

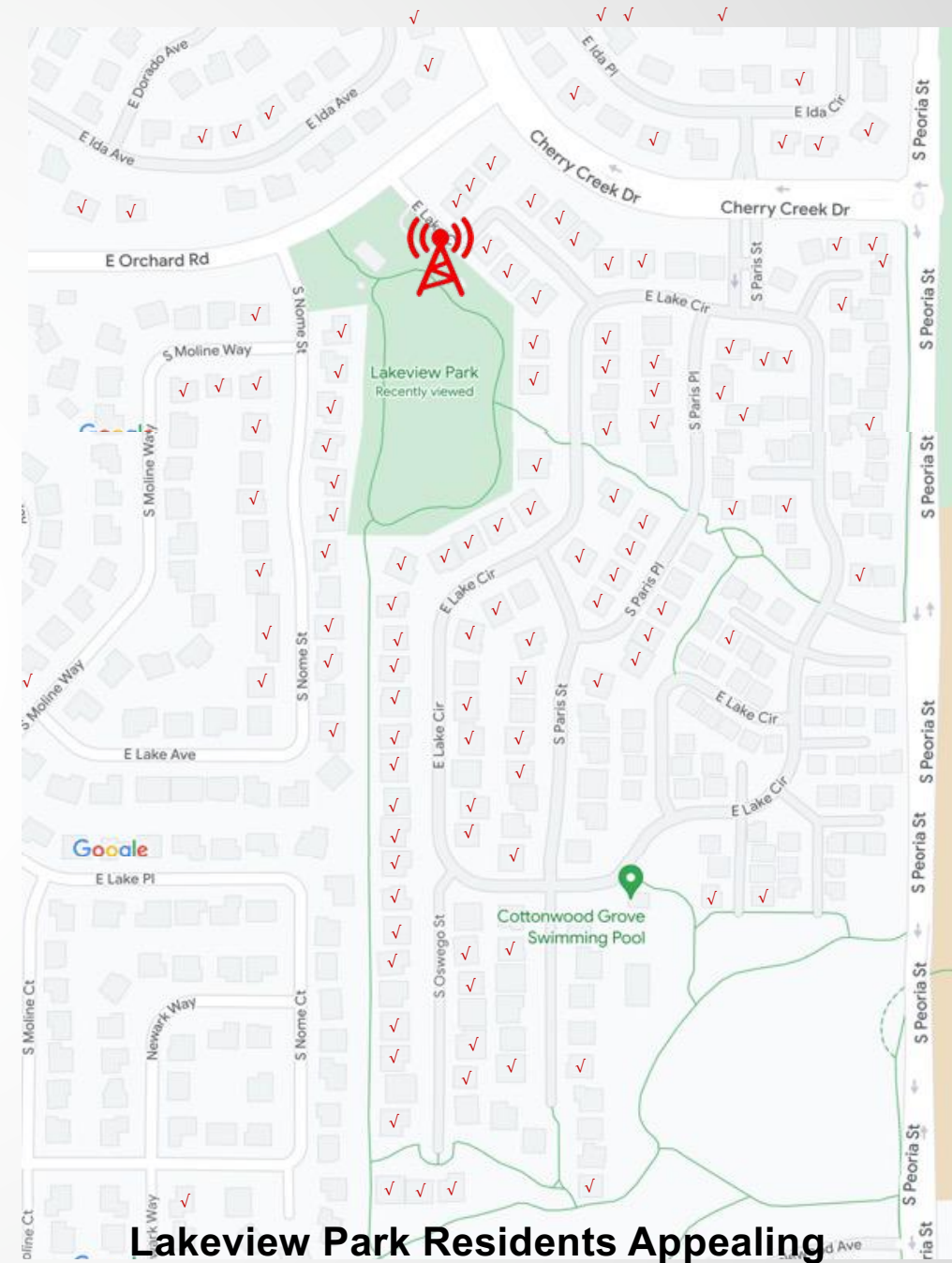


**Arapahoe County Taxpayer Appeal of
Lakeview Park Cell Tower (CMRS21-001)
June 11, 2024**

Thank You Commissioners!

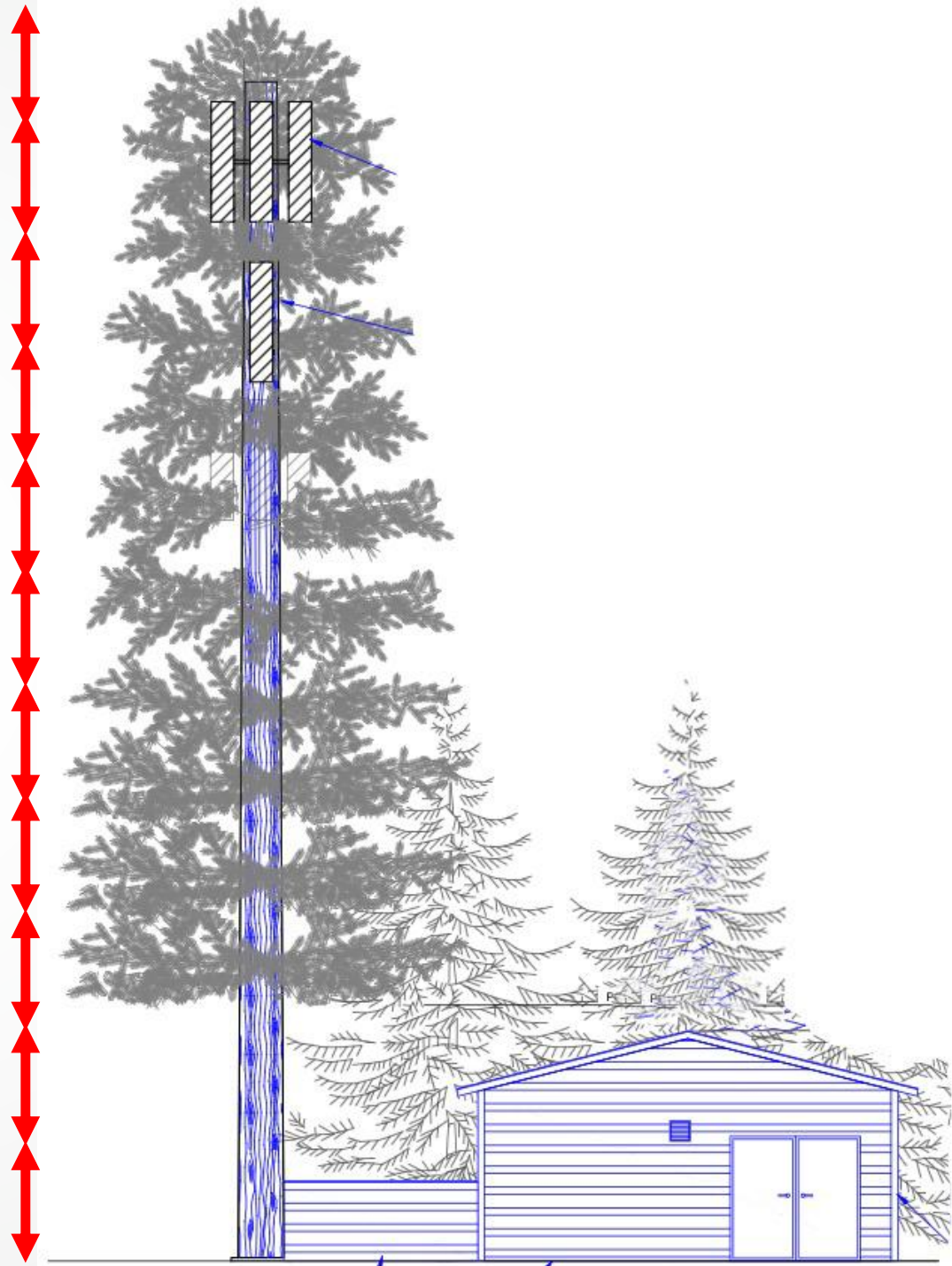


Commissioner Carrie Warren-Gully, District 1 (Chair)
Commissioner Jessica Campbell, District 2
Commissioner Jeff Baker, District 3 (Finance)
Commissioner Leslie Summey, District 4 (Chair Pro Tem)
Commissioner Bill L Holen, District 5



