verizon**  
3131 S. VAUGHN WAY, SUITE 550  
AURORA, CO 80014  
303-694-3234

DATE ISSUED

SEPTEMBER 5, 2019

|        |                    |
|--------|--------------------|
| DATE   | ISSUED AS          |
| *****  | ZD APPROVAL        |
| 9.5.19 | PRELIMINARY CD SET |
| *****  | FINAL CD SET       |
|        | PERMIT SUBMITTED   |

[illegible]

PROJECT NAME

GRE-ERIE EAST

**CELL CULTURE**

CELL SITE  
CD'S ALT 1

CD 3 - ALT 1  
50 RONAZA DR

50 DONGER DR  
ERIE, CO 80516

CITY OF ERIE  
STATE OF COLORADO

STATE OF COLORADO  
[REDACTED]

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### A1.1

2 OF 12

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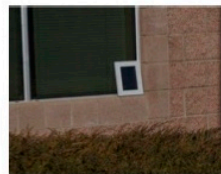
# Least Intrusive Design

## TRACK C, THE GRANDVIEW SUBDIVISION

A PART OF THE E 1/2 OF T1N, R68W, OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
1.2 ACRES  
SITE PLAN SP-001012-2018 AND SPECIAL REVIEW USE SRU-001011-2018



### EXISTING MATERIALS



(PROPOSED) FAUX WINDOW TO MATCH EXISTING:  
40 / 30 STEALTH CORE PANEL  
CLEAR ACRYLIC  
6558 CORDTHANE SATIN / FRP  
SAMPLE 2A



(PROPOSED) ROOF SHINGLE TO MATCH EXISTING:  
OWENS CORNING - DARKRIDGE SHINGLES  
DRIFTWOOD



(PROPOSED) FRP TO MATCH (E) FASCIA:  
STEALTH - SMOOTH FRP SAMPLE  
0047 CORDTHANE FLAT (B65XXL126 98)  
SAMPLE 4A



(PROPOSED) SPLIT FACE CMU TO MATCH EXISTING:  
BASALITE  
870R - SPLIT FACE



(PROPOSED) STUCCO TEXTURED FRP - COLOR TO MATCH EXISTING LIGHT COLORED STUCCO:  
STEALTH - REGULAR BLOW STUCCO FRP SAMPLE  
7516 SUPERPAINT FLAT (B30FXH14153)  
SAMPLE 1A

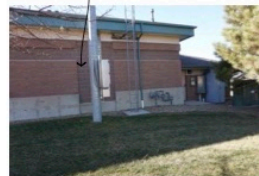


(PROPOSED) FRP STUCCO, COLOR TO MATCH EXISTING DARK COLORED CMU:  
STEALTH - TEXTURED BLOCK FRP SAMPLE  
6053 SUPERPAINT (B30FXR96 66)  
SAMPLE 3A

ALL MATERIALS AND COLORS NEED TO BE VERIFIED ON SITE AND APPROVED BY THE OWNER PRIOR TO CONSTRUCTION.

- T.O. SCREEN  
30'-0"
- T.O. ANTENNAS  
31'-0"
- T.O. (E) ROOF  
26'-6"

- F.F. (E) BUILDING  
0'-0" (5108.T)



SHINGLES TO MATCH (E) BUILDING, TYP.

STUCCO TEXTURE TO MATCH LIGHT COLOR STUCCO ON (E) BUILDING, TYP.

- T.O. SCREEN  
30'-0"
- T.O. ANTENNAS  
31'-0"
- T.O. (E) ROOF  
26'-6"
- T.O. (E) RIDGE  
22'-0"

RF TRANSPARENT FASCIA TO MATCH (E) BUILDING, TYP.

STUCCO TEXTURE TO MATCH DARK BRICK COLOR ON (E) BUILDING, TYP.