CMRS21-001 Lakeview Park Cell Tower

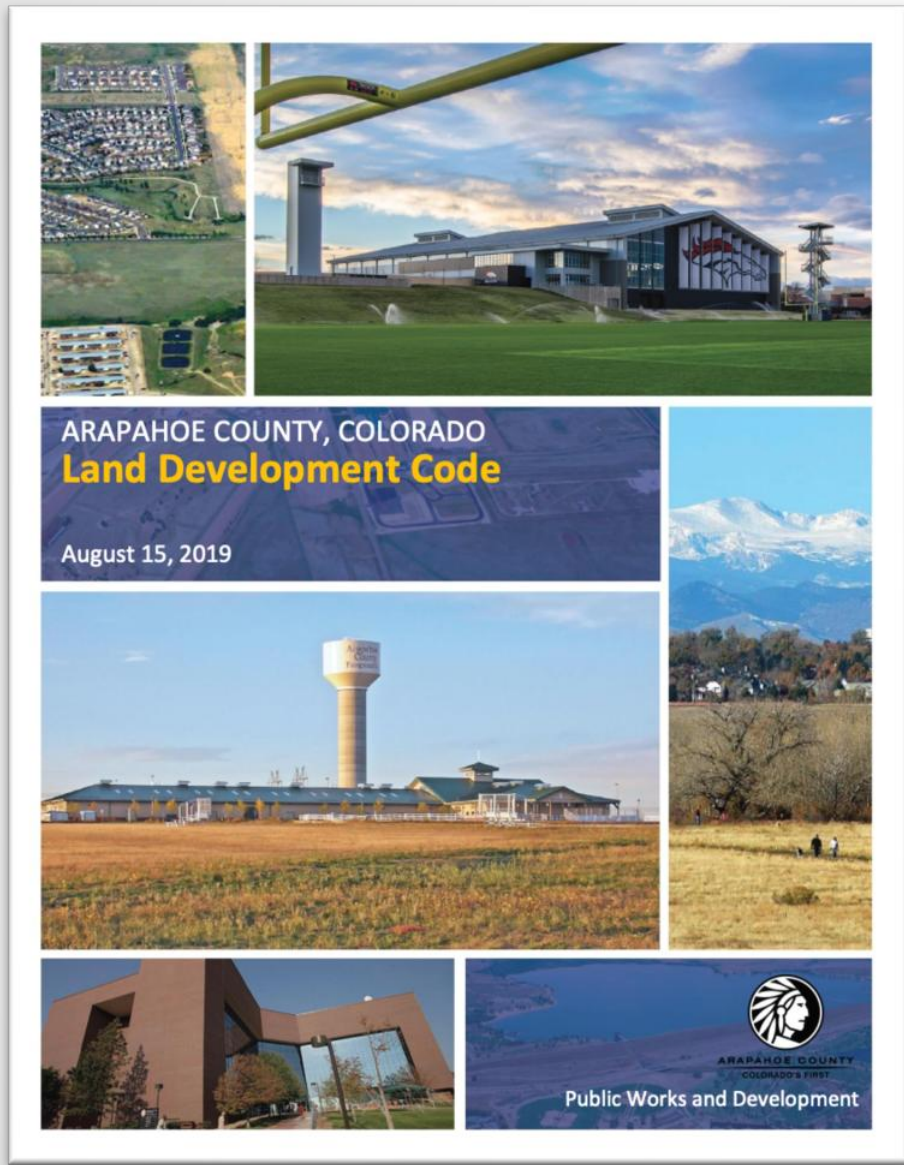
65 Feet



"One of these things is not like the others."



"One of these things just doesn't belong..."



LDC 3-3.8.2.b.i

A concealed freestanding facility is a structure that has been designed to be architecturally compatible with the surrounding area and camouflages or conceals the presence of the tower and antennas.



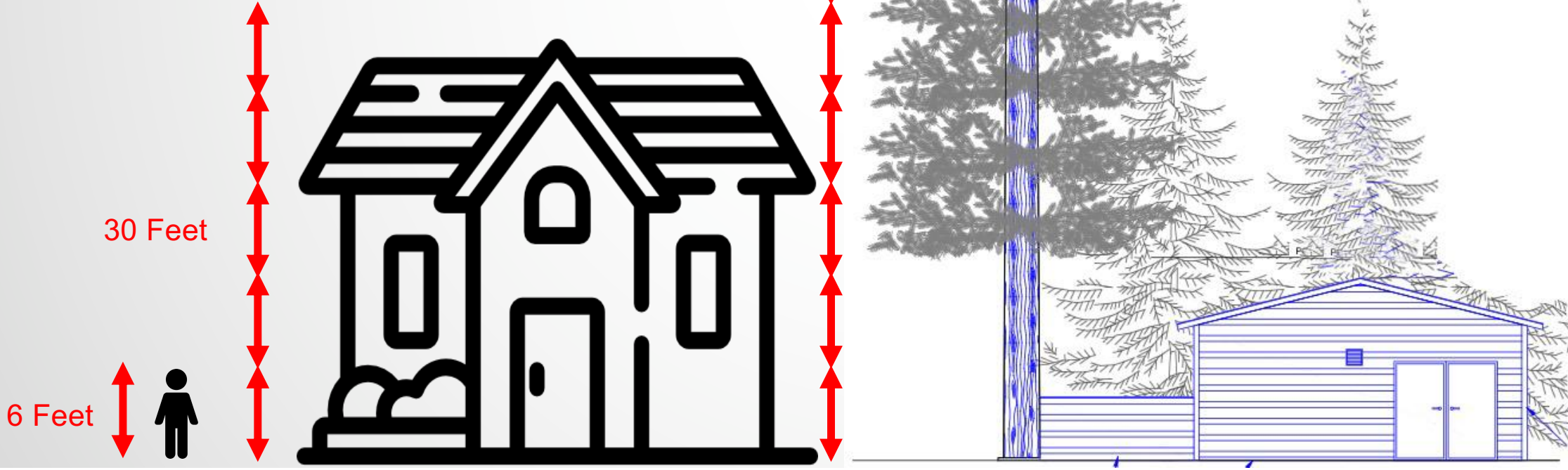
Derek Holcomb, AICP
Director,
Community Development
City of Greenwood Village

“Despite continued alterations to the proposed facility by Crown Castle to make it look more realistic as a pine tree by adding lower faux branches, it is my professional opinion, and the official position of the City of Greenwood Village, that it does not meet the industry accepted definition and intent of a “Concealed Freestanding Facility” due to its incompatibility with the surrounding area and should not have been approved as proposed.

To reiterate my previous assessment, the height of the facility is architecturally incompatible with the surrounding tree canopy and adjacent homes which are approximately half the height of the proposed facility.

For this reason, the tower is neither camouflaged nor concealed as the height and scale of the proposed tower makes its presence obvious to the public from every directional vantage point.”

Cell Tower Height Compared To Surrounding Homes 65 Feet Away



Definition of Architectural Compatibility

Architectural compatibility refers to the ability of new architecture to coexist with its surroundings without conflict or problems. It can also mean balance, fitness, or reconciliation, but is often interpreted as harmony.

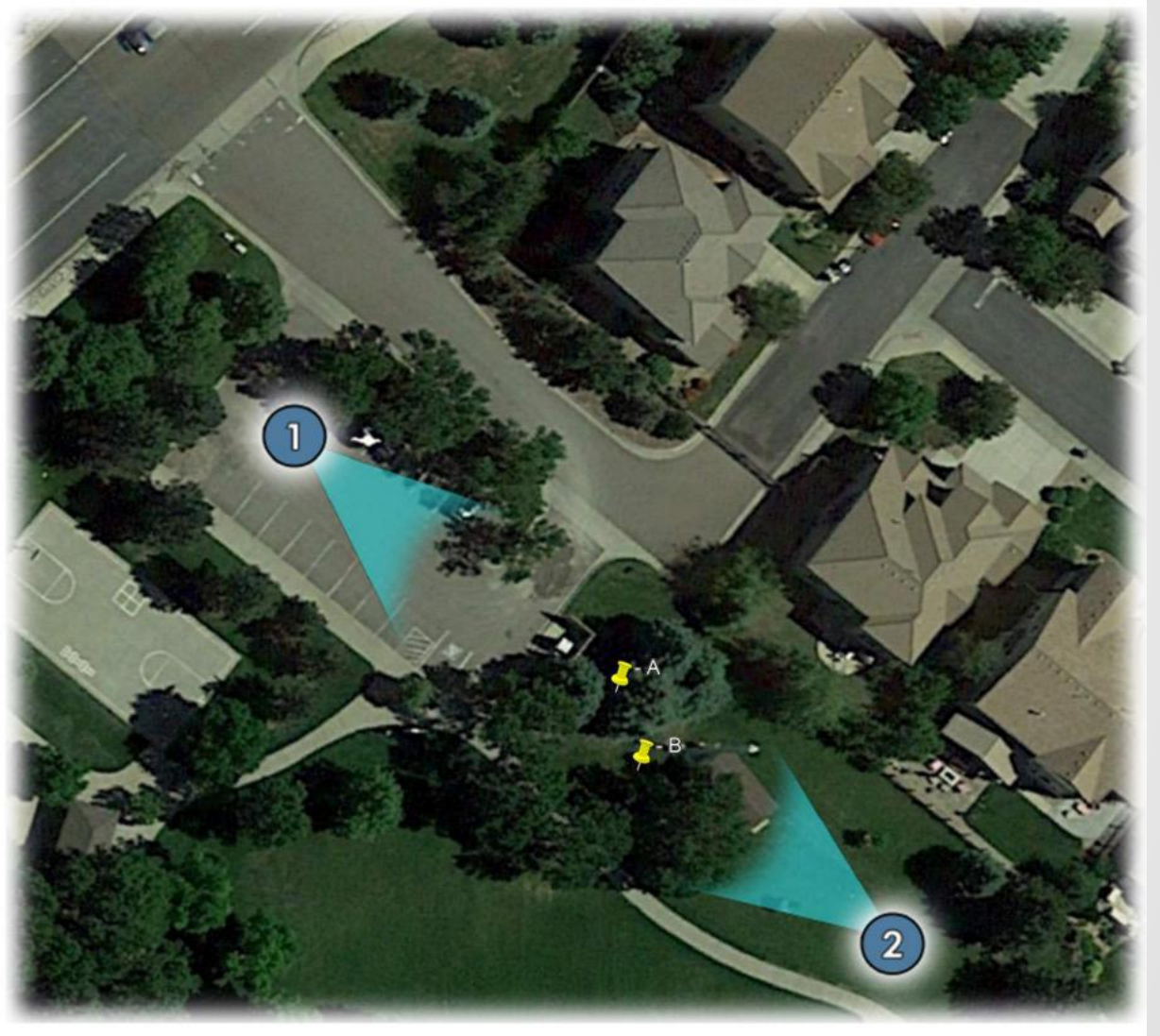
Architectural compatibility can consider many factors, including:

- **Physical appearance:** Building height, scale, and orientation
- **Planning:** How the building fits in with other buildings in the area
- **Landscape development:** How the building fits in with its surroundings



US Air Force Architectural Compatibility Guide (ACG)

**Crown Castle did not include
Photo Simulations from the
Angles that Residents and Park
Users will see everyday**



Park View



Resident's View from their Back Yards



11937 E Lake Ct View Before

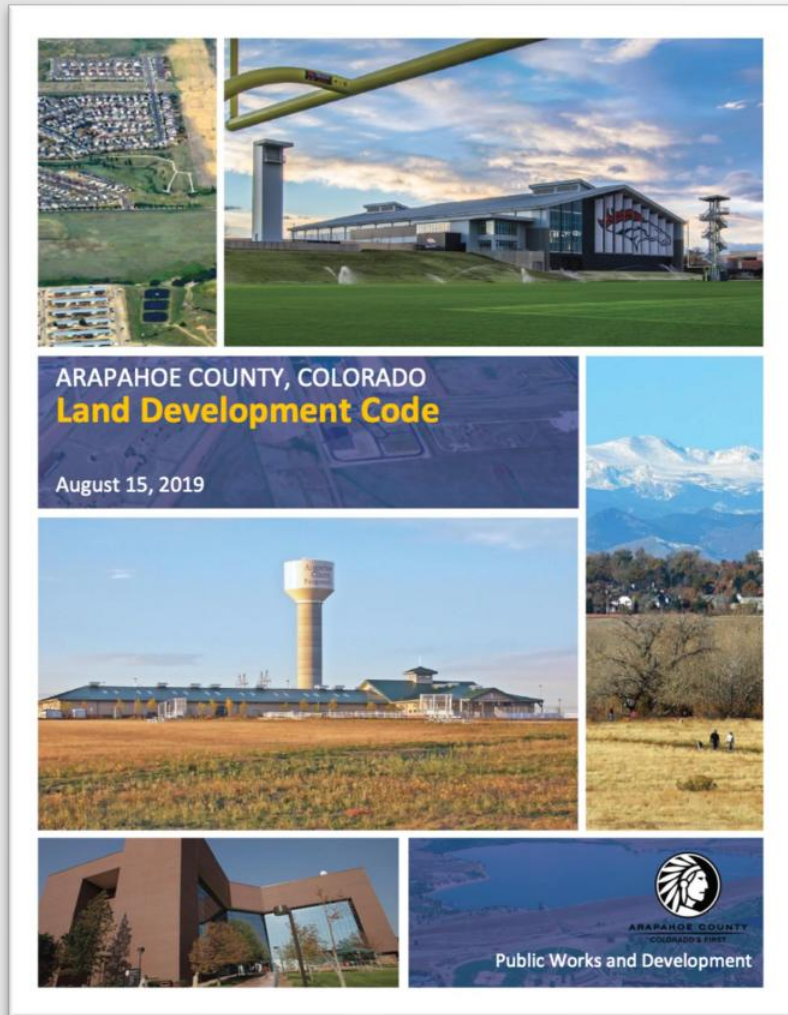


11937 E Lake Ct View After

LDC 3-3.8-A.c & 3-3.8.A.5.d.i.