- F.F. (E) BUILDING  
0'-0" (5108.T)

### EAST ELEVATION

SCALE: 1/8" = 1'-0"

### WEST ELEVATION

SCALE: 1/8" = 1'-0"

X-SECTOR ANTENNA CONFIGURATION:  
(4) 6' VERIZON WIRELESS ANTENNAS  
(1) 60W RRH FOR AWS  
(1) 60W RRH FOR PCS  
(1) 60W RRH FOR 700  
(FUTURE) RRH FOR 850  
(1) BASE OVP (UPPER)

VERIZON WIRELESS RF TRANSPARENT ANTENNA SCREEN WITH STUCCO TEXTURE TO MATCH (E) BUILDING

ROOF WALK BOARD  
(2) 4X12 HYBRIDEX CABLES ROUTED FROM EQUIPMENT CABINETS TO BASE OVP'S (UPPER)

(E) BUILDING

VERTICAL CABLE CHASE PAINT TO MATCH (E) BUILDING  
VERIZON WIRELESS SCREENED EQUIPMENT CABINETS

Z-SECTOR ANTENNA CONFIGURATION:  
(4) 6' VERIZON WIRELESS ANTENNAS  
(1) 60W RRH FOR AWS  
(1) 60W RRH FOR PCS  
(1) 60W RRH FOR 700  
(FUTURE) RRH FOR 850  
(1) BASE OVP (UPPER)

VERIZON WIRELESS RF TRANSPARENT ANTENNA SCREEN WITH STUCCO TEXTURE TO MATCH (E) BUILDING

(E) BUILDING

STAMP

**T-REX ARCHITEX**  
3570 E 12TH AVE, SUITE 201  
DENVER, CO 80202  
303.388.2918

DRAWINGS

PROJECT FOR  
**verizon**  
3181 S VALUEN WAY, SUITE 500  
AURORA, CO 80014

DATE ISSUED  
JANUARY 03, 2019

DATE ISSUED AS  
ZD APPROVAL  
PRELIMINARY CD SET  
FINAL CD SET  
PERMIT SUBMITTED

DATE REVISIONS  
2/14/19 REV A  
3/16/19 REV B  
4/11/19 REV C  
6/11/19 REV D

6/29/19 FINAL ZD SET  
1/3/19 ZONING REVISION

PROJECT NAME  
GRE- ERIE EAST

CELL SITE  
ZD'S - ALT 1  
50 BONANZA DRIVE  
ERIE, CO 80516

TOWN OF ERIE  
STATE OF COLORADO

**Z2.1**  
4 / 6

ISSUED BY: JH

# Verizon Wireless Proposal

## GRE Erie East Telecommunications Facility

SRU-001011-2018 & SP-001012-2018

Mtn View Fire Protection District - Station 6  
50 Bonanza Dr, Erie, CO 80516

# Residential Growth Erie Pkwy & Bonanza Dr



# Residential Growth Erie Pkwy & Bonanza Dr



# Residential Growth Street View North - 2012



# Residential Growth Street View North – 2015



# Residential Growth

## Street View Southeast - 2012



# Residential Growth

## Street View Southeast - 2018



# Design Considerations



# Window Feature Design

- Glass is not RF transparent, contains lead
- Smooth, solid Fiber Reinforced Plastic
- Painted gloss black to provide reflection where window pane would be
- Exterior design, casing & trim to match existing fire station

# Community Questions & Comments

“What impact on cell phone reception will this new site make? Will the cell phone reception in my neighborhood improve?”

- Verizon network engineers have identified a capacity issue in this area of the network, mainly due to the rapid residential growth. Residents in the vicinity can expect more reliable voice and data capacity and coverage.

“How far away from the new site will cell phone reception be impacted?”

- Many factors impact how far a signal can reach – topography, building heights, demand from other customers and how close the receiver (cell phone) is to a neighboring site. For this site, customers will typically experience an improvement at a distance of ½ to 1 ½ miles from the fire station.

# Community Questions & Comments

“How will this affect my property value?”

- This is a good question for your assessor. With the fact that many homes today are wireless only (no landline), having a good cell signal is big factor considered by homebuyers.

“What is the financial impact to the Town and residents? Will taxes increase?”

- Development, installation and operation of the facility is at Verizon’s sole expense with no financial impact to Erie or its residents and no affect on residential taxes.

# Community Questions & Comments

“Where will cell reception improve?”

- Verizon network coverage and capacity improvement can be seen at a distance of ½ to 1 ½ miles from the fire station.

“What happened with the proposal for a similar site at Vista Ridge Golf Club?”

- This project was approved, is constructed and has been on air since 3<sup>rd</sup> quarter of 2018.