The intent is to ensure that telecommunications facilities minimize adverse visual impacts through careful design, appropriate siting, landscape screening, and innovative camouflaging techniques.

Screening and landscaping appropriate to the context of the site and in harmony with the character of the surrounding environment is required when any part of the facility is visible from a public right-of-way or adjacent properties.



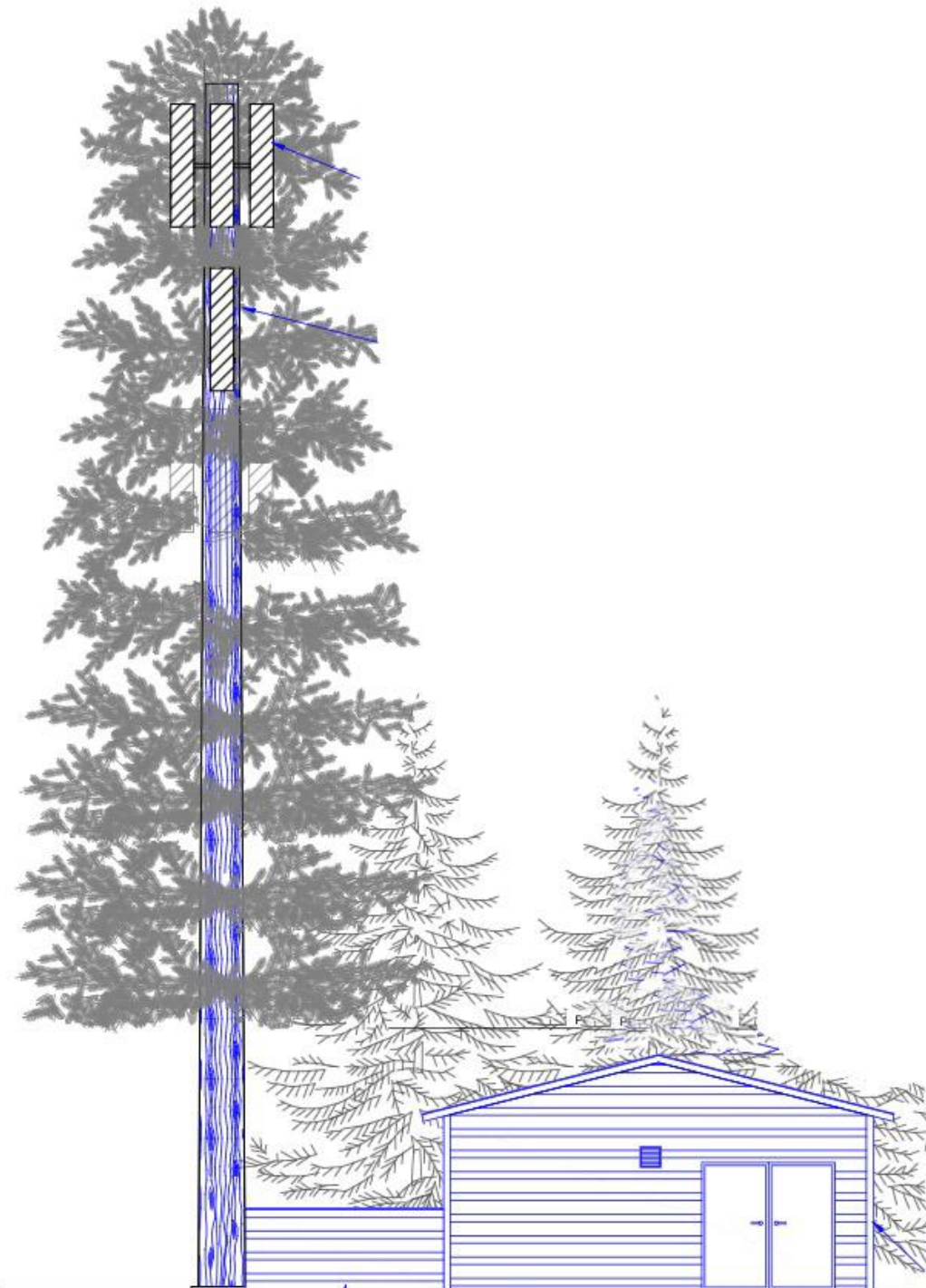
CMRS21-001 Landscaping Plan



6 Feet



65 Feet



Existing mature and healthy tree that will be killed and replaced with faux monopine





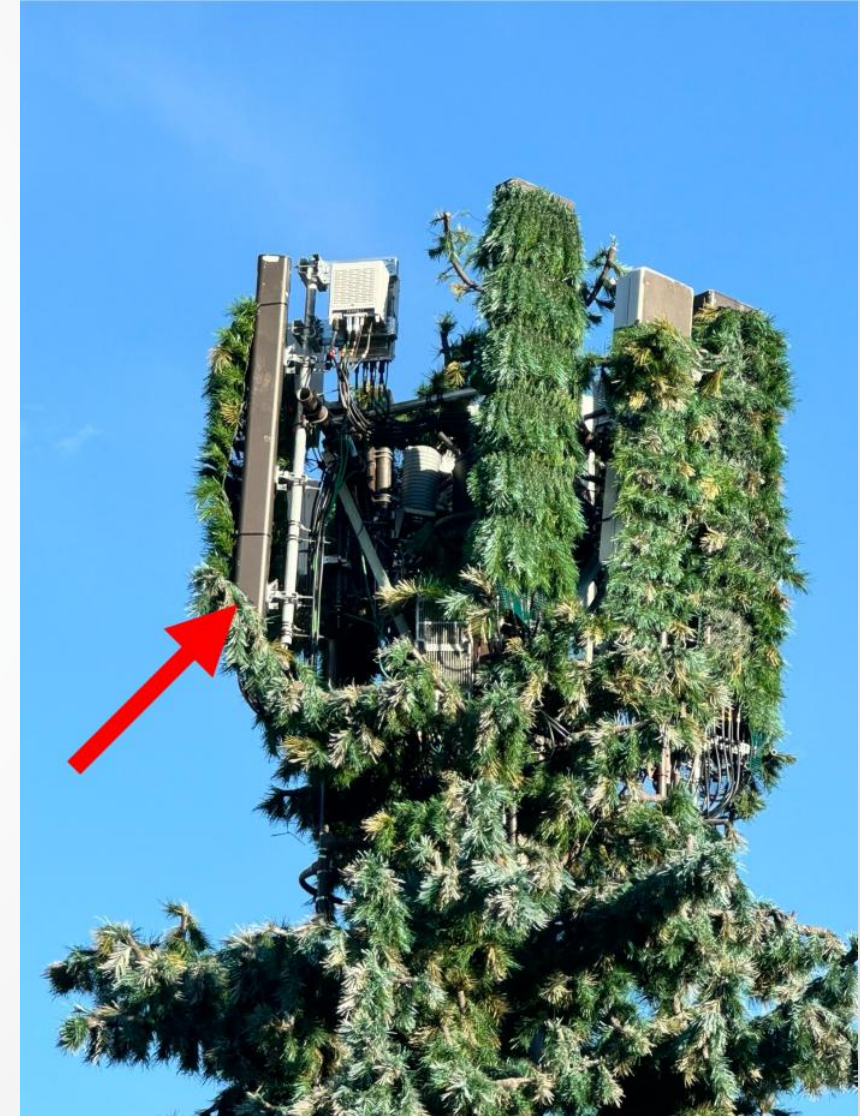
“[The Lakeview Park Cell Tower] *is not going fool anybody, it’s going to be a cell installation.*”

**Said by Ms. Eames
on March 15, 2022
at LE21-002 Hearing**

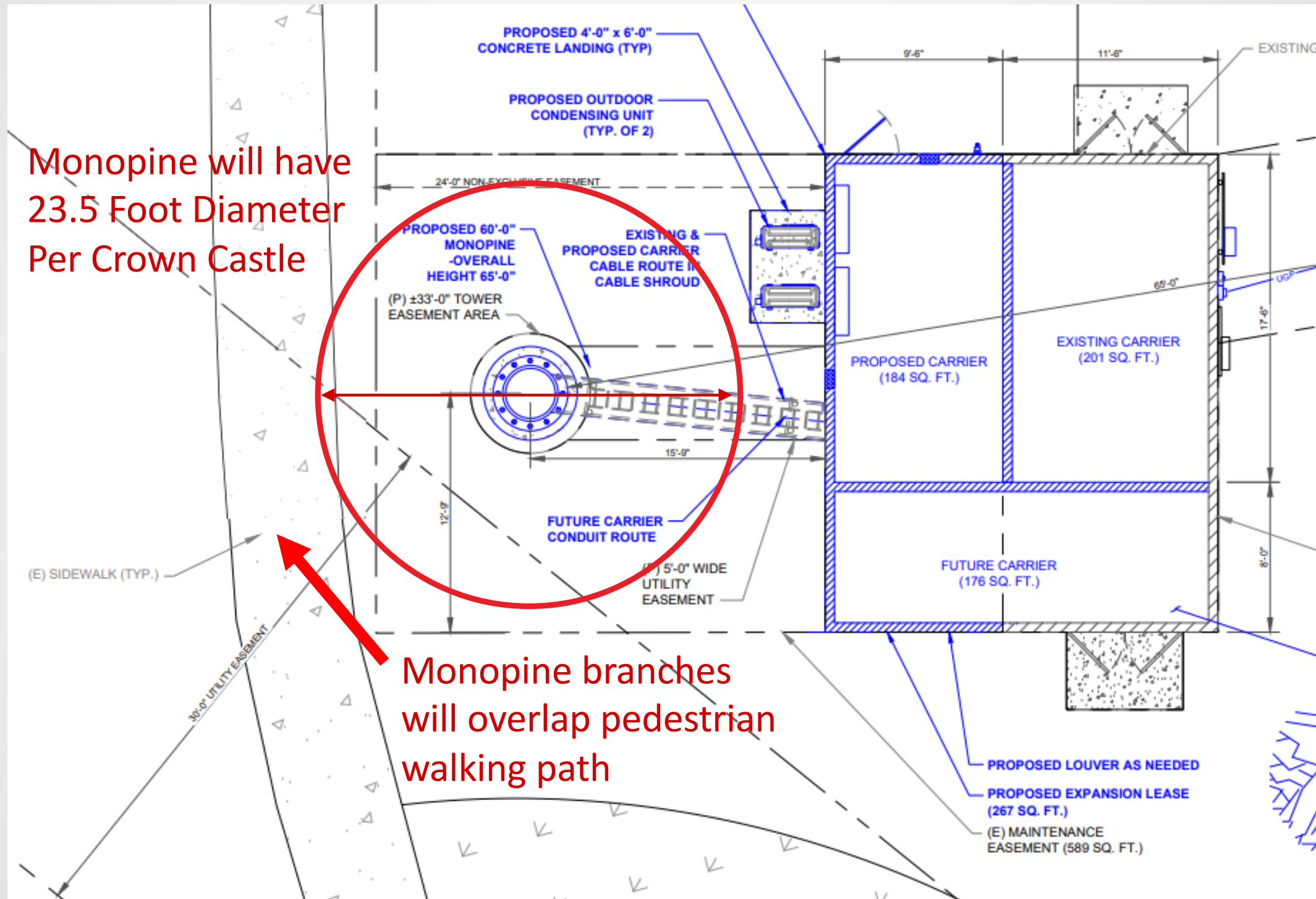


**Sarah Eames
Crown Castle Site Acquisition Manager**

Fallen heavy & sharp plastic branches from the Monopine Cell Tower located on South Cherry Creek Drive after the snowstorm on March 20, 2024.



Monopine will have
23.5 Foot Diameter
Per Crown Castle



Monopine branches
will overlap pedestrian
walking path

Pedestrian Path is used to reach the High School & Middle School Bus Stop, Cottonwood Elementary School, and Little League Field

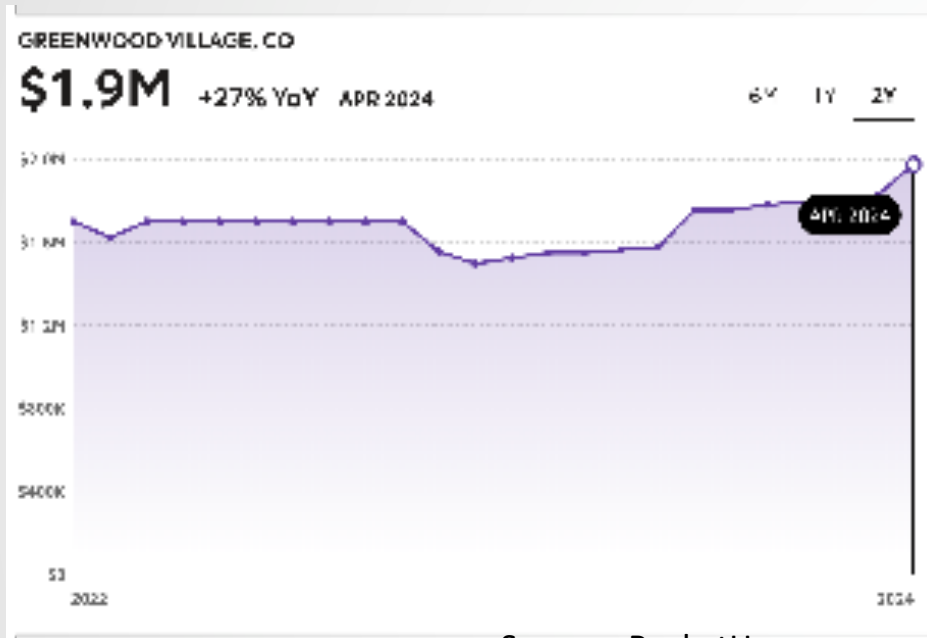


Monopine will have 23.5 Foot Diameter and overlap the pedestrian walking path

CMRS21 is having a Negative Impact on Real Estate in Lakeview Park

Greenwood Village Homes increased 12% From May 2022 to April 2024

Lakeview Park Homes have fallen in value by 16% From May 2022 to April 2024



Source: RocketHomes.com

Zillow

11887 F Lake Court, Greenwood Village, CO 80111

Sold
 : \$1,850,000 | Sold on 04/07/24 | Zestimate: \$1,857,000

Est. refl payment: \$11,227/mo

Price and tax history

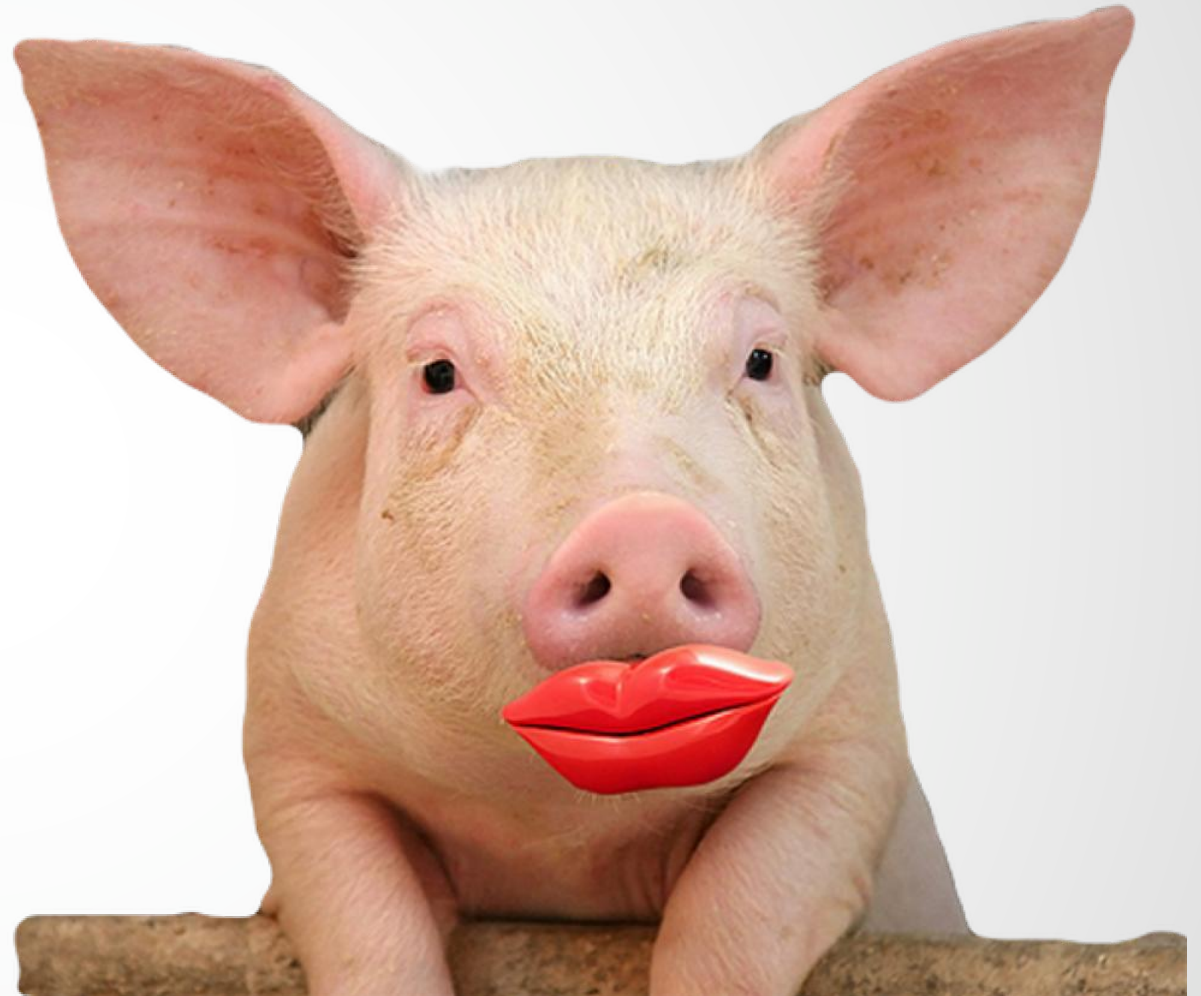
Price history

Date	Event	Price
1/2/2021	Sold	\$1,850,000 +2.0% \$291/sqft
3/5/2024	Pending sale	\$1,738,000 \$283/sqft
2/29/2024	Listed for sale	\$1,738,000 +8.3% \$283/sqft
1/15/2022	Sold	\$2,200,000 +1.0% \$246/sqft
4/17/2022	Pending sale	\$2,000,000 \$214/sqft

CMRS21-001 Can and Should Be Reversed:

The HEIGHT of the tower prevents it from being Architectural Compatible with the Surrounding Area.

The HEIGHT of the tower prevents its Presence from being Camouflaged or Concealed.







**Small Cell Technology is
Architecturally Compatible
with the Surrounding Area**



“We are the market leader in the US, with approximately 115,000 small cells on air or under contract.”

“Small cells help keep communities safe and secure by providing reliable connections to loved ones and emergency services.”

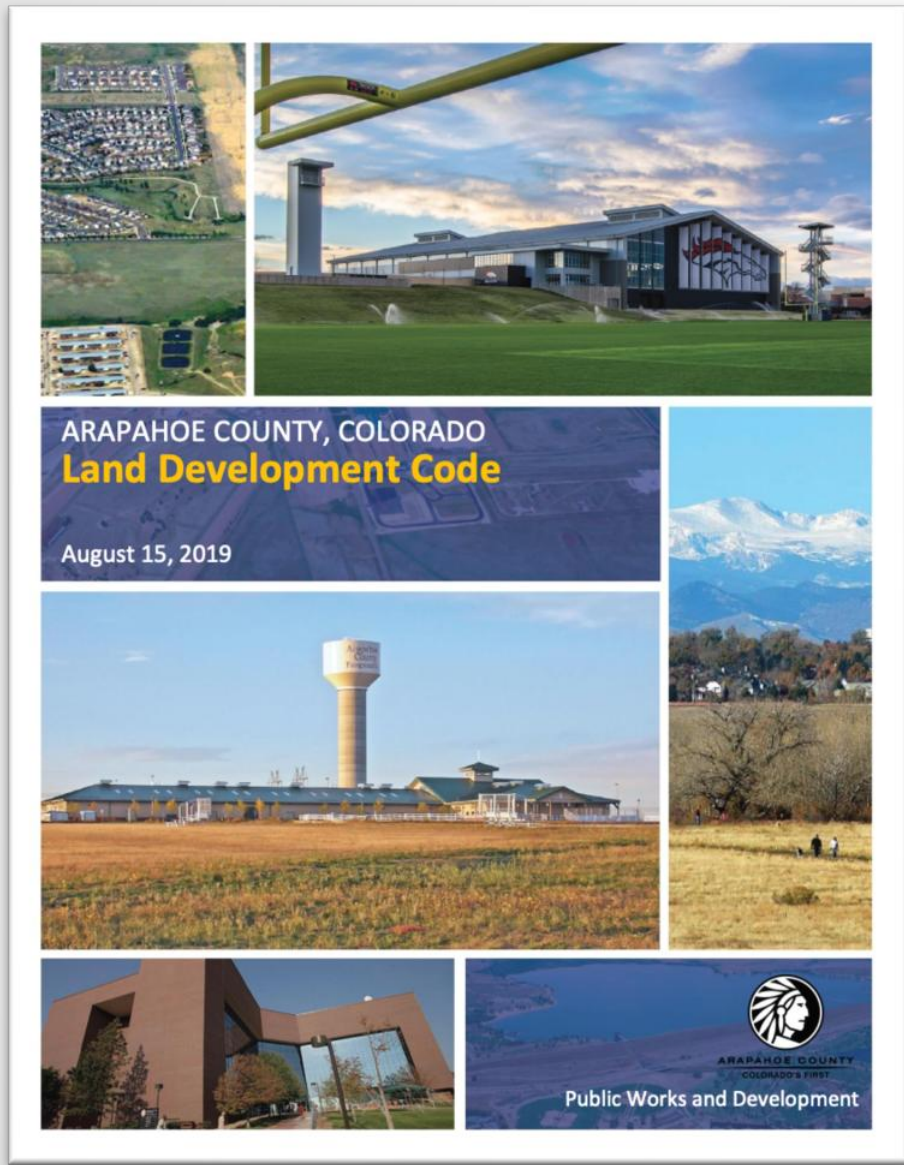
Crown Castle Website

<https://www.crowncastle.com/infrastructure-solutions/small-cells>



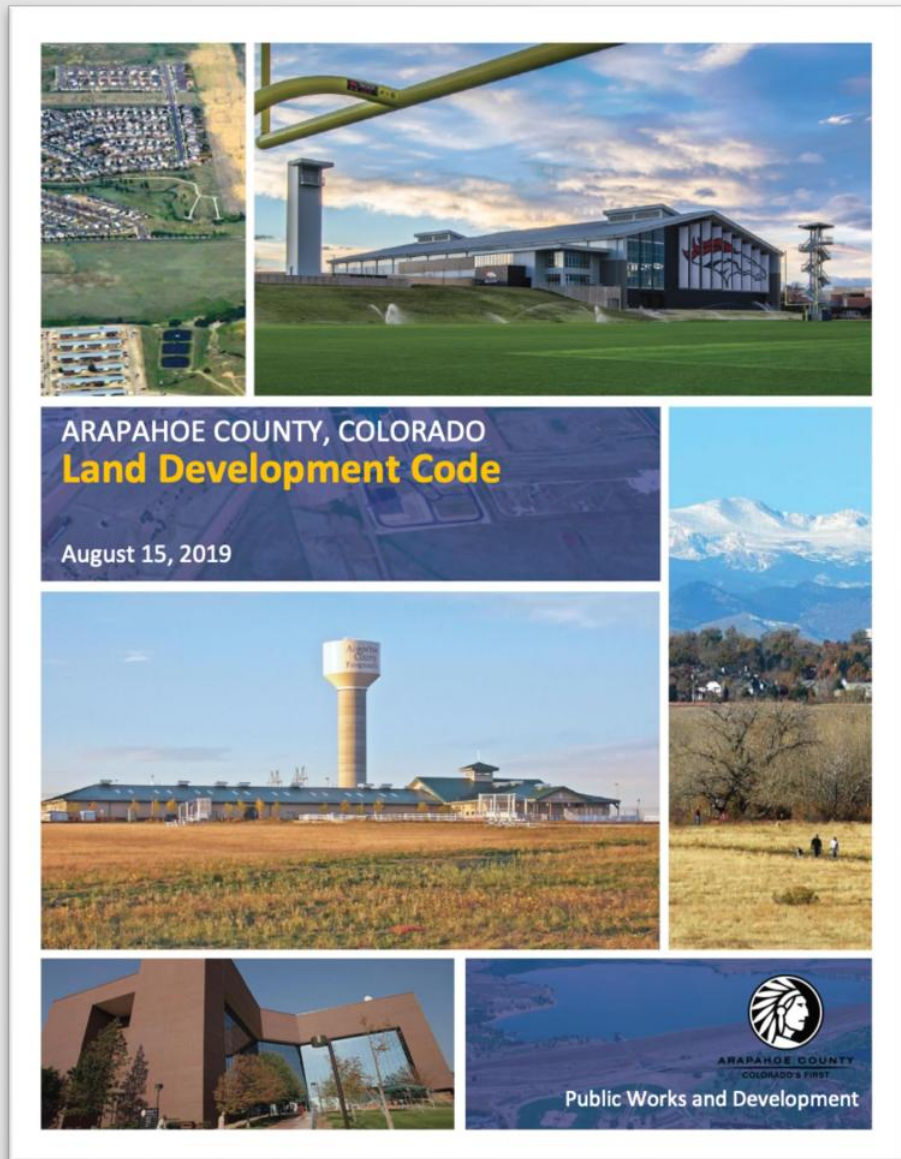
“The best way to serve an almost insatiable demand from our customers is to not build hundred-foot macro cell towers. It's to go low and tight, serving the demand as close to where it originates as possible. And that's how we've been building these Small Cell networks.”

Nicola Palmer
Verizon's Chief Network Engineering Officer



LDC 3-3.8.A.4.ii

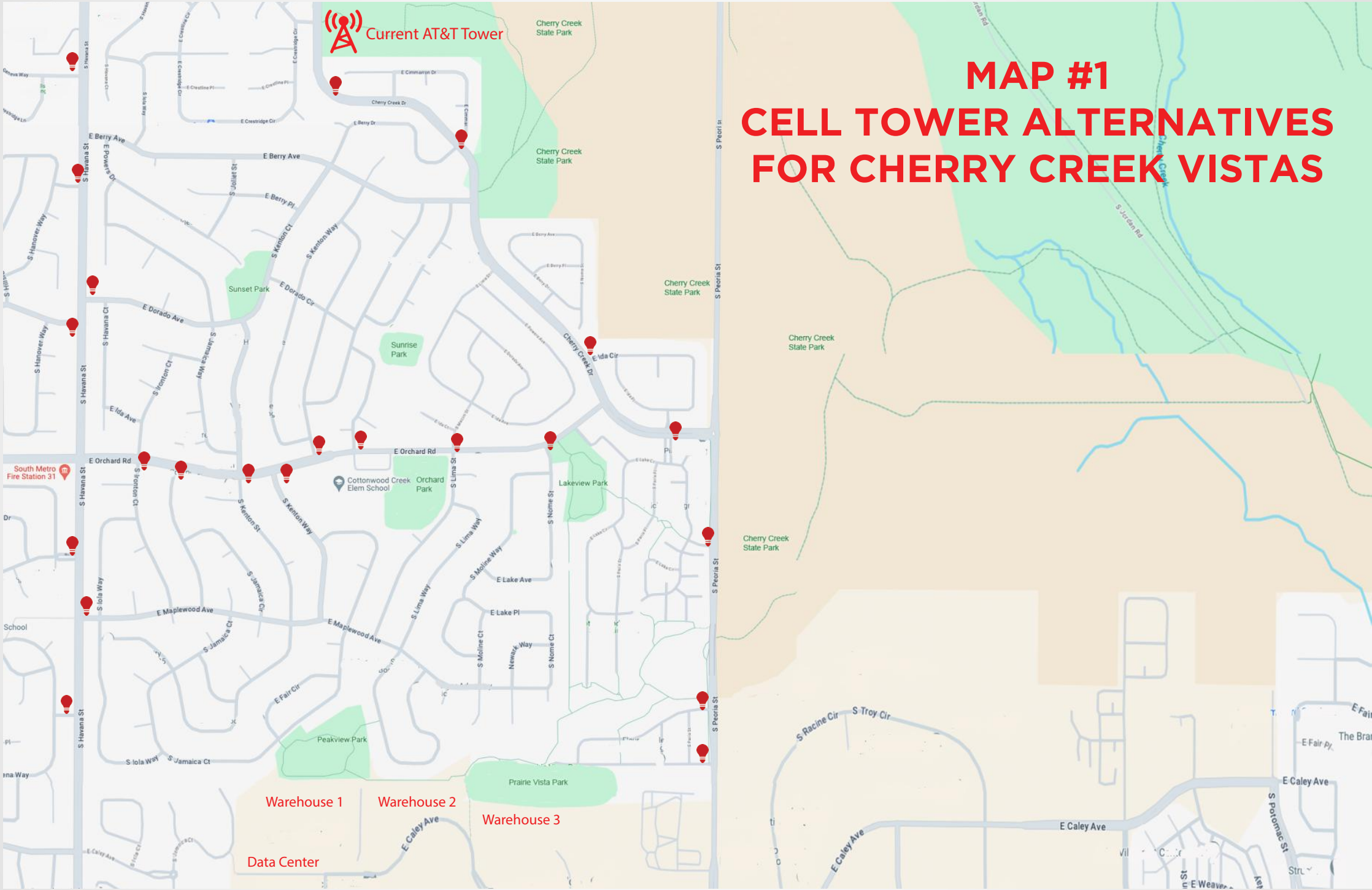
The applicant shall have the burden of proving that there are no feasible existing structures upon which to locate.



LDC 3.3.8.A.5.e

CMRS providers must not exclude other providers from co-locating on the same free-standing (concealed or non-concealed) facility when co-location is structurally, technically, or otherwise possible.

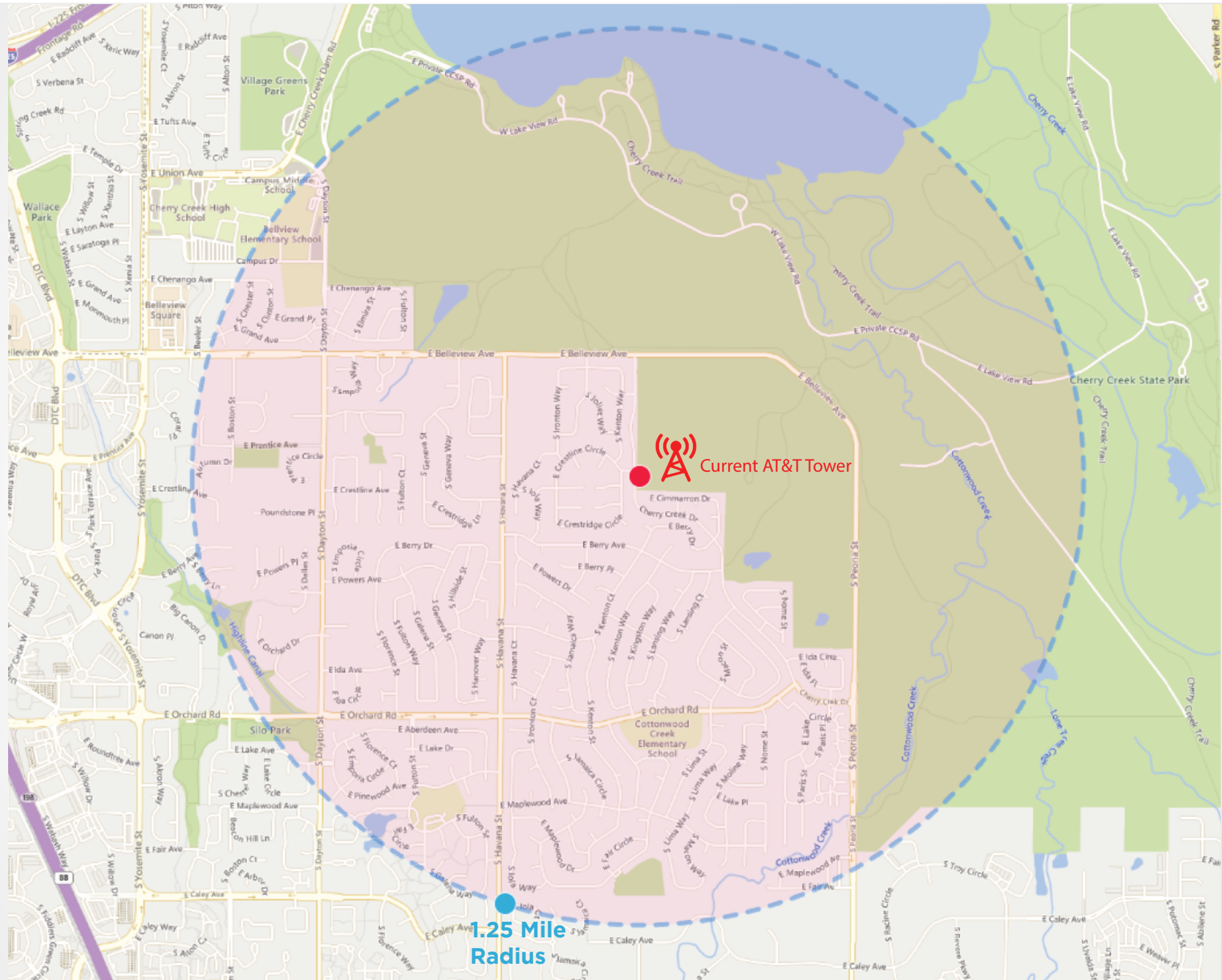
MAP #1 CELL TOWER ALTERNATIVES FOR CHERRY CREEK VISTAS



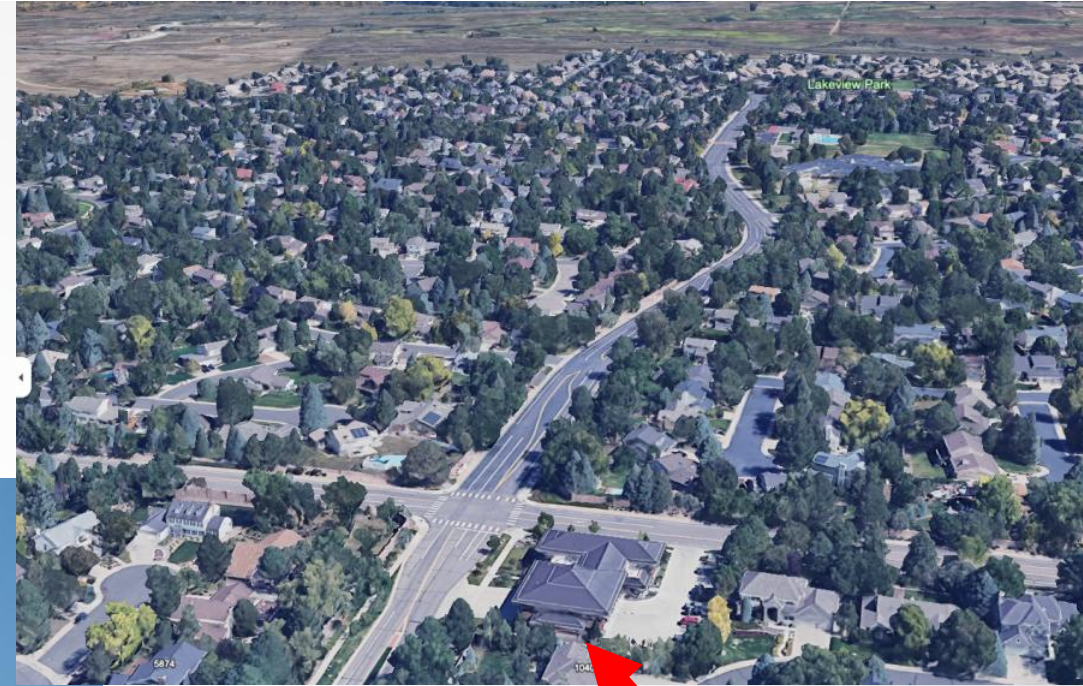
MAP #2 SIGNAL RANGE

Circle is 1.25 mile
radius from
Existing Cell
Tower that is
Available for
Co-Location
by Verizon

This would
provide
coverage
to all Cherry
Creek Vista
Neighborhoods



South Metro Fire Station Located At Havana & Orchard



3 Story Tall Fire Station

**Building already has
Communications
Antennas
on top of it**



3 Large Warehouses and 1 Data Center sits at the highest point in the area





Lakeview
Park
Cherry Creek Vista
City of Aurora, Colorado

Thank You!